

ORDINANCE NO. 6176

1 AN ORDINANCE modifying the recommendation of the
 2 Zoning and Subdivision Examiner to approve, subject to
 3 conditions, the Preliminary Plat of River View Manor,
 4 designated Building and Land Development File
 5 No. 282-1.

6 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

7 This Ordinance does hereby adopt, as modified below, and incorporate
 8 herein, the findings and conclusions contained in the report of the Zoning and
 9 Subdivision Examiner dated June 18, 1982, which was filed with the Clerk of
 10 the Council on July 8, 1982, to approve subject to conditions (modified) the
 11 Preliminary Plat of River View Manor designated by the Building and Land
 12 Development Division, Department of Planning and Community Development,
 13 File No. 282-1, and the Council does hereby adopt as its action the
 14 recommendation contained in said report with the following modifications:

15 FINDINGS:

16 Findings 11 and 14 made by the Zoning and Subdivision Examiner are not
 17 adopted by the Council. The Council does adopt and incorporate herein
 18 Findings 1-10, 12, 13, 15 and 16 (1-17).

19 CONCLUSIONS:

20 The Council does adopt and incorporate herein Conclusions 1-9. Conclusion
 21 10 is modified to provide:

22 10. The design of the proposed plat and restrictions thereon shall be
 23 such as will accommodate the safe use of the adjacent private airstrip, which
 24 requires a primary surface of 120 feet, a building setback line of 120 feet
 25 from the runway centerline, and a transitional surface utilizing a 7 to 1 slope
 26 ratio, measured from the runway centerline to a height of 150 feet above the
 27 airport elevation. Those restrictions should be shown on the face of the plat,
 28 with authority to vary the 120 foot building setback and the transitional
 29 surface restrictions vested in the King County Zoning Adjustor. Criteria for
 30 granting of a variance should be those then in effect for granting a variance
 31 from set-back requirements of the King County Zoning Code, provided, however,
 32 that the Adjustor must also find that a variance from the building setback or
 33 transitional surface restrictions would not reduce the safety of operations at
 the adjacent airstrip to any significant extent.

1 New Conclusion 11 is adopted to provide:

2 11. The restrictions referred to in Conclusion 10 should not apply to
3 existing structures built upon the subject property.

4 DECISION:

5 The proposed subdivision of River View Manor, as revised December 10,
6 1981, is granted preliminary approval subject to the conditions for final plat
7 approval recommended by the Zoning and Subdivision Examiner in the Report and
8 Recommendation dated June 18, 1982, modified as follows:

9 Condition No. 12 is amended to provide:

10 12. The private road shall be improved with 20 feet of paving, a 4 foot
11 shoulder and turnaround. The southerly boundary of the private road shall be
12 bordered by a fence with an opening not to exceed 60 feet in width at a location
13 determined by the Building and Land Development Division, taking into
14 consideration the need to assure broad visibility of the runway from the
15 location where traffic from the private road has access to the adjacent airport.
16 The Building and Land Development Division may require that the fence shall be
17 constructed in such a manner that it is struck by an aircraft travelling
18 30 mph or faster, the fence shall break at ground level. The Building and
19 Land Development Division may require, prior to final plat approval, that a
20 gate be established at the fence opening adjacent to the airport, or the final
21 plat shall contain a provision authorizing the Building and Land Development
22 Division to require that such a gate be constructed in the future.

23 Conditions 14, 15 and 16 are amended to provide:

24 14. The area within 60 feet of the runway centerline shall be maintained
25 as a clear area, free of any obstructions which are higher than the elevation
26 of the runway at the nearest location.

27 15. There shall be a 120 foot setback requirement from the centerline of
28 the adjacent runway for buildings and aircraft tie-down areas, which shall be
29 measured perpendicularly from the centerline of the existing paved surface
30 of the runway.

31 16. No objects shall be permitted to be located within the plat that
32
33

1 would penetrate an imaginary surface (called the transitional surface) which
2 extends outward and upward at right angles to the runway centerline,
3 extended at a slope of 7 to 1 from the runway centerline to a point which is
4 150 feet above the elevation of the airport.

5 Condition No. 18 is added to provide:

6 18. Tract X, at the option of the applicant, may be included with
7 Lot 2;

8 or it may be established as a separate building lot, provided:

9 a. there is an adequate domestic water supply;

10 b. there is a suitable building site and sufficient area for a septic
11 tank drainfield, totalling not less than 15,000 square feet, above the
12 100 year flood plain; and

13 c. suitable access is provided.

14 INTRODUCED AND READ for the first time this 22 day of

15 November, 19 81.

16 PASSED this 18th day of October, 19 82.

17 KING COUNTY COUNCIL
18 KING COUNTY, WASHINGTON

19 Lois North
20 Chairman

21 ATTEST:

22
23 Dorothy M. Quinn
24 DEPUTY Clerk of the Council

25 APPROVED this 28th day of October, 19 82.

26
27 Randy R. Well
28 King County Executive