

ORDINANCE NO. 3103

AN ORDINANCE concurring with the recommendation of the Zoning and Subdivision Examiner to grant preliminary approval, subject to conditions (modified), upon the application for a planned unit development petitioned by JUANITA VALLEY, and designated Building and Land Development File No. 101-85-P.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Except as amended by section 4, below, this ordinance adopts and incorporates the findings, conclusions, and recommendations of the March 13, 1987 revised report of the zoning and subdivision examiner, filed with the clerk of the council on April 2, 1987 to grant preliminary approval, subject to conditions (modified), upon the application for a planned unit development petitioned by Juanita Valley, designated building and land development file no. 101-85-P.

SECTION 2. Upon approval of the planned unit development plan by the manager of the building and land development division, the building and land development division shall amend the official zoning maps of King County to reflect this action. If a final planned unit development which meets all the conditions of this preliminary approval is not submitted to the manager of the building and land development division within the time limits (as they may be extended) provided by KCC 21.56, all authority granted by this ordinance shall expire and this ordinance shall be of no further force or effect.

SECTION 3. Those conditions of this preliminary approval are binding as to the general intent and apportionment of land for buildings, stipulated uses and circulation pattern, but are not to be construed to render inflexible the ultimate design, specific uses or final plan for the project.

1 SECTION 4. The following recommended conditions in the
2 examiner's report are amended as set forth in this section.

3 A. Condition A.7. is amended to read as follows:

4 Do not disturb the toe of the 40% slope. If a cut of
5 greater than four (4) feet in vertical height is made into
6 the toe of the slope, a structural retaining wall will be
7 required to provide for stabilization of the slope. A cut
8 of less than four (4) feet into the toe can be stabilized
9 with a rockery system. All planned cuts shall be reviewed
10 by the soils engineer prior to cutting.

11 B. Condition A.9. is amended to read as follows:

12 Any drainage system employed in the development of the
13 area shall be designed to eliminate silts from the water
14 before it is deposited in the creek. Natural vegetation
15 shall be maintained wherever possible across the site to
16 minimize surface runoff and siltation of the creek.

17 C. Condition B.10 is amended to read as follows:

18 The applicant shall submit a hydraulics permit application
19 to the state department of fisheries. The state hydraulics
20 project approval may be required from the department of
21 fisheries prior to the start of work within the unnamed
22 tributary of Juanita Creek.

23 D. Condition D.3. is amended to read as follows:

24 A detailed landscaped plan is required for the entire site
25 showing the height and type of landscaping to be provided
26 together with significant existing vegetation to be
27 retained. Intensive screening shall be provided around the
28 perimeter of the PUD and near the private outdoor areas of
29 each unit. The final plan shall incorporate as many exist-
30 ing trees greater than 12" in diameter as possible. Efforts
31 shall be made to preserve the root systems of
32 existing 12" diameter trees to be
33

retained. A performance bond or other acceptable assurances shall be required to insure compliance with the above plan, and for proposed improvements within the open space. See also condition A.19, above.

INTRODUCED AND READ for the first time this 7th day

of January, 1985.

PASSED this 1st day of June, 1987.

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

Gary Grant
Chair

ATTEST:

Dorothy M. Owens
Clerk of the Council

APPROVED this 12th day of June, 1987.

Jim Delp
King County Executive

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