

1 June 8, 1995  
2 Ord95.87

Introduced by Kent Pullen  
Proposed No. 92-162

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7 ORDINANCE NO. **11817**

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10 AN ORDINANCE concurring with the recommendation of  
11 the Hearing Examiner to approve, subject to  
12 conditions (modified), the preliminary plat of MAPLE  
13 PARK MEADOWS, designated Land Use Services Division  
14 File No. S91P0010.  
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17 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

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19 SECTION 1. Except as modified by section 2 below, this  
20 ordinance does hereby adopt and incorporate herein as its  
21 findings and conclusions the findings and conclusions contained  
22 in the January 13, 1995 report of the hearing examiner, as  
23 revised by the March 29, 1995 report, which was filed with the  
24 clerk of the council on April 13, 1995, to approve, subject to  
25 conditions (modified), the preliminary plat of Maple Park  
26 Meadows, designated land use services division file  
27 no. S91P0010, and the council does hereby adopt as its action  
28 the recommendation(s) contained in said report.

29 SECTION 2. The findings and conclusions adopted above in  
30 section one are hereby modified as follows:

31 A. The portion of conclusion no. 1 within the January 13,  
32 1995, report of the hearing examiner which follows the second  
33 sentence thereof is deleted in its entirety and replaced with  
34 the following text:

35 "The imposition of a drainage facility requirement  
36 meeting King County's stream protection standard for  
37 the avoidance of downstream erosional impacts need  
38 not be evaluated in terms of the constitutional test  
39 set out at Dolan v. City of Tigard, supra, because,  
40 while compliance with the condition will impose  
41 further costs on the applicant, such action will not  
42 require the additional surrender, impairment or  
43 dedication of a real property right."

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B. The words "of at least 7,500 square feet" are deleted from the third sentence of condition no. 18 within the January 13, 1995, report of the hearing examiner.

C. The following sentence is added at the end of condition no. 20 within the January 13, 1995, report of the hearing examiner:

"The 36-month time frame allowed by KCC 19.28.050.D for preliminary approval shall be extended by an amount equal to any periods during which plat work is required to stop so that re-evaluation under authority of this condition may occur; provided that, the total time frame allowed for preliminary approval shall not exceed 48 consecutive months."

INTRODUCED AND READ for the first time this 9<sup>th</sup> day of March, 19 92.

PASSED by a vote of 9-1 this 5<sup>th</sup> day of June, 19 95.

KING COUNTY COUNCIL  
KING COUNTY, WASHINGTON

Kent Pullen  
Chair

ATTEST:

Guadalupe Pater  
Clerk of the Council