

October 12, 1989
2427D/39

Introduced by Bruce Laing
Proposed No. 88-81

9178

ORDINANCE NO. _____

1 AN ORDINANCE concurring with the recommendation of
2 the Zoning and Subdivision Examiner, amending King
3 County Zoning Resolution No. 25789, as amended, by
4 reclassifying certain property upon the application
of RIVERWOOD LAND CORPORATION, designated Building
and Land Development File No. 222-85-R.

5 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

6 SECTION 1. This ordinance adopts and incorporates the findings and
7 conclusions of the November 14, 1988 report and the July 7, 1989 supplemental
8 report of the zoning and subdivision examiner, filed with the clerk of the
9 council on November 30, 1989 and October 12, 1989 respectively on the
10 application of Riverwood Land Corporation to reclassify certain property
11 described in building and land development file no. 222-85-R, with conditions
12 as amended in Attachment A.

13 SECTION 2. The recommendation of the zoning and subdivision examiner is
14 amended to reclassify the subject property from F-R to Q-M-P on the areas
15 designated in the environmental impact statement as phases 1 through 3, and to
16 approve F-R (potential Q-M) on the areas designated as phases 4 through 8 in
17 the environmental impact statement, subject to conditions (modified). Those
18 conditions, if any, which must be satisfied before this ordinance becomes
19 effective must be satisfied within one year of council approval, or all
20 authority granted by this ordinance shall expire and this ordinance shall be
21 of no further force or effect. (If none, the effective date shall be ten days
22 after enactment.) Upon this ordinance becoming effective, the building and
23 land development division shall amend the official zoning maps of King County
24 to reflect this action.

25 INTRODUCED AND READ for the first time this 19th day
26 of January, 1989.

27 PASSED this 16th day of OCTOBER, 1989.

28 KING COUNTY COUNCIL
29 KING COUNTY, WASHINGTON

30 
31 Chair

32 ATTEST:



33 Clerk of the Council

ATTACHMENT A -- Proposed Ordinance No. 88-81/RIVERWOOD
BALD File No. 222-85-R

AMENDED CONDITIONS

1. The site shall be operated substantially in conformance with the development concept enumerated in the Draft EIS (May, 1987) and the Final EIS (January, 1988). Materials mined at this site shall not be permitted to be removed until a traffic signal has been installed at the intersection of S.E. 216th and Maple Valley Highway (SR 169).
11. Operating hours for the plant shall be 6:00 AM to 10:00 PM, Monday to Friday and 7:30 AM to 10 PM on Saturday. No operations on Sundays shall be permitted. From 9:00 PM to 10:00 PM, site activity shall be restricted to plant maintenance only. Operating hours for truck traffic shall be from 6:00 AM to 3:30 PM Monday to Friday. The Building and Land development Division may authorize up to ten trips per hour between 3:30 PM and 6:00 AM for emergencies.
14. Two street lights at the intersection of the access road and Kent-Kangley Road shall be required. The street lights shall be illuminated during all nondaylight hours during which truck traffic is leaving or entering the site and as necessary in other adverse visibility circumstances. The entrance to the site shall include a lockable gate.
38. The settling ponds shall be fenced with a chain link fence six feet high. Specific requirements for fencing, including the timing of construction thereof as required, shall be incorporated into the initial grading permit issued by the building and land development division. The road access perimeter of the site should also be landscaped in a manner which complies fully with the requirements of the King County Landscaping Ordinance, K.C.C. Chapter 21.51.
45. Prior to commencement of operations, the Building and Land Development Division and Department of Public Works shall review conditions at the intersections of the Retreat-Kanaskat Road and Kent-Kangley Road, and 309th Avenue Southeast and Kent-Kangley Road, and indicate what, if any, mitigating measures should be undertaken by this applicant to address potential traffic hazards as a result of trucks from the Riverwood operation entering the intersections. Within six months after the hauling of materials from the site commences, the King County department of public works, division of traffic and planning, shall analyze the impacts of material haulage upon King County Roads, SR 516 and SR 169, and shall recommend to the building and land development division the measures necessary to mitigate any impacts which are then identified. Subsequently issued grading permits, or renewals thereof, shall require such mitigation measures as are reasonably necessary to be performed by, or contributed to, by the mine operator, to adequately mitigate the impacts upon traffic safety, whether attributable to turning movements, prolonged acceleration or deceleration, road deterioration, or level of service, which are identified by the department of public works.

ATTACHMENT A - Continued/Proposed Ordinance No. 88-81/RIVERWOOD
BALD File No. 222-85-R

46. At the time of issuance of grading permits and renewals, the building and land development division shall determine the reasonable costs likely to be incurred by King County and its agencies to regulate and to enforce King County ordinances and the conditions of this reclassification, including monitoring, inspection and testing, for the one year period following issuance of the applicable permit. Funds to cover those costs shall be required to be deposited with King County, periodically, in advance, as a condition of issuance or renewal of the permit, and for each succeeding year. Such funds shall be expended by King County solely for the reasonable, direct salary, benefit and contract expenses of monitoring, inspection, and testing, with no addition for administrative or indirect costs. Any unexpended balances available at the end of each one year period shall be credited or refunded to the mine operator.