

MOTION NO. 3629

A MOTION approving subject to density limitations and other conditions the preliminary Planned Unit Development of PARK VIEW APARTMENTS, Building and Land Development File No. 225-78-P.

WHEREAS, the preliminary planned unit development of PARK VIEW APARTMENTS, designated Building and Land Development File No. 225-78-P was recommended for denial by the Deputy Zoning and Subdivision Examiner because of conflicts with the Highline Communities Plan and a specific requirement of the County Code which prohibited an Examiner from approving a planned unit development that is in conflict with an adopted community plan, and

WHEREAS, the applicant has appealed the recommendation of the Deputy Zoning and Subdivision Examiner, and

WHEREAS, the County Council has determined that if approved at a density already permitted by existing duplex zoning and an approved plat, the proposed multi-family planned unit development will be superior to and have less environmental impact than the already permitted development and will not be unreasonably detrimental to other properties,

NOW THEREFORE, BE IT MOVED by the Council of King County: The proposed planned unit development of PARK VIEW APARTMENTS, designated Building and Land Development File No. 225-78-P as revised and received July 26, 1978 is approved subject to the following limitations and conditions:

1. Compliance with the provisions of KCC 21.56, regulating PUD approval.
2. The limit of the 100-year frequency flood plain for Angle Lake must be shown on the final PUD. No obstruction, structure or fill shall be permitted within the 100-year frequency flood plain, without the prior approval of the Division of Hydraulics.
3. Storm drainage plans shall be approved by the Department of Public Works, Hydraulics Division. Said drainage plans shall comply with the King County Ordinance No. 2281.

- 1 4. Provide and maintain pollution separation facilities  
2 to insure pollutants from the site do not enter the  
natural drainage system.
- 3 5. Provide and maintain temporary sedimentation collection  
4 facilities to insure sediment laden water does not  
5 enter the natural drainage system. These facilities  
6 must be in operation prior to clearing and building  
construction, and satisfactorily maintained until  
7 construction and landscaping are completed and the  
8 potential for on-site erosion has passed.
- 9 6. All retention/detention ponds required pursuant to  
10 Ordinances No. 2281 and 2812 may be required to be  
located in separate tracts with a drainage easement  
11 for maintenance. If the pond is not adjacent to a  
12 roadway, a fifteen (15) foot crushed rock roadway  
13 within an easement for ingress and egress will be  
required between the pond and a roadway.
- 14 7. Temporary storm water retention/detention facilities  
15 must be constructed and in operation prior to land  
clearing and/or other construction, unless otherwise  
16 approved by the Division of Hydraulics.
- 17 8. All permanent storm water control facilities required  
18 under Ordinance No. 2281 and 2812 must be in operation  
prior to final PUD approval, unless otherwise approved  
19 by the Division of Hydraulics.
- 20 9. Improve the intersection of South 198th Street and  
21 32nd Avenue South to King County standards including  
a left turn lane and walkway on 32nd Avenue South;  
22 the exact location and extent of improvements to be  
23 further worked out with the Technical Committee.
- 24 10. Petition King County to, and secure vacation of the  
25 existing Plat of Angle Lake Sailing Beach and that  
26 portion of the right-of-way of 32nd Avenue South not  
27 needed for the improvements recommended in Condition  
No. 9 above.
- 28 11. A plan and profile for the improved portion of the  
29 site is required to assure that the streets, driveways  
and parking areas are constructed to King County  
30 standards and that adequate drainage controls are  
31 implemented. Spot elevations may be substituted for  
32 plan and profile in some instances. Plan and profile  
is to be drawn on federal aid paper at a horizontal  
33 scale of 1 inch = 50 feet and a vertical scale of 1  
inch = 5 feet. A bond may be required to assure com-  
pliance with the approved plan.
12. Lighting of parking and recreational areas shall be  
harmonious with the development and not detrimental to  
neighboring properties.
13. If units are to be sold, a copy of the Home Owner's  
Association agreement shall be submitted for approval,  
to guarantee the integrity and maintenance of the common  
land, private roads and other common improvements.

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- 14. A detailed landscape plan is needed for the entire site showing the height and type of landscaping to be provided together with significant existing vegetation to be retained. Intensive screening shall be provided around the perimeter of the PUD and near the private outdoor areas of each unit.
- 15. The applicant shall submit cost estimates for materials, labor and one year's maintenance for implementation of the landscape plan, and proposed improvements in the open space area. A performance bond or other acceptable assurances shall be required to insure compliance with above plan.
- 16. The applicant must obtain the approval of the King County Fire Marshal for the adequacy of the water supply in regards to fire flow under the standards of King County Ordinance No. 3087.
- 17. Provide a letter from the King County Health Department certifying that an adequate water supply and sewer service are available and adequate for the proposed development.
- 18. Structure should be limited to eleven family dwellings.

PASSED this 31st day of July, 1978.

KING COUNTY COUNCIL  
KING COUNTY, WASHINGTON

Bernice Stra  
Chairman

ATTEST:

[Signature]  
Clerk of the Council