

1 Introduced by: GARY GRANT

2
3 MOTION NO. 4811 80-387

4 A MOTION rescinding Motion No. 3978, granting
5 preliminary approval to the proposed plat of
6 HILLCREST WEST, designated Building and Land
7 Development File No. 578-24, and modifying the
8 conditions recommended by the Zoning and Subdivi-
9 sion Examiner.

8 BE IT MOVED by the Council of King County:

9 This motion does hereby rescind King County Council
10 Motion No. 3978, which granted preliminary approval to the
11 westerly portion of the proposed plat of HILLCREST WEST, and
12 does hereby adopt and incorporate herein as its own, subject
13 to the modification set forth below, the findings and conclusions
14 contained in the Report and Recommendation of the Zoning and
15 Subdivision Examiner dated October 12, 1978, regarding the
16 preliminary plat of HILLCREST WEST, designated Building and Land
17 Development File No. 578-24. The following modification is made
18 by the King County Council to the findings by the Examiner:

19 The Federal Way Community's Plan has been revised by
20 the King County Council to permit development of the
21 entire property subject to this application with lots
22 having an average minimum size of 9,600 square feet.

23 IT IS FURTHER MOVED that the said plat is hereby granted
24 preliminary approval as a single plat (without divisions),
25 subject to the conditions recommended by the Building and
26 Land Development Division and set forth in Finding No. 4 of
27 the Examiner's said report dated October 12, 1978, with the
28 following additions and modifications to those conditions:

29 CONDITION (b) shall read as follows:

30 The dimension of all lots shall meet the minimum
31 requirements of the RS 9600 zone classification. The
32 Building and Land Development Division shall have the
33 authority to give administrative approval to lot line

1 revisions and minor relocation of roads so that the plat
2 is consistent with the RS 9600 zone requirements.

3 CONDITION (k) shall be read as follows:

4 Increase the depth of the double-fronted lots along
5 south 288th Street and 51st Avenue South to not less than
6 110 feet to accommodate the berm. Said berm shall be
7 approximately four to five feet high. Design details are
8 to be worked out with the Committee. The adjustments in
9 lot depths shall be flexible so that the increases in
10 depths can be accomplished without reducing the number of
11 lots beyond the reduction required by Condition No. 4-b.

12 CONDITION (l) shall read as follows:

13 Street improvements as required for the RS 9600 zone
14 classification shall be provided on all interior streets
15 and on the perimeter streets adjacent to the north and
16 west boundaries.

17 ADDITIONAL CONDITION (n) shall read as follows:

18 1) Section 20.50/080 King County Code authorizes, but
19 does not require, King County to assume maintenance of
20 storm water retention/detention facilities under certain
21 circumstances. The King County Council is reviewing various
22 methods of providing for the perpetual maintenance of
23 retention/detention facilities. If King County does not
24 assume maintenance of the storm water retention/detention
25 facilities in this subdivision, the applicant will be
26 responsible for providing the perpetual maintenance of those
27 facilities, and such manner of provision shall be identified
28 by King County prior to final plat approval.

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2) If King County decides it will not assume maintenance of the storm water retention/detention facilities in this subdivision, the County will not accept ownership or maintenance of open space tracts which include storm water retention/detention facilities.

Passed at a regular meeting of the King County Council this 7th day of April, 1980.

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

Bill Pearms
Chairman

ATTEST:

Janet M. Owens
Deputy Clerk of the Council