

ORDINANCE NO. 5325

AN ORDINANCE granting the appeal of Conner Development Co. from the recommendation of the Zoning and Sub-division Examiner, and modifying conditions for final approval of the Preliminary Plat of UPLAND GREEN (formerly TOTEM VISTA II), designated Building and Land Development File No. 580-4, and amending Ordinance 4958.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Ordinance 4958 is hereby amended as follows:

This Ordinance does hereby adopt and incorporate herein the findings and conclusions contained in the report of the Zoning and Subdivision Examiner dated May 30, 1980, which was filed with the Clerk of the Council on June 17, 1980, to approve subject to conditions (modified) the Preliminary Plat of UPLAND GREEN (formerly TOTEM VISTA II), designated by the Building and Land Development Division, Division of Planning and Community Development, File No. 580-4, as modified by the findings ((7-conclusions-and recommendation)) contained in the Supplemental report of the Zoning and Subdivision Examiner dated October 22, 1980, which was filed with the Clerk of the Council on November 12, 1980. ((and)) The Council does hereby conclude that the requirements for fencing as established below are necessary to provide for the public safety, and the Council does hereby adopt as its action the recommendation(s) contained in said reports, with the qualification that Condition No. 24 ((7)) is amended to provide as follows:

~~((Condition No. 24, and the requirement that water pressure and quantity for fire flow purposes shall be tested during the last half of July or during the month of August shall not be imposed until the applicant has had an opportunity to request the Zoning and Subdivision Examiner to reconsider the imposition of these three conditions, and that the Examiner has recommended to the Council an Ordinance that imposes, modifies, or deletes these conditions.))~~

24. Fencing of the perimeter of the subject property along the west and south boundaries shall be constructed in accordance with agreements between the applicant and adjacent property owners. Said fencing shall be maintained by individual homeowners in the Plat of Upland Green where it abuts private lots and by the Upland Green Homeowner's Association where it abuts community open space unless otherwise specified in a separate agreement with an adjacent property owner.

The natural screening along the east boundary of the subject property from the southeast corner northerly to a point approximately 615 feet to the north of the south property line shall be supplemented by the addition of landscaping to the four breaks or gaps in said natural screening. Supplemental landscaping shall meet the requirements of type II landscaping as described in King County Ordinance #5003.

INTRODUCED AND READ for the first time this 23rd day of June, 1980.

PASSED this 2nd day of February, 1981.

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

Paul Baden
Chairman

ATTEST:

Dorothy M. Quinn
DEPUTY Clerk of the Council

APPROVED this _____ day of _____, 1981.

DEEMED ENACTED WITHOUT
COUNTY EXECUTIVE'S SIGNATURE

DATED: 2/23/81

King County Executive