

4-19-88
3180D

Introduced by Bruce Laing

Proposed No. 87-318

8485

ORDINANCE NO. _____

AN ORDINANCE granting the appeal by the applicant and modifying the recommendation of the Zoning and Subdivision Examiner to approve subject to conditions (modified) the Preliminary Plat of ECHO GLEN HEIGHTS, designated Building and Land Development File No. 587-22.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

This ordinance does hereby adopt and incorporate herein the findings and conclusions except conclusion no. 5, contained in the amended report of the zoning and subdivision examiner dated December 23, 1987 which was filed with the clerk of the council on January 7, 1988 to approve subject to conditions (modified) the preliminary plat of Echo Glen Heights, designated by the building and land development division, file no. 587-22, and the council does further find and conclude that the remaining wetland located within tract B is of minimal size, the loss of which can be adequately compensated for by implementation of the mitigation plan proposed by the applicant. Therefore, the council does hereby adopt as its action the recommendation(s) contained in said report, with the following modifications:

A. Condition no. 16 is revised to provide:

An uninventoried wetland and storm water retention facility exists on tract "A". To protect the wetland and adjacent property, the following conditions will apply, except to the extent that encroachments may be necessary to accomplish the required improvements of 108th Avenue Southwest:

a. Subject to the review and approval of the King County wetland specialist, the wetland plus a 20-foot buffer shall be designated as a native

growth protection easement (NGPE). An additional 15-foot building setback line (BSBL) shall be delineated adjacent to the wetland buffer.

- b. The boundary of the 25 year floodplain with a 15-foot BSBL shall be shown on the final drainage plan and map page.
- c. The greater of the setbacks described above shall dictate the final BSBL.
- d. At a minimum, all storm water generated by the proposed subdivision shall pass through an oil/water separator before outfalling into the wetland. Where feasible, the storm water should also pass through a biofilter (e.g. grass-lined swale, vegetated pond, etc.) before outfalling into the wetland.

B. Condition no. 17 is revised to provide:

Mitigation for the loss of the existing wetland on tract B shall be provided in the manner proposed in Exhibit 10 (Shapiro and Associates, Inc. report dated July 24, 1987, revised August 19, 1987), which may allow for up to three (3) additional lots within the affected area.

INTRODUCED AND READ for the first time this 27th day of April, 1987.

PASSED this 18th day of April, 1988.

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

Gary Grant
Chair

ATTEST:

Jane M. Owens
Clerk of the Council

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