

ORDINANCE NO. 5411

1 AN ORDINANCE granting the applicant's appeal and
 2 modifying the recommendation of the Zoning and Subdivision
 3 Examiner to approve subject to conditions the Preliminary
 Plat of MEADOW GLEN, designated Building and Land Develop-
 ment File No. 1280-21.

4 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

5 This Ordinance does hereby adopt and incorporate herein the findings and
 6 conclusions contained in the report of the Zoning and Subdivision Examiner
 7 dated January 9, 1981 which was filed with the Clerk of the Council on
 8 March 2, 1981, to approve subject to conditions, the Preliminary Plat of
 9 MEADOW GLEN, designated by the Building and Land Development Division,
 10 Department of Planning and Community Development, File No. 1280-21, and the
 11 Council does hereby adopt as its action the recommendation(s) contained in
 12 said report, with the following modifications:

13 Conclusions

14 Delete Conclusion #1, and replace it with the following:

15 1. It is the Council's intention to permit density credit in return
 16 for dedication of open space. That position is not clearly stated in County
 17 ordinances as presently drafted. In order to insure that a consistent
 18 policy is presented to the public, Council staff and Building and Land
 19 Development Division staff should prepare clarifying language and alternatives
 20 for treatment of open space to be considered for adoption by the Council.

21 Recommendations

22 Delete Condition #14,

23 Modify Condition #15 to read;

24 Provide an open space equal to 5-1/4% of the total site area (less
 25 Tracts B & C) which may be counted for lot averaging purposes. At least
 26 one-half of the required open space area must be flat and dry and suitable
 27 for active recreation. At least two means of access to the open space, at
 28 least 30' in width, must be available. It is preferred that the required lot
 29 reduction in the previous condition should be taken from lots 24 - 32 in
 30 order to improve access and frontage to the open space. If storm water
 31 control facilities are provided within the open space, a landscape plan
 32 shall be prepared which insures that any storm water control feature will be an
 33

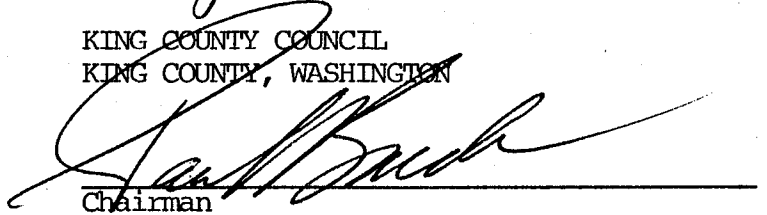
1 attractive asset to the open space and that adequate buffers are provided
2 between play spaces and adjoining lots. A landscape bond will be required
3 to insure compliance.

4 Renumber Conditions #15 and #16 as #14 and #15.

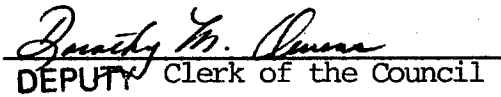
5 INTRODUCED AND READ for the first time this 10th day of
6 November, 1980.

7 PASSED this 13th day of April, 1981.

8 KING COUNTY COUNCIL
9 KING COUNTY, WASHINGTON

10 
11 Chairman

12 ATTEST:

13
14 
15 DEPUTY Clerk of the Council

16 APPROVED this _____ day of _____, 1981.

17 DEEMED ENACTED WITHOUT
18 COUNTY EXECUTIVE'S SIGNATURE
19 DATED: 4/23/81
20 King County Executive