

ORDINANCE NO. 3412

AN ORDINANCE concurring with the recommendation of the Zoning and Subdivision Examiner to approve subject to conditions (modified) the Preliminary Plat of CAMBORNE ACRES, designated Building and Land Development File No. 1087-2.

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 November 6, 1987 which was filed with the clerk of the council on November 25, 1987 to approve subject to conditions the preliminary plat of Camborne Acres, designated by the building and land development division, file no. 1087-2.

SECTION 2. The council further finds that unrestricted land clearing and tree removal for the development of lots in the northwest portion of the plat would create an unnecessary risk of windfallen trees on neighboring properties. The council therefore concludes that the added condition set forth in section 3 of this ordinance is necessary in the interest of public health and safety to reduce windfall risk.

SECTION 3. The council does hereby adopt the recommendations contained in the examiner's November 6, 1987

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1 report and decision, and does hereby further adopt the
 2 following additional condition of final plat approval:

3 The applicant will prepare a plan which identifies the
 4 boundaries of the principal stand of timber on the property,
 5 which identifies probable building envelopes, drainage
 6 swales, or other possible development-related encroachments
 7 within the timbered area, and which identifies specific
 8 mitigating measures to assure minimal windfall risk to or
 9 upon neighboring properties. Building and land development
 10 division may require the applicant to retain an expert in
 11 silvaculture, horticulture or other relevant field of
 12 expertise as necessary to achieve successful mitigating
 13 measures.

14 INTRODUCED AND READ for the first time this 19th day
 15 of September, 1987.

16 PASSED this 1st day of February, 1988.

17 KING COUNTY COUNCIL
 18 KING COUNTY, WASHINGTON

19 Gary Grant
 20 Chair

21 ATTEST:

22 Dorothy M. Owens
 23 Clerk of the Council
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