

August 1, 1990  
4015D/5

Introduced by Bruce Laing

Proposed No. 87-475

ORDINANCE NO. **9574**

AN ORDINANCE concurring with the recommendation of the Zoning and Subdivision Examiner to approve subject to conditions (modified) the Preliminary Plat of LICORICE FERN PHASE II, designated Building and Land Development File No. 687-2.

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 December 13, 1989 which was filed with the clerk of the council on December 28, 1989 to approve subject to conditions (modified) the preliminary plat of Licorice Fern Phase II, designated by the building and land development division, file no. 687-2, with condition 18 amended as follows:

18. The proposed subdivision shall be provided with a private emergency access road by connecting "road A" (as shown on the proposed preliminary plat received September 1, 1989) with S.E. 108th Street. The design and construction of the emergency access road shall be subject to the following constraints:

- a. The design shall generally conform with the "proposed 'street A' extension" prepared by ESM, Inc. and received by BALD September 1, 1989.
- b. The final design shall receive fire marshal approval.
- c. The emergency access road shall provide for the possible future extension of "road A" as a

1 neighborhood collector by conforming to the  
2 appropriate vertical and horizontal alignment, placing  
3 retaining structures at their ultimate locations.

- 4 d. The recorded subdivision shall include a 60' wide  
5 tract X for the possible extension of road A as a  
6 neighborhood collector. The recorded subdivision  
7 shall include the following covenant:

8 The undersigned parties do hereby covenant and  
9 agree for themselves, their heirs, successors and  
10 assigns, that in the event the county of King  
11 will accept formal dedication of a public roadway  
12 over and across tract X, each and every party  
13 subscribing his name hereto, their heirs,  
14 successors and assigns, will join in the deed  
15 and/or dedication of said roadway at such time as  
16 the consent of the county has been obtained and  
17 the care and maintenance of such roadway shall be  
18 assumed by the county of King.

- 19 e. The emergency access road shall be constructed from  
20 the temporary street A cul-de-sac to the intersection  
21 of S.E. 108th Street and 173rd Avenue S.E. prior to  
22 recording.

- 23 f. A barrier approved by the fire district shall be  
24 installed at the time the emergency access road is  
25 constructed at a location to be determined by the  
26 building and land development division and the fire  
27 marshal prior to final approval. Subject to the fire  
28 district's approval the barrier shall be a locked  
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1 gate. The gate shall be as substantial as possible  
2 within the limits imposed by the fire marhsal and the  
3 fire district. The barrier is to remain in place  
4 until a county road is extended to the east.

5 g. If S.E. 108th Street cannot be utilized, an  
6 alternative route via S.E. 103rd Street may be  
7 considered. If S.E. 103rd Street is selected to  
8 provide a secondary emergency access, the final design  
9 shall receive fire marshal approval. In addition, to  
10 provide for possible future extension of a  
11 neighborhood collector from road A to S.E. 108th, the  
12 improvements described above shall be constructed, but  
13 only to the eastern property line of the proposed  
14 subdivision. Regardless of the alternative selected,  
15 this entire condition shall be satisfied by the first  
16 phase of the project.

17 INTRODUCED AND READ for the first time this 29<sup>th</sup> day  
18 of June, 1987.  
19 PASSED this 30<sup>th</sup> day of July, 1990.

20 KING COUNTY COUNCIL  
21 KING COUNTY, WASHINGTON

22 Lois Hart  
23 Chair

24 ATTEST:  
25 Gerald A. Fisher  
26 Clerk of the Council