

ORDINANCE NO. 6981

1 AN ORDINANCE concurring with the recommendation  
 2 of the Zoning and Subdivision Examiner to  
 3 approve subject to conditions (modified), the  
 4 preliminary plat of NORWAY MEADOWS, designated  
 Building and Land Development File No. 284-6,  
 and adding additional findings, conclusions  
 and conditions.

5 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

6 SECTION 1. This ordinance does hereby adopt and incorporate  
 7 herein the findings and conclusions contained in the reports of  
 8 the zoning and subdivision examiner dated June 18, 1984 and  
 9 August 24, 1984 which were filed with the clerk of the council on  
 10 September 13, 1984, to approve subject to conditions (modified)  
 11 the preliminary plat of NORWAY MEADOWS, designated by the  
 12 building and land development division, department of planning  
 13 and community development, file no. 284-6, and the council does  
 14 adopt as its action the recommendation(s) contained in said  
 15 reports, together with the following additional findings,  
 16 conclusions and conditions.

17 FINDINGS.

- 18 1. The appellant Quam resides in a home served by an  
 19 on-site sewage disposal system. It is his concern that  
 20 the drainfield of that system may extend across his  
 21 property line into the applicant's (respondent) ownership.  
 22 In the event that development on the respondent's property  
 23 should have an adverse impact on his drainfield, Mr. Quam  
 24 is desirous of having the ability to connect to sewer lines  
 25 installed for the plat of Norway Meadows.
- 26 2. Appellant Aagaard has requested that the applicant be  
 27 required to place paved shoulders along 112th Ave. N.E. on  
 28 those portions of its property which are adjacent to that  
 29 roadway. Paved shoulders are currently in place to the  
 30 north of the subject site. However, no shoulders currently  
 31 exist to the south nor adjacent to those properties along  
 32 112th Ave. N.E. which are surrounded by the subject  
 33 subdivision. Appellant's lot no. 2 at the northerly

1 entrance to the proposed subdivision has 60 feet of frontage  
2 on 112th Ave. N.E.

3 3. Under the configuration recommended for approval by the  
4 hearing examiner, lot no. 7 of the subdivision of Norway  
5 Meadows would enjoy direct access onto 112th Ave. N.E.  
6 No other plats recently approved in the neighborhood enjoy  
7 such a direct access onto that roadway. The four lots  
8 immediately north of the lot in question do directly access  
9 onto 112th Ave. N.E.

10 CONCLUSIONS:

11 1. It is concluded that Milton Quam should have an  
12 easement that would permit him to connect to the sewer  
13 system proposed for the subdivision of Norway Meadows in  
14 the event that development of the subject subdivision  
15 should interfere with his existing on-site sewage disposal  
16 system. Therefore, the recommended conditions will be  
17 amended to reflect this conclusion.

18 2. It is concluded that pedestrian safety and school bus  
19 parking would be enhanced by the provision of a paved  
20 shoulder along those portions of proposed lot no. 2 which  
21 are adjacent to 112th Ave. N.E. Therefore, the condition  
22 should be amended to require the applicant to provide a  
23 paved shoulder along that portion of the plat.

24 3. It is concluded that there should be no direct access  
25 onto 112th Ave. N.E. from lot no. 7 of the proposed  
26 subdivision insofar as it would be inconsistent with the  
27 community plan which calls for preserving the rural  
28 character of that roadway. In order to accomplish this end,  
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1 the plat should be redesigned before final approval to  
2 provide alternate access to lot no. 7 of the proposed  
3 subdivision of Norway Meadows.

4 4. A substitute ordinance shall be prepared to amend the  
5 conditions for preliminary approval of the plat of Norway  
6 Meadows in accordance with the conclusions above.

7 ADDITIONAL CONDITIONS.

8 22. Appellant will provide a paved asphalt shoulder along  
9 112th Ave. N.E. adjoining proposed lot no. 2 of the subject  
10 subdivision in compliance with the standards of ordinance  
11 4463.

12 23. Before final approval, the appellant shall grant a  
13 utility easement to Mr. Milton Quam to enable him to connect  
14 to sewers installed for the plat of Norway Meadows in the  
15 most direct and least costly manner.

16 24. Before final approval, the plat shall be redesigned to  
17 eliminate direct access onto 112th Ave. N.E. from any lot  
18 of the proposed subdivision.

19 INTRODUCED AND READ for the first time this 19th day of  
20 December, 1983.

21 PASSED this 22nd day of October, 1984.

22 KING COUNTY COUNCIL  
23 KING COUNTY, WASHINGTON

24 Gary Grant  
25 Chairman

26 ATTEST:

27  
28 Dorothy M. Owens  
29 Clerk of the Council

30 APPROVED this 31st day of October, 1984.

31  
32 Randy Powell  
33 King County Executive