

MOTION NO. 2283

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2 A MOTION concurring with the recommendation  
3 of the Deputy Zoning and Subdivision Examiner  
4 regarding a preliminary planned unit develop-  
5 ment petitioned by NORVAL H. LATIMER under  
6 Building and Land Development File No.  
7 240-75-P, and modifying conditions thereto.

8 WHEREAS, the Deputy Zoning and Subdivision Examiner has  
9 recommended approval, subject to conditions, for a preliminary  
10 planned unit development petitioned by NORVAL H. LATIMER under  
11 Building and Land Development File No. 240-75-P; and

12 WHEREAS, adjacent property owners have appealed certain  
13 conditions recommended by the Deputy Examiner; and

14 WHEREAS, the King County Council has reviewed the record and  
15 written appeal arguments in this matter; and

16 WHEREAS, the King County Council has determined that the  
17 appeal should be denied, but wishes to modify the conditions  
18 recommended by the Deputy Examiner in order to clarify the  
19 Council's intent in this matter,

20 NOW THEREFORE, BE IT MOVED by the Council of King County:  
21 The preliminary planned unit development petitioned by NORVAL H.  
22 LATIMER under Building and Land Development File No. 240-75-P is  
23 approved as submitted August 26, 1975 subject to the conditions  
24 recommended by the Deputy Zoning and Subdivision Examiner in his  
25 report dated September 23, 1975, with the following modifications  
26 to conditions 7-d, 7-f and 7-k of the recommendation:

27 7-d. The location and design of all retaining walls and  
28 rockeries shall be shown on the final plans, subject  
29 to the approval of the Technical Committee. In  
30 order to avoid excessive grading and bulkheading,  
31 the dwelling unit and driveway adjacent to the west  
32 line of 8th Avenue South (Polk Avenue) shall be  
33 deleted from the plan. The eight dwelling units  
lying east of 9th Avenue South (McKinley Avenue)  
shall be shifted to the southeast in order to  
utilize more level terrain.

7-f. The applicant shall provide and maintain temporary  
sedimentation collection facilities to insure  
sediment laden water does not enter the natural  
drainage system. These facilities must be in  
operation prior to clearing and building construction,

1 and satisfactorily maintained until construction  
2 and landscaping are completed and the potential  
3 for on-site erosion has passed. The applicant  
4 shall comply with the following recommendations  
of the King County Soil and Water Conservation  
District:

- 5 1. Install streets, utilities and storm  
6 drains prior to construction.
- 7 2. Design and management of surface  
8 drainage systems should be planned  
9 according to that plan. All water  
10 should be conveyed to a safe, non-erosive  
11 outlet.
- 12 3. Design and management of sub-surface  
13 drainage system should be planned prior  
14 to construction and implemented according  
15 to that plan. All water should be  
16 conveyed to a safe non-erosive outlet.
- 17 4. Avoid soil disturbance during rainy season.
- 18 5. Seeding, mulching, netting and mechanical  
19 forms of protection can be used to  
20 stabilize exposed soils.
- 21 6. Avoid over-the-slope dumping of soil,  
22 vegetative waste or debris.
- 23 7. Denuded ground should be protected as soon  
24 as construction allows, but not later than  
25 October 1.
- 26 8. All road designs should utilize the  
27 available soils information.
- 28 9. All stockpiles of excavated soil should have  
29 erosion protection at all times.

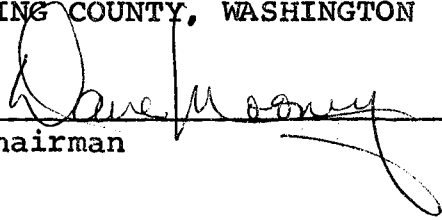
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7-k. The applicant shall petition King County to vacate  
those portions of right-of-way for Marine View  
Drive South, 8th Avenue South, 9th Avenue South and  
Maple Park as shown on the preliminary plans.  
Final approval of the planned unit development is  
subject to completion of vacation proceedings. If  
the vacation proceedings show that it is not feasible  
to vacate Maple Park, the applicant shall make such  
revisions to the planned unit development as are  
necessary in order to exclude Maple Park from the  
proposed development. The Division of Building and  
Land Development shall review the revisions and  
determine whether or not they constitute a major  
change to the approved preliminary planned unit  
development. If the revisions constitute a major  
change, the revised preliminary planned unit  
development shall be scheduled before the Deputy

Zoning and Subdivision Examiner for public hearing.

PASSED at a regular meeting of the King County Council this

26<sup>th</sup> day of January, 1976.

KING COUNTY COUNCIL  
KING COUNTY, WASHINGTON

  
Chairman

ATTEST:

  
Clerk of the Council

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