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MOTION  
NO. 0101

A Motion indicating the Council's approval of the reclassification of certain property as requested by J. L. Henderson and designated by the Department of Planning as No. P-70-49.

BY THIS MOTION, The King County Council indicates its approval of the reclassification of property from RS 15,000 and G to ML requested by J. L. Henderson considered under Proposed Ordinance No. 70-322 subject to the satisfaction of the following conditions within one (1) year from the date of this Motion:

1. Development plans including landscaping be submitted to and approved by the Department of Planning.
2. Access plans and private road improvement plans to be approved by the Department of Public Works.
3. Applicant shall install and maintain a planting screen not less than fifteen (15) feet in width, and in such planting strip there shall be shrubs, bushes, or trees which shall be maintained at a height of not less than 10' in order to screen the property from the valley floor as well as the residential property above and to the west.
4. A bond in the amount of \$400.00 per acre be posted to assure landscaping in compliance with the development plans.
5. The outside storage of materials, supplies, products, and containers is permitted within the buildable area of the property provided such storage area is screened from all adjacent property lines by a well of view-obscuring fence not less than five (5) feet in height, provided such fence shall not exceed a height of ten (10) feet.

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As prescribed by Section 18, Article 5 of Ordinance No. 263, the Council adopts the findings contained in the September 29, 1970 decision of the Zoning and Subdivision Examiner. The Council amends the conclusions of the Examiner by accepting conclusions Nos. 1, 2, and 3 page 5 of the referenced report, and by deleting conclusions Nos. 4, 5, and 6, page 7 and replacing them with the following conclusions:

- 4. The property cannot be used by the applicant as residential property due to the impact of the railroad.
- 5. Reclassification of the property would not be detrimental to affected properties and the general public if the conditions stipulated above are ratified.

PASSED this 18<sup>th</sup> day of January, 1971.

KING COUNTY COUNCIL  
KING COUNTY WASHINGTON

Robert B. Dumm  
Chairman

ATTEST:

Ray Olsen  
ACTING King County Clerk