

December 26, 1990
4015D/102

Introduced by Lois North

Proposed No. 90-287

ORDINANCE NO. **9765**

AN ORDINANCE concurring with the recommendation of the Zoning and Subdivision Examiner to approve subject to conditions (modified) the Preliminary Plat of AMES LAKE HILLS, designated Building and Land Development File No. 1082-3.

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 June 29, 1990 which was filed with the clerk of the council on July 19, 1990 to approve subject to conditions (modified) the preliminary plat of Ames Lake Hills, designated by the building and land development division, file no. 1082-3, and the council does hereby adopt as its action the recommendation(s) contained in said report. The council further adopts the amendments and additional condition stated below.

SECTION 2. Condition no. 16 is amended to read as follows:

"16. There shall be daily inspection of all temporary erosion control facilities and any permanent facilities then in place by an independent consultant, designated and paid for by the applicant, subject to the approval of BALD, during the period of all construction activities. Such temporary erosion control facilities shall be installed pursuant to an approved King County Temporary Erosion/Sedimentation Control Plan ('TESCP'). Such independent inspector shall immediately report any violations to the construction superintendent and to BALD subdivision inspectors. Within 24 hours of such violation, BALD shall verify the nature of the violation and issue a stop work order if appropriate."

1 SECTION 3. Finding no. 40 is amended to read as follows:

2 "40. The restriction on site preparation is the measure
3 considered to be the most effective in reducing the amount of
4 erosion. While heavy rainfall sometimes occurs during that
5 period, the earth can absorb large amounts of water. Only when
6 there are heavy rains and the soil is already saturated is there
7 a significant problem and this is less likely during the April
8 through September period. Credible testimony showed that the
9 period of heaviest rains begins in October and that revegetation
10 of a grass stand sufficient to withstand erosion by water takes
11 at least six to eight weeks for slopes exceeding 25%.
12 Therefore, if site preparation on such slopes is done as late as
13 September 30, surfaces could be exposed to heavy fall rain.
14 Revegetation must have occurred by October 31st to be effective."

15 SECTION 4. New condition no. 36 shall read as follows:

16 "36. BALD shall determine whether the property described
17 as:

18 The Northeast quarter of the Northwest quarter of Section
19 18, Township 25 North, Range 7 East, W.M., in King County,
20 Washington, Except the South 28 acres thereof lying
21 Easterly of Ames Lake Road, and Except that portion lying
22 Westerly of Ames Lake Road

23 is in fact landlocked, and, if it is found to be landlocked,
24 shall assure that the plat shows adequate provision for access.

25 INTRODUCED AND READ for the first time this 26th day
26 of March, 1990.

27 PASSED this 17th day of December, 1990.

28 KING COUNTY COUNCIL
29 KING COUNTY, WASHINGTON

30 Louis North
31 Chair

32 ATTEST:

33 Gerald A. Peterson
 Clerk of the Council