

MOTION NO. 2124

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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.  
7 221-75-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. 221-75-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. 221-75-R  
24 is approved, subject to the provisions of Ordinance No. 2423,  
25 as follows: SR (Potential RM 900) to RM 900-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 25 & 28 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) and e(1) are amended to read  
32 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 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.

7 a(11) Service entries, storage areas, and loading docks  
 8 shall be effectively screened both visually and  
 9 acoustically from adjacent properties. State  
 10 noise control standards shall be utilized in review-  
 11 ing acoustical screening until such time as a noise  
 12 control ordinance is adopted for King County.


11 a(12) Lighting of parking areas shall be harmonious with  
 12 the proposed development and not detrimental to  
 13 neighboring properties.

13 a(13) The site plan shall be accompanied by a statement of  
 14 the signing concept for the proposed development.  
 15 The plan and/or statement shall identify the  
 16 general location, size and type of all signs in the  
 17 proposed development.

17 e(1) Development on the site shall be limited to the uses  
 18 permitted in the RM 900 classification and the uses  
 19 listed in Federal Way Community Plan Policies FWA  
 20 4-1 and FWF 1-9.

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

22 KING COUNTY COUNCIL  
 23 KING COUNTY, WASHINGTON

24   
 25 \_\_\_\_\_  
 26 Chairman

27 ATTEST:

28   
 29 \_\_\_\_\_  
 30 Clerk of the Council  
 31 ACTING

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