

ORDINANCE NO. 5013

AN ORDINANCE concurring with the Recommendation of the Zoning and Subdivision Examiner, amending King County Zoning Resolution No. 25789, as amended, by reclassifying certain property upon the application of Helen M. Gibson, designated Building and Land Development File No. 222-80-R, and adding conditions as attached, allowing B-C-P on entire property.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. This Ordinance does hereby adopt and incorporate herein the findings and conclusions contained in the report of the Zoning and Subdivision Examiner dated April 23, 1980, and adding conditions allowing B-C-P on the entire property, filed with the Clerk of the Council on May 29, 1980, recommending action upon the application of Helen M. Gibson to reclassify certain real property described in Building and Land Development File No. 222-80-R.

SECTION 2. The subject property is hereby reclassified to B-C-P, subject to the additional conditions attached hereto. The conditions must be satisfied before this ordinance becomes effective, within one calendar year of the adoption date of this ordinance, or all authority granted by this ordinance shall expire and this ordinance shall be of no further force or effect. Upon this ordinance becoming effective, the Building and Land Development Division shall amend the official zoning maps of King County to reflect this action.

INTRODUCED AND READ for the first time this 11th day of February, 1980.

PASSED this 21st day of July, 1980.

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

Bill Keams
Chairman

ATTEST:

Donald A. Peterson
ACTING Clerk of the Council

APPROVED this _____ day of _____, 1980.

DEEMED EFFECTIVE WITHOUT
COUNTY EXECUTIVE'S SIGNATURE.

DATED: 7/31/80

King County Executive

CONDITIONS TO BE ADDED TO FINDINGS
AND CONCLUSIONS OF ZONING EXAMINER

5013

Pre-Effective

An additional 5 feet of right-of-way shall be dedicated along the west property line.

Post-Effective

1. A site plan which is in conformance with K.C.C. 21.46.150 - 200 shall be approved by the Building and Land Development Division. The site plan shall also comply with the Soos Creek Plan principles (pages 94-97) which were cited in Subsection J-3 of the staff report on this matter.
2. Vehicular access onto 108th Avenue S.E. to and from the subject property shall be limited to one location.
3. No vehicular access shall be permitted onto 109th Avenue S.E.
4. Vehicular access between the subject property and the property to the north shall be prohibited over the east 87 feet of the common property line.
5. The east 30 feet of the subject property shall be preserved as a landscaped buffer. The existing vegetation shall be preserved in this 30 foot strip, and additional landscaping may be required by the Building and Land Development Division as a part of the site plan review. The Division shall apply the appropriate landscaping standards from the Soos Creek Plan and any County Code provisions which are in effect at the time of site plan review.
6. The easterly 87 feet of the north and south property lines, and the entire east property line, shall be fenced. The Building and Land Development Division shall specify the design and construction of the fence.
7. A cash bond shall be provided to assure the installation and two years' maintenance of the required landscaping and fencing. The amount of the bond shall be determined by the Building and Land Development Division at the time of site plan approval.