

MOTION NO. 4518

A MOTION concurring with the recommendation of the Deputy Zoning and Subdivision Examiner to reclassify from G to FR-P certain property petitioned by TRAIL TIMBER, INC., designated Building and Land Development File No. 159-78-R.

WHEREAS, the Deputy Zoning and Subdivision Examiner, by report dated May 16, 1979 has recommended that the property subject to the application of TRAIL TIMBER, INC., designated Building and Land Development File No. 159-78-R, be reclassified from G to FR-P in lieu of the requested ML-P subject to conditions, and

WHEREAS, the Examiner's recommendation has been appealed by a resident in the vicinity, and

WHEREAS, the Council has reviewed the record and the written appeal arguments, and

WHEREAS, the Council concurs with, and adopts as its own, the Deputy Examiner's findings and conclusions, and

WHEREAS, the Council finds that the conditions recommended in the Deputy Examiner's report should, to the maximum extent possible, be accomplished before the ordinance accomplishing the reclassification is enacted.

NOW THEREFORE, BE IT MOVED by the Council of King County: The reclassification of subject property petitioned by TRAIL TIMBER, INC., designated Building and Land Development File No. 159-78-R, from G (General) to FR-P (Forestry Recreation - site plan approval), is approved subject to the following conditions:

PRE-ORDINANCE:

- 1. Within one year from the Council's adoption of a motion concurring with these recommendations the applicant shall:
 - a. Secure a letter from the King County Fire Marshal certifying that adequate water service is available to the site to meet the fire flow requirements of Ordinance No. 3087.
 - b. Secure a letter from the supervisor of the Code

1 Enforcement Section of the Building and Land
2 Development Division certifying that the applicant
3 is, at that time, not in violation of Title 21 of the
4 King County Code with respect to any property in the
5 vicinity of subject property other than subject
6 property itself.

7 c. A performance bond in the amount established by the
8 Manager of the Building and Land Development Division
9 shall be posted to assure compliance with the Post-
10 Ordinance conditions set forth below.

11 2. A site plan shall be approved by the Building and Land
12 Development Division which is in conformance with King
13 County Code 21.46.150 through 21.46.200. The site plan
14 shall depict essentially the existing use of subject
15 property which shall hereafter be limited to that use
16 without expansion or addition of facilities, and;

17 a. The required site plan shall comply with Policy VII
18 of the North Bend Area Zoning Guidelines as cited in
19 Subsection D-1 of the Building and Land Development
20 Division's Addendum Report dated December 5, 1978.

21 b. The required site plan shall provide a minimum 20
22 foot wide landscaped setback area, providing a view
23 obscuring buffer, around the entire perimeter of the
24 site. It shall be landscaped with predominantly
25 evergreen trees and shrubbery. All existing trees
26 within this required setback area that have a BDH
27 of 5 inches or greater shall be preserved.

28 c. The required site plan shall limit signing to one
29 on-site sign, a maximum of 7 feet in height and 85
30 square feet in size.

31 d. The required site plan shall allow access to the
32 subject property only from 468th Avenue S.E. (Edgewick
33 Road).

e. A landscape bond, \$8,000 to \$10,000 in size, shall be
provided to assure the installation and one year's
maintenance of the required landscaping. The amount of
the bond shall be determined by the Building and Land
Development Division at the time of site plan approval.

POST-ORDINANCE:

1. Within 60 days of the adoption of the ordinance reclassifying subject property FR-P, a building permit from King County shall be secured for all structures requiring such a permit which exists on subject property.
2. Within 60 days of the adoption of the ordinance reclassifying subject property FR-P approval for the septic tank and private well system now located on the site shall be secured from the Seattle-King County Health Department and the Washington State Department of Social and Health Services (Rules and Regulations III, IV and V of the King County Board of Health).

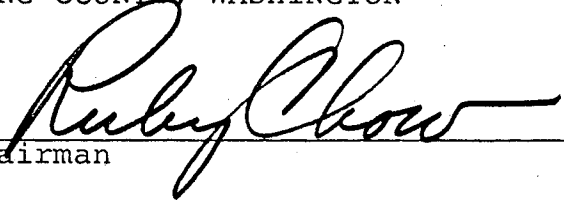
During the one year interval recommended above for the satisfaction of Pre-Ordinance conditions and for the ensuing 60 day period the Prosecuting Attorney is requested to continue the

1 June 9, 1975 civil suit in a stand-by status pending the applicant's
2 response to the recommended conditions.

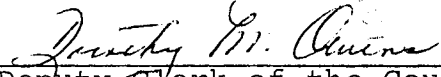
3 If at the expiration of the one-year period the applicant has
4 not satisfied the Pre-Ordinance conditions and/or if at the end
5 of the following sixty days he has not satisfied the Post-
6 Ordinance conditions the Prosecuting Attorney is requested to
7 vigorously pursue abatement of this illegal non-conforming
8 activity.

9 PASSED this 1st day of October 1979.

10 KING COUNTY COUNCIL
11 KING COUNTY, WASHINGTON

12 
13 Chairman

14 ATTEST:

15 
16 Deputy Clerk of the Council

1 2 3

VASHON

Includes the Islands of Vashon and Maury.

4510

SHORELINE

The area north of the Seattle City Limits and south of the King/Snohomish County Line, between Puget Sound on the west and Lake Washington and the eastern city limits of Lake Forest Park (extended) on the east.

SEATTLE

The incorporated area bounded on the north and south by the Seattle City Limits and between Puget Sound on the west and Lake Washington on the east.

HIGHLINE

The area south of the Seattle City Limits and north of South 272nd Street, between Puget Sound on the West and I-5 on the east. Highline includes the community of Skyway which is bounded by the Seattle City Limits and Lake Washington on the north and the city limits of Renton and Tukwila on the east and south.

FEDERAL WAY

The area north of the King/Pierce County Line and south of Puget Sound, South 272nd Street and the city limits of Kent to the Green River; west of the city limits of Pacific/Algona/Auburn and SR-181, connecting with the Green River.

GREEN RIVER

The area north of the King/Pierce County Line and south of Lake Washington and the north city limits of Tukwila and Renton. East of the western city limits of Pacific/Algona/Auburn and SR-181 connecting with the Kent City Limits and Interstate 405, SR-167, East Valley Road, Green River, 120th Ave. S.E. extended and the White River.

EASTSIDE

The area south of N.E. 116th St. and north of I-90; west of the eastern boundary of Range 5, Lake Sammamish, and Bellevue City Limits and east of Lake Washington. The eastside area includes Mercer Island.

NORTHSHORE

The area south of the King/Snohomish County Line and north of N.E. 116th Street; west of the eastern line of Range 5 and east of Lake Washington and the eastern city limits of Lake Forest Park (extended).

NEWCASTLE

4010

The area south of I-90, the southeastern city limits of Bellevue and Lake Sammamish and north of the Cedar River and the Bonneville Power Lines: west of the Issaquah City Limits and 100th Ave. S.E. (extended), and east of I-405 and Lake Washington.

SOOS CREEK

The area south of the Cedar River and north of the northern ridge of the Green River; east of SR-167 and the Green River and west of 196th Ave. S.E., Wax Road, 180th Ave. S.E., Wax Road, Covington-Thomas Road, Kent-Black Diamond Road, and 196th Ave. S.E.

BEAR CREEK

The area south of the King/Snohomish County Line and north of the Redmond-Fall City Road, west of West Snoqualmie Valley Road, the eastern line of Sections 18, 19, Township 25, Range 7, and Tolt Hill Road and east of the western boundary of Range 6.

EAST SAMMAMISH

The area south of the Redmond-Fall City Road and Tolt Hill Road and north of I-90; west of the eastern boundary of Sections 30 and 31, Township 25, Range 6 and Sections 6,8,17,19 and the north/south centerline of 30, Township 24, Range 7 and east of Lake Sammamish.

TAHOMA

The area south of I-90 and north of the Cedar River, S.E. 244th St., Maple Valley Highway, and S.E. 240th St; west of the eastern lines of Section 36, Township 24, Range 6; Section 1, Township 23, Range 6; and Sections 7,17,20,27 and 34, Township 23, Range 7; and the eastern line of Range 7 and east of 196th Ave. S.E., 100th Ave. S.E. extended and the western city limits of Issaquah.

RAVEN HEIGHTS

The area south of the Cedar River, S.E. 244th St., Maple Valley Highway, and S.E. 240th St., and north of the Green River and the north ridge of the Green River west of Flaming Geyser State Park; east of 196th Ave. S.E., Kent-Black Diamond Road, Covington-Thomas Road, Wax Road, 180th Ave. S.E. and Wax Road and west of the eastern boundary of Range 7.

ENUMCLAW

The area south of the Green River and the south ridge of the Green River west of Flaming Geyser State Park and north of the King/Pierce County Line; west of the eastern boundary of Range 7 and east of the White River and 120th Ave. S.E. (extended).

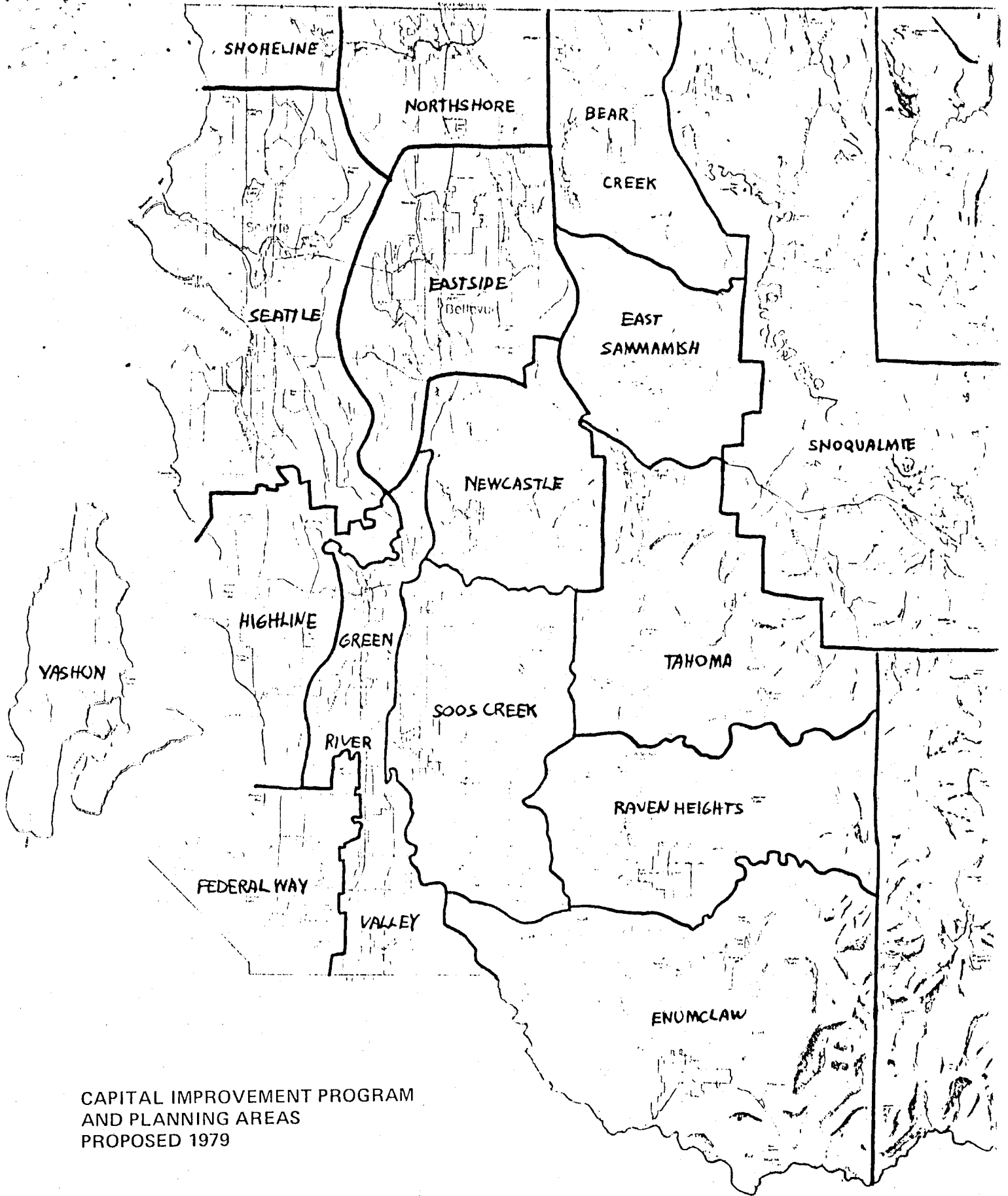
SNOQUALMIE

4510

The area south of the King/Snohomish County Line and north of the southern borders of Township 23, Range 8, and Sections 6,35,22,21,8 and 6, Township 23, Range 7; west of the eastern line of Range 7 and the eastern lines of Sections 11,14,23,26 and 35, Township 24, Range 8; and Sections 2,12,13,24,25 and 36, Township 23, Range 8 and east of the western line of Sections 6,31,29,20,6 and 9, Township 23, Range 7; S.E. 292nd St., and the Snoqualmie Valley Road.

EAST COUNTY

The area south of the King/Snohomish County Line and north of the King/Pierce County Line; west of the King/Chelan/Kittitas County Line and east of the western boundary of Range 8, the eastern line of Sections 11,14,23,26 and 35, Township 24, Range 8; Sections 2,12,13,24,25 and 36, Township 23, Range 8; and the eastern boundary of Range 8.



CAPITAL IMPROVEMENT PROGRAM
AND PLANNING AREAS
PROPOSED 1979