

MOTION NO. 03065

A MOTION approving, subject to conditions, the Preliminary Plat of KINGSGATE MANOR NO. 3, Building and Land Development File No. 477-5.

WHEREAS, the Building and Land Development Division by report dated April 19, 1977 recommended that the Preliminary Plat of KINGSGATE MANOR NO. 3 be approved, subject to conditions; and

WHEREAS, the Zoning and Subdivision Examiner by report dated April 27, 1977 recommended that the proposed plat be remanded to the Examiner for additional hearing due to conflicts with the development policies for the Kingsgate area as contained in the "Proposed Northshore Community Plan"; and

WHEREAS, the proposed policies for the Kingsgate area were revised by the Planning and Community Development Committee on May 11, 1977; and

WHEREAS, the Preliminary Plat of KINGSGATE MANOR NO. 3 conforms to the intent of the revised policies; and

WHEREAS, the Council finds that the facts and analysis presented in the Building and Land Development Division report and environmental assessment of April 19, 1977 are correct; and

WHEREAS, the Council makes the following conclusions:

- a. Based upon the whole record, and according substantial weight to the determination of environmental significance made by the Division of Building and Land Development, the Council concludes that approval of this subdivision would not have a significant adverse effect on the quality of the environment. All evidence of environmental impact relating to the proposed plat and reasonable alternatives to the proposed plat have been included in the review and consideration of this action.
- b. If it is approved subject to the conditions recommended by the Building and Land Development Division, the proposed subdivision will comply with the goals and objectives of the Comprehensive Plan, Subdivision and Zoning Codes, and other official land use controls and policies of King County.
- c. If it is approved subject to the conditions recommended by the Building and Land Development Division, the proposed subdivision will make appropriate provision for the public health, safety and general welfare and for drainage ways, streets, other public ways, water supply, and sanitary wastes; and it will serve the public use and interest.

- 1 d. The conditions recommended by the Building and Land
2 Development Division are in the public interest and
are reasonable requirements,

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

4 The Preliminary Plat of KINGSGATE MANOR NO. 3, Building and
5 Land Development File No. 477-5, is approved as revised and sub-
6 mitted January 31, 1977, subject to the following conditions:

- 7 1. Compliance with all platting regulations of Resolution
8 No. 11048 and subject to standard conditions of
preliminary plat approval;
- 9 2. The dimensions of Lots 1 through 27 shall meet the
10 minimum requirements of the RM 1800 zone classification,
or shall be as shown on the face of the approved
11 preliminary plat, whichever is greater;
- 12 3. Storm drainage plans shall be approved by the Department
13 of Public Works, Hydraulics Division. Said drainage
plans shall comply with King County Ordinance No. 2281;
- 14 4. Provide and maintain pollution separation facilities to
15 insure pollutants from the site do not enter the natural
drainage system;
- 16 5. Provide and maintain temporary sedimentation collection
17 facilities to insure sediment laden water does not enter
the natural drainage system. These facilities must be
18 in operation prior to clearing and building construction
and satisfactorily maintained until construction and
19 landscaping are completed and the potential for on-site
erosion has passed;
- 20 6. All retention/detention ponds required pursuant to
Ordinance Nos. 2281 and 2812 may be required to be
21 located in separate tracts with a drainage easement
for maintenance. If the pond is not adjacent to a
22 roadway, a fifteen (15) foot crushed rock roadway within
an easement for ingress and egress will be required
23 between the pond and a roadway;
- 24 7. Temporary storm water retention/detention facilities
must be constructed and in operation prior to land
25 clearing or other construction, unless otherwise approved
by the Division of Hydraulics;
- 26 8. All permanent storm water control facilities required
27 under Ordinance No. 2281 must be in operation prior to
recording the final plat, unless otherwise approved by
28 the Division of Hydraulics;
- 29 9. The applicant must obtain the approval of the King County
Fire Marshal for the adequacy of the water supply in
30 regards to fire flow under the standards of King County
Ordinance No. 468;
- 31 10. The right-of-way for the through street (N.E. 142nd
32 Street) shall be 60 feet in width;
- 33 11. The proposed through street (N.E. 142nd Street) shall
be constructed with a minimum pavement width of 40 feet,
and with curbs, gutters and sidewalks. Sidewalks on the

north and west sides of this street shall be constructed to commercial standards;

12. Complete the sidewalk along N. E. 144th Street along the north boundary of the site;

13. Provide an 8 foot paved shoulder along 124th Avenue N. E. adjacent to the subdivision. Provide striping to delineate vehicle and pedestrian traffic;

14. Relocate the proposed open space to make it more central to the potential users. This relocation must be approved by the Technical Committee. A workable legal arrangement shall be created to insure the continuing maintenance of the open space;

15. There shall be no direct vehicular access to 124th Avenue N. E. from those lots which abut it;

16. Tracts A-E shall be improved with a minimum pavement width of 22 feet with controlled drainage.

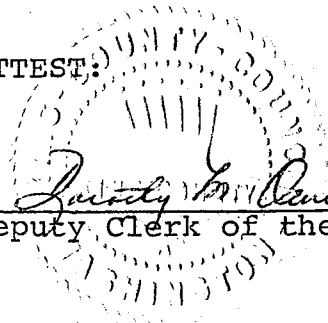
PASSED at a regular meeting of the King County Council this 13th day of June, 1977.

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

Mike Lowry
Chairman

ATTEST:

Janet L. Owens
Deputy Clerk of the Council



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