



Legislation Text

File #: 2019-0251, **Version:** 3

AN ORDINANCE concurring with the recommendation of the hearing examiner to approve, subject to conditions, the preliminary plat of Gill-Cole, located at 140th Avenue SE and SE 192nd Street, Renton, department of local services, permitting division file no. PLAT180005.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Except as set forth in sections 2 through 4 of this ordinance, the council hereby adopts as its action, and incorporates herein as its own findings, conclusions and decision, the hearing examiner's July 31, 2019, report and decision, contained in Attachment A to this ordinance, approving, subject to conditions, the preliminary plat of Gill-Cole, located at 140th Avenue SE and SE 192nd Street, Renton, department of local services, permitting division file no. PLAT180005.

SECTION 2. During the hearing examiner's July 16, 2019, public hearing, neighbors testified extensively about and provided numerous exhibits documenting the concentration of children in the vicinity of SE 193rd Street and 138th Avenue SE and safety concerns with adding the new traffic from the proposed plat. As part of that hearing, the applicant expressed a willingness to put in speed humps or other traffic calming measures along that road stretch, but cautioned that the final decision on whether or what traffic calming measures are appropriate is made by the road services division.

SECTION 3. The hearing examiner included a condition related to secondary access, but did not include a condition addressing traffic calming measures. The council concludes that not including a condition related to traffic calming measures was erroneous. The council further concludes that, if found to be appropriate by the county road engineer and consistent with emergency responder's access needs, requiring the applicant to

install traffic calming measures such as speed humps in the vicinity of SE 193rd Street and 138th Avenue SE would have an essential nexus with, and be roughly proportional to, the direct impacts of adding plat traffic.

SECTION 4. The hearing examiner's July 31, 2019, report and decision is modified to include the following condition:

16. The Applicant shall use its best efforts to seek approval from the road engineer to install speed humps or other traffic calming measures in the vicinity of SE 193rd Street and 138th Avenue SE. The final decision on what, if any, traffic calming measures are consistent with emergency

responder's access needs and are appropriate for the Applicant to install rests with the county road engineer.