

October 29, 1993
FREDERIC.ORD (clt)

Introduced by:

Proposed No.:

93-814

11102

ORDINANCE NO.

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AN ORDINANCE amending the conditions of approval of the plat of Frederick's Place to allow completion of clearing of the site, amending Ordinance 10418, and declaring an emergency.

PREAMBLE:

1. Work has currently been underway on the construction of the plat known as Frederick's Place for at least 60 days.

2. The work is being done under approved plans and conditions issued by DDES, relating, among other things, to erosion and sedimentation control.

3. The original conditions placed on the preliminary plat approval required that clearing be completed and the site closed by November 1.

4. The developer is confident that the clearing work in the plat can be completed within 45 days.

5. The site is located on gravelly soils in the Soos Creek Basin. These soils are porous and not conducive to erosion problems.

6. Weather and soil conditions along with approved construction protection procedures warrant completion of the construction process.

7. Delay in completion of the plat will result in unemployment for people working on the site, and delay the availability of these lots, which are expected to provide homes in the \$130,000 range.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

NEW SECTION. SECTION 1. A new section is hereby added to

Ordinance 10418 to read as follows:

Condition 29c on the preliminary plat approval of Frederick's Place is amended to read as follows:

Construction work related to clearing, grading and filling required for the construction of building pads, roads, driveways, utilities, and drainage facilities shall occur only during the months of April through October. Prior to November 1st, all areas of exposed soil must be vegetated, mulched, or otherwise protected from erosion potential. The time period for clearing for construction of roads, utilities, and building pads shall be extended to December 15 for the fall 1993

1 building season, provided that the best available erosion
2 control mechanisms and procedures are applied during this time
3 period, according to the approved grading and clearing plans.

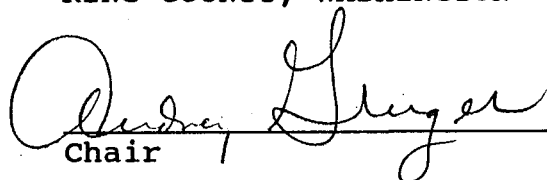
4 The final engineering plans and recorded plat shall contain
5 notes to implement this time restriction. Future building
6 permits and residential site plan approvals shall contain this
7 same time restriction as stated on the recorded plat document.

8 SECTION 2. The county council finds as a fact and
9 declares that an emergency exists and that this ordinance is
10 necessary for the immediate preservation of public peace,
11 health or safety or for the support of county government and
12 its existing public institutions.

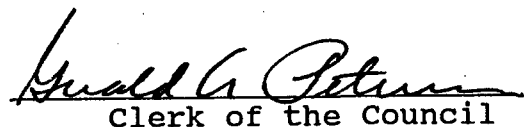
13 INTRODUCED AND READ for the first time this 1st day
14 of November, 1993.

15 PASSED this 1st day of November, 1993.

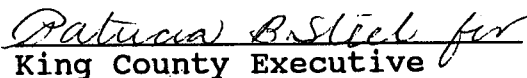
16 KING COUNTY COUNCIL
17 KING COUNTY, WASHINGTON

18 
19 Chair

20 ATTEST:

21 
22 Clerk of the Council

23 APPROVED this 12th day of November, 1993

24 
25 King County Executive

26 Attachments: none