

MOTION NO. 2121

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2 A MOTION concurring with the recommenda-  
3 tion of the Zoning and Subdivision Examiner  
4 regarding the reclassification petitioned  
5 by WEYERHAEUSER REAL ESTATE COMPANY,  
6 designated Land Use Management File No.  
7 200-75-R; and modifying the conditions of  
8 site plan approval recommended by the Examiner.

9 WHEREAS, the Zoning and Subdivision Examiner by written  
10 report dated July 8, 1975 has recommended approval, subject to  
11 site plan review as provided in Ordinance No. 2423, for the  
12 application for reclassification petitioned by WEYERHAEUSER  
13 REAL ESTATE COMPANY and designated as Land Use Management File  
14 No. 200-75-R; and

15 WHEREAS, the Examiner's recommendation includes conditions  
16 for site plan approval which have been appealed; and

17 WHEREAS, the King County Council has reviewed the record  
18 and the written appeal arguments in this matter; and

19 WHEREAS, the Council concludes that certain conditions  
20 recommended by the Examiner should be modified,

21 NOW THEREFORE, BE IT MOVED by the Council of King County:  
22 The reclassification petitioned by WEYERHAEUSER REAL ESTATE  
23 COMPANY and designated Land Use Management File No. 200-75-R  
24 is approved, subject to the provisions of Ordinance No. 2423,  
25 as follows: SR (Potential BC) to BC-P.

26 AND BE IT FURTHER MOVED:

27 The administrative approval of site plans submitted under the  
28 provisions of Ordinance No. 2423 shall be subject to the  
29 conditions setforth on pages 23 through 26 of the Examiner's  
30 report dated July 8, 1975; provided, Conditions a(6), a(7), a(8),  
31 a(9), a(10), a(11), a(12), a(13), b(1) and b(5) are amended  
32 to read as follows:

- 33 a(6) The setbacks shown on Exhibit #6, File #427-A-72-P  
shall be observed for all structures to be developed.  
The setbacks along property lines abutting properties  
classified for single family or multiple family use

1 shall include screening which obscures the view of  
2 the site from abutting properties. The screening  
3 shall consist of existing vegetation, newly planted  
4 vegetation or acceptable alternatives.

4 a(7) Pedestrian linkages shall be provided between  
5 adjoining streets and structures within the site.  
6 Such pedestrian linkages shall be a minimum of 6  
7 feet in width, of a hard, all-weather surface, and  
8 physically separated from motor-vehicle traffic by  
9 curbing and/or landscaping.

8 a(8) The site plans shall include a detailed landscape  
9 plan which shall incorporate existing trees and  
10 other significant existing vegetation, and  
11 shall include the following information:

11 a. The height, type and location of proposed land-  
12 scaping including significant existing  
13 vegetation to be retained;

13 b. The general nature and location of existing  
14 trees and other significant vegetation;

15 c. The location of all existing trees 12 inches  
16 in diameter or greater, as measured at breast  
17 height, which are to be removed from the setback  
18 areas stipulated in Condition No. 6 above;  
19 provided, the Director, Division of Land Use  
20 Management may require that the location of such  
21 trees be shown for additional areas of the  
22 property when inspection by the Division  
23 indicates that significant existing vegetation  
24 has been ignored in the proposed plan.

21 a(9) The landscaping plan shall include the following  
22 facilities and materials:

23 a. Existing vegetation and/or newly planted  
24 materials in all setback areas not otherwise  
25 crossed for access;

25 b. When practical, landscaped islands at the ends  
26 of parking rows and/or landscaped areas which  
27 separate parking areas and which incorporate  
28 pedestrian pathways, rest areas and pick-up  
29 points;

28 c. A method of irrigating vegetation not capable  
29 of survival on local rainfall, preferably by  
30 means of a sprinkler system.

31 a(10) The landscape plan shall include an estimate of the  
32 cost of the materials and labor required to imple-  
33 ment the plan, and the cost of maintaining facilities  
and materials for a period of one year. The Director,

1 Division of Land Use Management shall require  
 2 landscape bonds in an amount equal to one-half of  
 3 such estimates. The Director, Division of Land Use  
 4 Management may eliminate or reduce the amount of  
 5 such bonds if he determines that covenants or other  
 6 conditions applicable to the site provide adequate  
 7 assurance of the installation and maintenance of  
 8 the facilities and materials. Bonds shall be  
 9 released one year after completion of the facilities  
 10 and plantings shown on the landscape plan.

- 11 a(11) Service entries, storage areas, and loading docks  
 12 shall be effectively screened both visually and  
 13 acoustically from adjacent properties. State  
 14 noise control standards shall be utilized in review-  
 15 ing acoustical screening until such time as a noise  
 16 control ordinance is adopted for King County.
- 17 a(12) Lighting of parking areas shall be harmonious with  
 18 the proposed development and not detrimental to  
 19 neighboring properties.
- 20 a(13) The site plan shall be accompanied by a statement of  
 21 the signing concept for the proposed development.  
 22 The plan and/or statement shall identify the  
 23 general location, size and type of all signs in the  
 24 proposed development.
- 25 b(1) A minimum of ten percent of the site shall be  
 26 utilized for the open space, landscaping and public  
 27 areas required by West Campus Augmentation Plan  
 28 Policy No. 8. The uses and facilities listed in  
 29 Federal Way Community Plan Policy FWF 1-9 shall be  
 30 accepted as conforming to the intent of West Campus  
 31 Augmentation Plan Policy No. 8. The facilities and  
 32 areas stipulated in Conditions a-6, a-7, a-8-a and  
 33 a-9 shall be considered as areas conforming to  
 West Campus Augmentation Plan Policy No. 8.
- b(5) Permanent signing shall be limited to one identifica-  
 tion sign for the center at each major entrance,  
 not to exceed three such signs, and two identifica-  
 tion signs per use within the center.

PASSED at a regular meeting of the King County Council  
 this 2nd day of September, 1975.

KING COUNTY COUNCIL  
 KING COUNTY, WASHINGTON

  
 Chairman

ATTEST:

  
 Clerk of the Council

ACTING