

MOTION NO. 1975

1
2 A MOTION approving the application for
3 a preliminary planned unit development
4 petitioned by CHRISTIAN PLAYERS, INC.,
5 designated Land Use Management File No.
6 121-74-P and stipulating conditions for
7 approval of a final planned unit
8 development.

9 WHEREAS, the Report and Recommendation of the Zoning and
10 Subdivision Examiner on the application for preliminary planned
11 unit development petitioned by CHRISTIAN PLAYERS, INC., designate
12 Land Use Management File No. 121-74-P, was filed with the Clerk
13 of the Council on October 15, 1974; and

14 WHEREAS, the recommendation of the Zoning and Subdivision
15 Examiner has been appealed; and

16 WHEREAS, the King County Council has reviewed the record,
17 written appeal arguments and clarifying information which the
18 Council publicly requested of the appellant and the Examiner; and

19 WHEREAS, the Council finds:

- 20 1. On August 9, 1972 the Council by Motion No. 592
21 approved a reclassification of this property to
22 "Forest and Recreation" subject to approval of a
23 planned unit development, in order to allow the
24 applicant to conduct cultural and recreational
25 activities and thereby carry out and promote
26 policies E-4 and E-7 of the King County
27 Comprehensive Plan;
- 28 2. On December 11, 1972 the Council by Motion No.
29 1030 returned a proposed planned unit development
30 to the applicant for modifications which would
31 limit the activities on the site to those for
32 which adequate access and adequate sewage disposal
33 service can be provided;
3. The Examiner concluded that the present application,
which is a modification of the proposed planned
unit development, does not conform to the intent of
Motion No. 1030, and he recommended that the
application be denied;
4. Powell Road, the County road leading to the site,
can safely accommodate the 310 vehicle round trips
per day which would be generated by theater
productions at the site. If traffic supervision
is provided, Powell Road can safely accommodate the

1 500 vehicle round trips per day which would be
2 generated by activities on the site during
3 three weekends per year;

- 4 5. The sewage disposal requirements for activities
5 at the site are determined by the Seattle-King County
6 Department of Public Health pursuant to State and
7 County laws. Council approval of a planned unit
8 development does not modify or waive the Health
9 Department requirements;
- 10 6. The Director, Division of Land Use Management,
11 determined that approval of the proposed planned unit
12 development would not constitute a major action
13 significantly affecting the quality of the environment,
14 and that an environmental impact statement is not
15 required. His determination was based on responses
16 from reviewing agencies, site inspection, information
17 submitted by the applicant, and evaluation of the
18 natural, physical, and social systems affected, as
19 identified in Section 5, Ordinance 1700; and

20 WHEREAS, the Council concludes:

- 21 1. If the modifications and conditions stipulated below
22 are satisfied, the proposed planned unit development
23 will conform to the intent of Motions No. 592 and
24 No. 1030;
- 25 2. The Examiner erred in concluding that the proposed
26 planned unit development should be denied, rather
27 than concluding that it should be approved subject
28 to modifications and conditions;

29 NOW THEREFORE, BE IT MOVED by the Council of King County:

30 The application for preliminary planned unit development
31 petitioned by CHRISTIAN PLAYERS, INC., Land Use Management File
32 No. 121-74-P, is approved as submitted December 12, 1973, subject
33 to the following modification and conditions:

1. The applicant shall obtain approval of final planned
unit development plans within one year from the date
of this motion.
2. The following facilities shall be deleted from the
planned unit development: trailer/camper sites;
lodge; indoor theater, additional outdoor amphitheater;
chapel; art and crafts center. These facilities,
which the applicant intends to develop after the first
five years of operation, shall not be approved until
Powell Road is improved to a standard which can accom-
modate these uses or until an alternative access route
is available. The addition of these facilities shall

1 be considered an amendment to the planned unit
2 development which shall be processed in the same
3 manner as an original planned unit development
4 application.

- 5 3. The access road between Powell Road and the site, the
6 roads within the site and the parking areas within
7 the site shall be improved in accordance with
8 standards which shall be stipulated by the King
9 County Department of Public Works. Parking for a
10 minimum of 250 vehicles shall be provided on the
11 site. The applicant shall provide such traffic signs
12 as the Department of Public Works determines are
13 required on the private road system.
- 14 4. The applicant shall obtain approval from the Department
15 of Public Works, Division of Hydraulics for a drainage
16 plan, and shall construct the facilities shown on such
17 plan.
- 18 5. The applicant shall obtain approval from the Division
19 of Land Use Management for a landscaping plan for the
20 north boundary of the west half of the site. The
21 setback and screening along that boundary shall be
22 of sufficient depth and density to assure that the
23 impact of the parking area and programmed activities
24 area in the meadow will be absorbed within the
25 applicant's property. The applicant shall provide
26 a landscaping bond in an amount which shall be
27 determined by the Division of Land Use Management
28 based upon the approved landscaping plan.
- 29 6. If the applicant proposes outdoor lighting within the
30 site, he shall obtain approval by the Division of
31 Land Use Management for a lighting plan in order to
32 assure that adjacent properties are shielded.
- 33 7. The applicant shall indemnify and hold King County
harmless in all accidents on Powell Road involving
traffic generated by activities on the site. The
applicant shall either acquire and maintain an insurance
policy indemnifying King County against damages
resulting from such traffic accidents or demonstrate
to the King County Division of Land Use Management
that such an insurance policy is not available.
8. The applicant shall prepare an agreement between the
applicant and King County stipulating the operating
conditions which shall apply to the planned unit
development. The applicant shall obtain approval
from the Hearing Legal Counsel as to the form of the
agreement and approval from the King County Council as
to the content of the agreement. The following
sections of the draft agreement transmitted by Mr.
Judd Kirk to the Community and Environmental Development
Committee on April 18, 1975 shall be included in the
agreement:

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33

- a. Sections 1, 2.1, 2.2 and 2.3;
- b. Section 3 shall be amended to correspond with Condition No. 2 of this motion, to delete any limitations on the number of members in the organization, and to recognize that cultural activities on the site are open to the general public;
- c. Sections 6 and 7;
- d. Section 8 shall be amended so that sound level measurements are made within 50 feet of the closest residence unless the residence is less than 50 feet from the subject property, in which case the measurement shall be at the property line;
- e. Sections 9, 10.1, 10.2 (2nd alternative), 11 and 12.

PASSED at a regular meeting of the King County Council this 12th day of May, 1975.

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

Bill Ramm
Chairman

ATTEST:

John E. Hammond
ACTING Clerk of the Council