

1 April 3, 1991
4015D/37

Introduced by Lois North

2 Proposed No. 90-178

3 ORDINANCE NO. **9881**

4 AN ORDINANCE denying the appeal by Nancy
5 Morgan, et al, and concurring with the
6 recommendation of the Zoning and Subdivision
7 Examiner to approve subject to conditions
8 (modified) the Preliminary Plat of OLYMPIC
9 RIDGE DIVISION II, designated Building and Land
10 Development File No. S89P0063.

11 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

12 This ordinance does hereby deny the appeal by Nancy Morgan,
13 et al, and adopts and incorporates herein the findings and
14 conclusions contained in the report of the zoning and
15 subdivision examiner dated November 14, 1990 which was filed
16 with the clerk of the council on December 6, 1990 to approve
17 subject to conditions (modified) the preliminary plat of Olympic
18 Ridge Division II, designated by the building and land
19 development division, file no. S90P0063, and the council does
20 hereby adopt as its action the recommendation(s) contained in
21 said report, with condition No. 12 modified to provide as
22 follows:

- 23 12. The proposed development shall comply with the King County
24 administrative guidelines for hazardous slopes dated
25 February 1, 1987. At minimum, the following information
26 shall be addressed on the applicant's engineering plans:
- 27 a. Provide field survey for the site with topographic
28 contours at 5-foot intervals.
 - 29 b. Delineate the top and toe (as applicable) of all
30 slopes 40% and greater with a grade difference of 10
31 feet or more.
 - 32 c. All steep slopes 40% and greater shall be designated
33 as native growth protection easement (NGPE) areas.
The NGPE shall be extended to include adjacent slopes

1 of 25% or steeper, up to within 10 feet of the
2 building setback line (BSBL).

3 d. A 50-foot building setback line (BSBL) shall be
4 established from the top of the 40% slopes. The
5 building setbacks may be reduced, as allowed in the
6 administrative guidelines, based upon review and
7 approval by BALD of a special study prepared by a
8 geotechnical consultant.

9 e. Disturbances caused by construction within NGPE areas
10 shall be revegetated with naturally occurring types of
11 vegetation, as approved by BALD.

12 INTRODUCED AND READ for the first time this 5th day
13 of February, 19 90.

14 PASSED this 1st day of April, 19 91.

15 KING COUNTY COUNCIL
16 KING COUNTY, WASHINGTON

17 Lois North
18 Chair

19 ATTEST:

20 Donald W. Peterson
21 Clerk of the Council
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