

June 7, 1990
pc

Introduced by: Bruce Laing

Proposed No.: 89-633

9488

ORDINANCE NO. _____

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AN ORDINANCE concurring (in part) with the recommendation of the Zoning and Subdivision Examiner to approve subject to conditions (modified) the Preliminary Plat of RAINIER RIDGE DIVISION II, designated Building and Land Development File No. 1189-23; and, further, deleting thirteen proposed lots.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. The King County Council adopts and incorporates by reference finding nos. 1 through 12, and conclusions no. 2 through 4 and 7 to 9, and the recommendations contained in the second report of the zoning and subdivision examiner dated April 27, 1990 and filed with the clerk of the council on May 17, 1990 to approve subject to conditions (modified) the preliminary plat of Rainier Ridge Division II, designated by the building and land development division, file no. 1189-23. The council adopts the conditions and recommendations contained in the examiner's recommendation section of the second report, except as modified by section 3, below.

SECTION 2. The council, having considered the record concludes that development of proposed lots nos. 45 through 57 creates an unacceptable risk of erosion and potential downstream degradation of valuable fisheries resources, and that those proposed lots therefore should be denied. The denial of proposed lot nos. 45 through 57 is consistent with KCC 9.04, KCC 21.54, WAC 173-201, and King County Comprehensive Plan Policies E-103, E-208, E-302, E-304, E-305, E-306, E-307, E-311, E-314, E-316, E-317, E-318, E-319, E-321, and E-326.

SECTION 3. Proposed lots 45 through 57 and (proposed) Southeast 319th Way are denied. The following additional conditions and requirements are adopted:

A. Any retention/detention pond should be set back from the top-of-slope at least 200 feet, unless a shorter distance is approved by the division based upon review of a detailed geotechnical study which addresses the potential steep

1 slopes impacts resulting from a top-of-slope
2 retention/detention basin location which considers the
3 protective features inherent in the retention/detention
4 facility design.

5 B. Recommendation no. 14., requiring a pedestrian walkway
6 extending from (proposed) Southeast 319th Way to Green
7 River Community College is deleted.

8 C. A turn-around bulb is required at the south terminus of
9 (proposed) 127th Avenue Southeast.

10 INTRODUCED AND READ for the first time this 7th day of
11 August, 1989.

12 PASSED this 4th day of JUNE, 1990.

13 KING COUNTY COUNCIL
14 KING COUNTY, WASHINGTON

15 Lois North
16 Chairman

17 ATTEST:

18 Donald G. Peters
19 Clerk of the Council