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January 4, 1989  
3760D/ple

Introduced by: Bruce Laing

Proposed No. 88-4

ORDINANCE NO. **8815**

AN ORDINANCE concurring with the recommendation of the Zoning and Subdivision Examiner to approve subject to conditions (modified) the Preliminary Plat of LEXINGTON, designated Building and Land Development File No. 188-2.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

This ordinance does hereby adopt and incorporate herein the findings and conclusions contained in the report of the zoning and subdivision examiner dated August 10, 1988 which was filed with the clerk of the council on August 25, 1988 to approve subject to conditions (modified) the preliminary plat of Lexington, designated by the building and land development division, file no. 188-2, and the council does hereby adopt as its action the recommendation(s) contained in said report including the following additional conditions:

21. The plans for widening N.E. 175th St. and 218th St. N.E., to the maximum extent feasible, consistent with safe design practices and applicable county road standards, shall meet the following objectives:

a. Significant trees and vegetation which will provide screening to residents shall be preserved;

b. The centerline of the improved roadways shall be established to maximize the separation between the roadway improvements including improved shoulders and adjacent homes and wells; and

c. Roadway and/or shoulder width may be varied to achieve the above objectives.

22. A stop sign shall be installed controlling southbound traffic on 218th Ave. N.E. at its intersection with N.E. 175th St. unless determined by the county engineer to be incompatible with safe roadway design and practices.

1           23. At the time the applicant submits initial roadway plans  
 2 and profiles to the county for review, the applicant shall give  
 3 written notice to area residents in care of Mrs. Ann Schoel,  
 4 President, Spring Hill Coalition. A copy of the notice shall be  
 5 included with the plans submitted to the county. Affected  
 6 residents shall have the opportunity to comment on the proposed  
 7 plans in writing and to meet with those county officials charged  
 8 with reviewing and making decisions on the plans to make  
 9 concerns they may have known. No final decision on the proposed  
 10 plans shall be made until thirty days have elapsed from the date  
 11 the notice was mailed or delivered as provided above and the  
 12 concerns of residents have been addressed.

13           24. Upon completion of the plan review and revision  
 14 process, if residents who submitted written comments on the  
 15 draft roadway plans to the county continue to have specific  
 16 objections to the design of the roadway improvements, upon  
 17 written request, the county zoning and subdivision examiner  
 18 shall conduct a hearing to consider such objections between the  
 19 parties and shall make a final decision on the disputed aspects  
 20 of the roadway design, provided that a request for hearing must  
 21 be filed with the examiner's office no later than ten business  
 22 days after the county has given written notice to affected  
 23 residents that the plan review and revision process has been  
 24 completed. Notice shall be given in the manner specified in  
 25 condition 23.

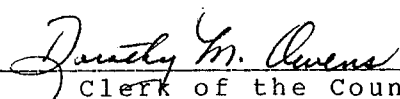
26           INTRODUCED AND READ for the first time this 14th day  
 27 of December, 1987.

28           PASSED this 3rd day of January, 1989.

29           KING COUNTY COUNCIL  
 30           KING COUNTY, WASHINGTON

31             
 32           Chair

33           ATTEST:

  
 Clerk of the Council