

December 6, 1988
2427D/38

Introduced by Bruce Laing

Proposed No. 88-151

ORDINANCE NO. **8814**

AN ORDINANCE concurring with the recommendation of the Zoning and Subdivision Examiner to grant preliminary approval, subject to conditions (modified by the Council), upon the application for a planned unit development petitioned by LAKEHURST APARTMENTS (INVESTCO FINANCIAL CORP.), and designated Building and Land Development File No. 104-88-P.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. This ordinance adopts and incorporates the entire findings and conclusions 2 through 5 of the July 13, 1988 report of the zoning and subdivision examiner, filed with the clerk of the council on July 28, 1988 to grant preliminary approval of the application for a planned unit development petitioned by Lakehurst Apartments (Investco Financial Corp.), designated building and land development file no. 104-88-P, subject to conditions (modified by this ordinance). This preliminary approval is subject to conditions 1 through 7 and 9 through 23 as contained in the examiner's July 13, 1988 report and subject to the conditions contained in section 3 of this ordinance.

SECTION 2. The council finds the examiner's conclusion no. 1 and condition no. 8 to be in error. It is not reasonable to require the applicant to make repairs on existing upstream drainage systems, except as necessary to assure a properly functioning, structurally sound and durable connection to the existing outfall located at or near the east boundary of the subject property.

The council further concludes that it is reasonable and appropriate to require the applicant to calculate probable upstream basin peak storm flow characteristics. These calculations are necessary in order to determine the proper sizing and design of the drainage facility, regardless of whether that facility is a high density polyethylene pipe or alternative equivalent conveyance and erosion control system. The applicant should be given the

1 opportunity to propose an alternative equivalent conveyance and erosion
2 control system, but final determination of the adequacy of that system should
3 remain a building and land development division responsibility.

4 SECTION 3. Condition no. 8, on page 8 of the examiner's July 13, 1988
5 report and decision is therefore not adopted and the following condition is
6 substituted:

7 A. The applicant is not required to repair any off-site drainage system
8 which operates principally to benefit upstream property owners. However, in
9 order to accommodate storm flows emanating from the outfall at or near the
10 east boundary of this property, the applicant is required to install a
11 continuous high density polyethylene pipe (e.g., "Driscopipe") or to construct
12 a system which achieves equivalent conveyance and erosion control results.
13 The connection to the existing outfall must be accomplished in a manner that
14 assures structural integrity and durability of the system. Some off-site work
15 may be necessary to achieve this result.

16 B. The applicant is not required to evaluate or assess any off-site
17 drainage system which operates principally to benefit upstream property
18 owners. However, in order to assure an appropriate and sufficient connection
19 to the existing outfall, the applicant is required to make the necessary
20 technical analysis to determine pipe sizing and design or alternative
21 equivalent facility sizing and design. This analysis will be principally to
22 make necessary peak storm flow calculations, based on upstream basin area and
23 characteristics.

24 SECTION 4. Upon approval of the planned unit development plan by the
25 manager of the building and land development division, the building and land
26 development division shall amend the official zoning maps of King County to
27 reflect this action. If a final planned unit development which meets all the
28 conditions of this preliminary approval is not submitted to the manager of the
29 building and land development division within the time limits (as they may be
30 extended) provided by KCC 21.56, all authority granted by this ordinance shall
31 expire and this ordinance shall be of no further force or effect.

