

MOTION NO. 3977

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A MOTION acting on the appeal of The Quadrant Corporation and approving the Preliminary Plat of COVINGTON WOODS, as petitioned in Building and Land Development Division File No. 1277-23, subject to conditions.

WHEREAS, the Deputy Zoning and Subdivision Examiner, by report dated September 13, 1978 has recommended that the Proposed Preliminary Plat of COVINGTON WOODS, designated Building and Land Development Division File No. 1277-23, be granted preliminary approval subject to certain conditions for final plat approval, and

WHEREAS, The Quadrant Corporation, the applicant, has appealed certain of those conditions to the King County Council and the King County Council has considered the issues presented by the appeal and has determined that certain of the said conditions should be approved and certain of the said conditions should be modified,

NOW THEREFORE, BE IT MOVED by the Council of King County: The Proposed Preliminary Plat of COVINGTON WOODS, which is the subject of Building and Land Development Division File No. 1277-23, as revised and received February 3, 1978, and as further revised in Figure 2, Page 24 of the Final Environmental Impact Statement dated July, 1978, should be granted preliminary approval subject to the following conditions:

Conditions (1) through (10) as recommended by the Building and Land Development Division and set forth in Finding No. 20, Pages 8 - 9 of the September 13, 1978 report and recommendation to the King County Council by the Deputy Zoning and Subdivision Examiner;

- 11. A Homeowners Association or other organization acceptable to the Building and Land Development Division shall be formed to accept ownership and to provide maintenance for open space areas, unless King County accepts dedication of the open space areas.

1 Conditions Nos. (12) through (14), set forth at Page
2 12 of the said September 13, 1978 report and
3 recommendation to the King County Council.

4 15. A thirty foot right-of-way extending 184th Avenue
5 S.E. from S.E. 262nd Place to 184th Place S.E.
6 shall be established, with additional area
7 dedicated as necessary to provide radii as
8 determined to be necessary by the Subdivision
9 Technical Committee, and a half-street and
10 walkway shall be constructed thereon to King
11 County standards. This street shall be designed
12 to be compatible with an existing thirty foot
13 section of right-of-way adjoining the required
14 section on the west. The design shall be approved
15 by the Subdivision Technical Committee. The
16 northerly 100 feet of S.E. Timberlane Boulevard
17 shall not be developed or open for traffic, at
18 this time. This 100 foot section may be developed
19 in the future by the applicant, Homeowner's
20 Association, through a County Road Improvement
21 District or by King County at public expense in the
22 event the Department of Public Works determines
23 that it is in the public interest to open the
24 section for traffic. A cul-de-sac may be
25 established on S.E. 258th Place at its intersection
26 with S.E. Timberlane Boulevard if required by the
27 Subdivision Technical Committee.

28 Condition (16) as set forth at Page 13 of the said
29 September 13, 1978 report and recommendation to the
30 King County Council.

31 17. A solid wall or berm for noise reduction shall be
32 built on Lots 275 through 283, 296, 375 through 382 and
33 386 on the side of the lots facing SR 18. This
barrier may be earthen, masonry, wood or other
suitable material and be no less than five feet
above the level of State Route 18. The barrier
shall be durable and built in accordance with a
design submitted to and approved by the Subdivision
Technical Committee. The applicant shall provide
to the Subdivision Technical Committee suitable
assurance, satisfactory to the Subdivision Technical
Committee that the barrier will be maintained
either by a Homeowner's Association, other
organization or by the lot owners upon whose
property the barrier is constructed. Lot
276 shall be developed or reoriented to
enable suitable mitigation of noise impact to
be provided in a manner approved by the Subdivision
Technical Committee.

Condition Nos. (18) through (24), set forth at Pages
13 - 14 of the said September 13, 1978 report and
recommendation to the King County Council.

30 PASSED this 29th day of January, 1979.

31 KING COUNTY COUNCIL
32 KING COUNTY, WASHINGTON

33 Ruby Chow
Chairman

ATTEST:
Joan M. Owens
Deputy Clerk of the Council