

MOTION NO. 1934

A MOTION indicating the Council's approval, subject to conditions, of an unclassified use permit for certain property belonging to H & H SAND AND GRAVEL, INC., designated Land Use Management File No. 125-74-P.

WHEREAS the recommendation of the Zoning and Subdivision Examiner on the application of H & H SAND AND GRAVEL, INC. for an unclassified use permit for a sanitary landfill, Land Use Management File No. 125-74-P, has been appealed; and

WHEREAS the Council has reviewed the record and the written appeal arguments on this matter; and

WHEREAS the Council finds that the reclamation of the subject property by a sanitary landfill operation would make the site more suitable for the uses permitted in the "G" and "S-E" zone classifications; and

WHEREAS the Council finds that a sanitary landfill operation can be conducted at the site in a manner which would not be unreasonably incompatible with the type of uses permitted in the surrounding area; and

WHEREAS the Council finds that the Examiner erred in concluding that the potential detriment to affected properties in the vicinity of the site is greater than the potential benefits to the general public from the proposed sanitary landfill;

NOW THEREFORE BE IT MOVED by the Council of King County:

The application for an unclassified use permit for a sanitary landfill petitioned by H & H SAND AND GRAVEL, INC., designated Land Use Management File No. 125-74-P, shall be approved, subject to the following conditions:

1. The permit shall be for a period of two years from the date of the ordinance granting the permit;
2. Final filled slopes shall not exceed two and one-half

1 feet horizontal to one foot vertical.

- 2 3. Operations at the site, including the operation,  
3 maintenance and repair of trucks and equipment, shall  
4 be limited to the hours between 8:00 A.M. and 5:00  
5 P.M., Monday through Friday. However, the King  
6 County Division of Building may authorize operations  
7 at other hours and on Saturday and Sunday in order to  
8 accommodate specific demolition projects and in  
9 order to meet emergencies such as the disposal of  
10 material from landslides.
- 11 4. The interceptor drain around the perimeter of the  
12 property shall be protected from erosion by installing  
13 such measures as culverts, asphalt lining, etc.,  
14 where erosive velocities will be exceeded.
- 15 5. A solid view obscuring buffer shall be provided along  
16 the Van Brocklin Road. All natural vegetation  
17 presently on the site shall be maintained. Revised  
18 landscape plans to illustrate interim and final  
19 landscaping shall be provided. These plans shall  
20 show final berming and landscaping with more detailed  
21 information as to type and mixture of material to be  
22 used.
- 23 6. The maximum lift of fill shall be six to eight feet  
24 with eight to twelve inches of clean fill cover on  
25 each lift.
- 26 7. No more than 10,000 square feet of surface area of  
27 the fill shall be exposed at any one time. At the  
28 end of each day the fill area shall be covered to  
29 prevent air-borne material from leaving the site.
- 30 8. The applicant shall provide signs indicating truck  
31 operations, such as "Caution - Truck Crossing". The  
32 specific character and location of the signs shall be  
33 determined by the King County Department of Public  
Works. A flag shall be affixed to the signs when  
operations are being conducted at the site and  
removed when operations are not being conducted. The  
King County Division of Building will require the  
applicant to provide flagmen when the volume of  
truck traffic at the site would interfere with the  
normal traffic flow on Van Brocklin Road. If the  
King County Department of Public Works determines that  
widening of the shoulder of Van Brocklin Road in the  
vicinity of the exit gate is required in order to  
accommodate turning and merging movements by trucks  
leaving the site, the applicant shall provide such  
shoulder widening.
9. The operation shall comply with the "Q-M" operating  
standards.
10. The applicant shall obtain a grading permit yearly

1 and be subject to the conditions of Ordinance No.  
2 1488.

- 3 11. The applicant shall provide a cash operation bond in  
4 the amount of \$1,000.00.
- 5 12. The applicant shall post a \$5000 surety bond together  
6 with a property lien foreclosure agreement to assure  
7 reclamation of the property in accordance with this  
8 unclassified use permit or any renewal or extension  
9 thereof.
- 10 13. Applicant shall maintain a liability policy in the  
11 amount of \$100,000.00 per individual, \$300,000.00  
12 per occurrence and \$50,000.00 per property damage  
13 and shall name King County as an additional insured.
- 14 14. Only non-putrescible wastes are to be allowed at the  
15 site. No garbage or other wastes which can cause  
16 odors or attract flies or rodents shall be permitted.
- 17 15. No chemical wastes shall be allowed, nor shall oil  
18 or oil bearing wastes be permitted.
- 19 16. Liquid and semi-liquid wastes including, but not  
20 limited to, sewage, sewage sludge and various slurries  
21 or other similar industrial by-products shall be  
22 prohibited.
- 23 17. Provisions must be made to direct storm water around  
24 the fill area to reduce undesirable leachate as much  
25 as possible; and completed sections shall be contoured  
26 to divert drainage to the sides and away from the  
27 refuse.
- 28 18. The applicant must agree to treat any undesirable  
29 leachate that occurs to render it free from nuisance  
30 or objection.
- 31 19. An attendant must be in charge of the site at all times  
32 that it is open to use in order to direct traffic,  
33 restrict undesirable wastes, report fires, etc.
20. The entire site shall be fenced in accordance with the  
provisions of King County Ordinance No. 1488. Entry  
gates shall be provided and shall be locked when  
operations are not being conducted at the site.
21. No burning of any kind shall be conducted at the site.
22. Any accidental fires must be immediately controlled  
by the permit holder; failure to commence controlling  
a fire within two hours of notification will be  
considered non-compliance and King County or the  
local fire districts shall be able to order such steps  
as are necessary including bulldozers, drag lines,  
fire trucks, etc. to be employed; the costs of such  
control to be paid by the permit holder. In the

1 operation from the Seattle-King County Department of  
2 Health.

3 32. No further excavation or extraction of material shall  
4 be done on the site.

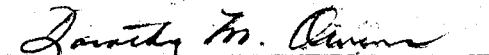
5 33. The applicant shall submit a revised legal description  
6 for the property which does not use a topographic  
7 contour as the basis for locating the easterly  
8 boundary of the property.

9 PASSED at a regular meeting of the King County Council  
10 this 21<sup>st</sup> day of April, 1975.

11 KING COUNTY COUNCIL  
12 KING COUNTY, WASHINGTON

13   
14 Chairman

15 ATTEST:

16   
17 Clerk of the Council