

ORDINANCE NO. 7044

AN ORDINANCE concurring with the recommendation of the Zoning and Subdivision Examiner to grant preliminary approval, subject to conditions, upon the application for a planned unit development petitioned by ROLLING MEADOWS and designated File No. 109-84-P.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. This ordinance does hereby adopt and incorporate herein the findings and conclusions contained in the report of the zoning and subdivision examiner dated August 8, 1984, which was filed with the clerk of the council on August 23, 1984, to grant preliminary approval, subject to conditions, to the application for a planned unit development petitioned by ROLLING MEADOWS, designated by the building and land development division, department of planning and community development, file no. 109-84-P and the council does hereby adopt as its action the recommendation(s) contained in said report with the following modifications:

A. Delete last two sections in first paragraph of finding # 8.

B. Delete conclusion 1.

C. Condition 1 shall read:

Only 100 units shall be constructed on the site until a second access is provided.

A boulevard section may be constructed as a second access, subject to the following:

1. The access must be approved by King County Fire District #36 and the Public Works Department.

1 2. The first (approximately) 250 feet of the main
2 entrance road should be changed to a "boulevard" consisting of
3 two roadways, each having a minimum clear width of 20 feet and
4 meeting King County Fire Prevention Requirement #117.

5 3. Rockery along the south side of southernmost road to
6 be extended to the entrance of the southeast parking lot and to
7 be a minimum of 4 feet in height. Corner with 15% grade should
8 be banked to inside of curve.

9 4. Fire Department turn around to be provided at the end
10 of parking lot nearest dispersion and cut-off trench.

11 5. Include a connecting road between the cul-de-sac at
12 the center of the northeast side of the project and the road
13 directly west of it. This connecting road should meet King
14 County Fire Prevention Requirement #117 and will provide a
15 second access road to the lower buildings.

16 D. Condition 11 shall read:

17 The project layout addressed in the soils report has
18 changed in the present preliminary plat submittal. Based on
19 the steep slopes present, and upon designation of portions of
20 this site as both Class III Landslide Hazard and Erosion Hazard
21 areas in the King County Sensitive Map Folio, the applicant's
22 geotechnical consultant shall submit the following:

23 1. An analysis, coupled with recommendations for
24 construction, addressing actual foundation placement and design
25 relative to the final construction plans for the project,
26 addressing any adverse impacts on slope stability, and further
27 recommending corrective actions or additional construction
28 practices to effectively limit, within reasonable acceptance
29 levels, that no hazardous structures proposed for the site, nor
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1 to the occupants thereof should occur due to failure of said
2 slopes resulting from the construction of the said buildings or
3 improvements.

4 2. Any such recommendations or additional construction
5 requirements shall be shown on the final constuction plans for
6 the Planned Unit Development.

7 SECTION 2. Upon approval of the final planned unit
8 development plan by the manager of the building and land
9 development division, the building and land development
10 division shall amend the official zoning maps of King County to
11 reflect this action. If a final planned unit development plan
12 which meets all the conditions of this preliminary approval is
13 not submitted to the manager of the building and land
14 development division within the time limits (as they may be
15 extended) provided by King County Code ch. 21.56, all authority
16 granted by this ordinance shall expire and this ordinance shall
17 be of no further force or effect.

18 SECTION 3. The conditions of this preliminary approval are
19 binding as to the general intent and apportionment of land for
20 buildings, stipulated uses and circulation pattern, but are not
21 to be construed to render inflexible the ultimate design,
22 specific uses or final plan of the project.

23 INTRODUCED AND READ for the first time this 23rd day
24 of April, 19 84.

25 PASSED this 3rd day of December, 19 84.

26 KING COUNTY COUNCIL
27 KING COUNTY, WASHINGTON

28 Gary Grant
Chairman

29 ATTEST:

30 Dorothy M. Owens
31 Clerk of the Council

32 APPROVED this 18th day of December, 19 84.

33 Randy R. Well
King County Executive