May 8, 1987                          Introduced by:  Gary Grant
1705/MMcF:ple
                                     Proposed No.:   87-352

MOTION NO.  6857

A MOTION to remand the application for
preliminary approval of the proposed plat of
MAPLE HILLS (building and land development
file no. 783-21) to the zoning and subdivision
examiner for further action at such time as
adequate right-or-way is available to enable
construction of the primary access road
consistent with King County road standards.

WHEREAS, the King County council considered the preliminary

plat application of Maple Hills, designated building and land

development file no. 783-21, at its land use appeals meeting on

April 27, 1987, and

WHEREAS, based on the information received at the April 27,

1987 meeting there does not presently exist adequate right-of-way

to provide the primary access to the proposed plat of Maple

Hills, from the Kent-Kangley Road (Southeast 272nd Street; S.R.

516), and

WHEREAS, development of the subject property, as presently

proposed, without construction of a direct access to the

Kent-Kangley Road according to adopted King County road

standards, would generate substantial additional traffic over

existing local access streets and be detrimental to the public

safety and welfare, and

WHEREAS, the council of King County does hereby find and

conclude that the proposed subdivision of Maple Hills cannot, at

present, make appropriate provision for streets or other public

ways, and the public use and interest would not be served by

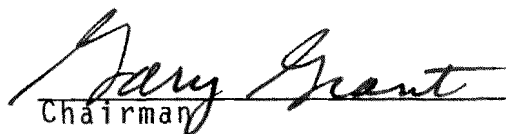approval of this subdivision;

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

The application of the proposed plat of Maple Hills (file no.

783-21) is remanded to the zoning and subdivision examiner for

further action at such time as adequate right-of-way is available to enable the construction of a public street, consistent with King County's adopted road standards, between the subject property and the Kent-Kangley Road (Southeast 272nd Street; S.R. 516).

PASSED this _11th_ day of _May_ , 19_87_.

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

_Gary Grant_
Chairman

ATTEST:

_Dorothy M. Owens_
Clerk of the Council