

MOTION NO. 4903

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A MOTION modifying the recommendation of the Zoning and Subdivision Examiner to approve subject to conditions the application for a Planned Unit Development known as Stone's Landing and designated Building and Land Development Division File No. 239-79-P.

BE IT MOVED by the Council of King County:

This Motion does hereby adopt and incorporate herein as its own findings and conclusions the findings and conclusions contained in the report of the Zoning and Subdivision Examiner dated April 16, 1980 which was filed with the Clerk of the Council on May 2, 1980 to approve the proposed Planned Unit Development of Stone's Landing, subject to conditions for final Planned Unit Development approval, designated by the Building and Land Development Division, Department of Planning and Community Development File No. 239-79-P, and the Council does concur with the recommendations contained in said report, with the following modifications:

Conditions Nos. 15 and 17 are revised to provide:

15. The applicant shall determine by survey, the location of the top of all banks upon the subject property having a slope of 40% or greater, and that top of bank line shall be shown on the final PUD. A building setback of not less than 25 feet shall be provided from the top of bank line; a setback greater than 25 feet may be required by the Building and Land Development Division based upon recommendations from the soils engineer. The final setback shall also be shown on the PUD. Adjustments to the preliminary proposed development plan may be allowed by the Building and Land Development Division to permit revised locations of buildings to conform to the setback line as finally determined. Revisions in building locations shall not result in any relocation closer than 35 feet to the southerly border, 20 feet to the west, and 10 feet to the east.

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17. There shall be no development within the ravine and adjacent slopes greater than 40% along the westerly border of the subject property except as approved by the Department of Public Works and King County Soil and Conservation District for storm water drainage and erosion/sedimentation control purposes.

The minutes of the public hearing are corrected to add as Exhibit No. 26, the February 11, 1980 statement and photographs submitted by the neighborhood Steering Committee.

PASSED at a regular meeting of the King County Council  
this 2nd day of June, 1980.

KING COUNTY COUNCIL  
KING COUNTY, WASHINGTON

Bill Reams  
Chairman

ATTEST:

Janet M. Owens  
DEPUTY Clerk of the Council