

MOTION NO. 4832

A MOTION approving the reclassification to RM-2400-P, subject to conditions, of certain property petitioned by GENE E. LYNN, designated Building and Land Development File No. 188-79-R.

WHEREAS, the King County Council concurs with the Zoning and Subdivision Examiner's conclusion that the appellant's proposal is in conformity to the Goals and Policies of the King County Comprehensive Plan, and

WHEREAS, if approved subject to the conditions below, the proposed rezone will comply with zoning code and other official land use controls and policies of King County, and

WHEREAS, the record in this matter indicates an acute shortage of land for multi-family housing in the Factoria area of King County, and

WHEREAS, there is no legal basis for holding this application pending adoption of the Newcastle Community Comprehensive Plan;

NOW THEREFORE, BE IT MOVED by the Council of King County:

The Examiner's Recommendation dated November 19, 1979 is reversed and the application petitioned by Gene E. Lynn, under Building and Land Development File No. 188-79-R is approved for RM-2400-P subject to the conditions below:

1. The development would be limited to 30 condominium units subject to the provision of K.C.C. 21.46.150-200 (P-Suffix criteria).
2. There would be no construction of buildings on slopes exceeding 20 per cent.
3. The grading plan (including roads) shall require approval by a certified soils engineer.
4. A masonry or concrete fence will be constructed, or a 4' high berm planted with evergreen shrubs will be placed along the northern boundary of the property, Coal Creek Parkway, to provide both a sight and sound screen.
5. The access road which currently runs from north to south across the property, and which is utilized as access to Coal Creek Parkway by the six residences to the south would be improved as follows:

4332

- 1 a. constructed to King County standards.
- 2 b. installation of low level lights to provide safe access
- 3 at night.
- 4 6. Twelve foot evergreen trees will be planted along the southern
- 5 boundary to provide further screening of the condominiums to the six
- 6 residences to the south.
- 7 7. At least fifteen feet from top of the bank of Coal Creek, or
- 8 from the twenty-five year floodplain, whichever is greater, shall remain
- 9 undeveloped and remain as open space.
- 10 8. The approximately 30,000 square feet east of the access road
- 11 shall remain open space, thereby providing a natural buffer.
- 12 9. The applicant will provide plantings and landscaping in parking
- 13 area.
- 14 10. The applicant will:
- 15 a. provide and maintain temporary sedimentation collection
- 16 facilities to insure sediment laden water does not enter the natural
- 17 drainage system. These facilities must be in operation prior to clearing
- 18 and building construction, and satisfactorily maintained until construction
- 19 and landscaping are completed and the potential for on-site erosion has
- 20 passed.
- 21 b. provide storm drainage plans which shall be approved by
- 22 the Department of Public Works, Hydraulics Division. Said drainage plans
- 23 shall comply with King County Ordinance No. 2281.
- 24 c. provide and maintain pollution separation facilities to
- 25 insure pollutants from the site do not enter the natural drainage system.
- 26 11. The applicant will obtain a letter of approval from the King
- 27 County Fire Marshall attesting to compliance with K.C.C. 17.08 and assuring
- 28 adequate water pressure for domestic and fire flow requirements.
- 29 12. There will be no removal of trees from the applicant's property
- 30 prior to site plan approval.
- 31 13. Subsequent development on the site will be in accordance with
- 32 development plans submitted by the applicant in this matter.
- 33 14. There will be a 20 foot set back from the South property line,

1 said setback to be landscaped with trees to provide a view obscuring the  
2 area. No driveways or other vehicular access shall be permitted within the  
3 South 20 feet of the property.

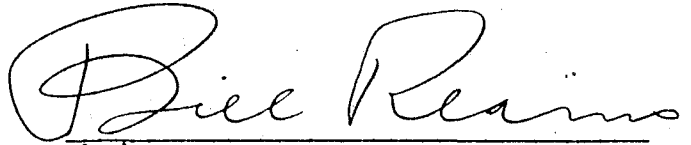
4 15. All trees North of the parking area are to be left in their  
5 natural state (see site plan).

6 16. Outdoor lighting shall be planned in such a manner that it shall  
7 not shine beyond the property lines of the subject site.

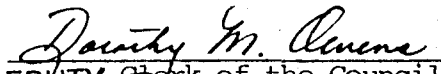
8 17. The applicant will provide a \$5,000 landscaping bond.

9 PASSED this 28th day of April, 1980.

10 KING COUNTY COUNCIL  
11 KING COUNTY, WASHINGTON

12   
13 Chairman

14  
15 ATTEST:

16  
17   
18 DEPUTY Clerk of the Council