

SUBSTITUTE
MOTION NO. 1107

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3 A MOTION concurring with the report of the
4 Zoning and Subdivision Examiner on fifteen
5 applications for reclassification submitted
6 by Weyerhaeuser Real Estate Company under
7 Land Use Management File Nos. 427-72-P
8 through 441-72-P, subject to certain
9 modifications.

10 WHEREAS, the Zoning and Subdivision Examiner has entered
11 a report of recommendation on fifteen applications for reclassi-
12 fication submitted by Weyerhaeuser Real Estate Company, Land Use
13 Management File Nos. 427-72-P through 441-72-P, and

14 WHEREAS, appeals from the Examiner's recommendations were
15 filed by Mr. Anthony E. Thein and by Weyerhaeuser Real Estate
16 Company, and

17 WHEREAS, the Council has examined the written appeal
18 arguments and the record in this matter,

19 NOW THEREFORE, BE IT MOVED by the Council of King County:
20 The appeal filed by Mr. Anthony E. Thein is denied.

21 BE IT FURTHER MOVED by the Council of King County:
22 The Council concurs with the findings, conclusions and
23 recommendations contained in the report of the Zoning and
24 Subdivision Examiner, dated February 6, 1973, with the
25 following modifications:

26 A. Finding No. 7 on page 11 of the report is hereby
27 amended to read as follows:

28 7. The applicant intends to cooperate with governmental
29 agencies which may wish to develop low income
30 housing by making property within the West Campus
31 area available for sale to such agencies if a
32 need for such housing in this area should arise.

33 B. Conclusion No. 7 on page 14 of the report is hereby
amended to read as follows:

7. Conditions No. 3 and No. 4 of Attachment No. 4,
Condition No. 2-d of Attachment No. 5 and
Condition No. 2-a of Attachment No. 6 satisfy
the intent of Plan Augmentation Policies No. 9
and No. 10.

1 C. Conclusion No. 11 on page 15 of the report is hereby
2 amended to read as follows:

3 11. Condition No. 5 of Attachment No. 4, Condition
4 No. 2-1 of Attachment No. 6 and Condition No. 2-j
5 of Attachment No. 7, together with the planned
6 unit development review which would be entailed
7 under the Department's recommendations for potential
8 classifications, satisfy Plan Augmentation Policy
9 No. 15.

10 D. Recommendation No. 1 on page 16 of the report is
11 hereby amended to read as follows:

12 1. Approve the reclassifications as provided in
13 Finding No. 9 above and subject to the conditions
14 stipulated therein, with the following
15 modifications to conditions:

16 a. Modify Condition No. 1 of Attachment No. 4,
17 Pre-Ordinance Conditions, to read as follows:

18 1. King County Council approval of a road
19 improvement district and adoption of a
20 street improvement assessment for those
21 portions of the following streets lying
22 within the applicant's property:

23 a) First Avenue South, from South
24 320th Street to South 348th Street;

25 b) South 336th Street, from First Avenue
26 South to Pacific Highway South;

27 b. Modify Condition No. 4 of Attachment No. 4,
28 Pre-Ordinance Conditions, to read as follows:

29 4. Bonds, or an equivalent method of security
30 acceptable to the Department of Public
31 Works and Transportation, for the
32 construction of the drainage system and a
33 letter of acknowledgement from Weyerhaeuser
stating they will be responsible for that
portion of the drainage system lying
outside of County rights-of-way for a
period of five years from the completion
of such facilities shall be submitted to
the Department of Public Works and
Transportation. A copy of said bond and
letter shall be filed with the Land Use
Management Division, Department of Community
and Environmental Development. Within
five years from the date of completion
of such facilities, King County will
adopt a plan for the long term

1 maintenance of that portion of the storm
2 drainage system lying outside of County
3 rights-of-way. The applicant shall
4 provide such easements and/or rights-of-way
5 as the King County Department of Public
6 Works and Transportation finds necessary
7 to the operation and maintenance of said
8 facilities.

9 c. Modify Condition No. 5 of Attachment No. 4,
10 Pre-Ordinance Conditions, to read as follows:

11 5. Approval by the Division of Land Use
12 Management, Department of Community and
13 Environmental Development of a pedestrian
14 and non-motorized vehicular circulation
15 plan for West Campus. Along First Avenue
16 South and South 336th Street, the non-
17 motorized vehicular system may be one of
18 the following:

- 19 a. Separate right-of-way for bicycles;
20 b. Eight feet of paving between the
21 outside driving lane and the curb;
22 c. Extra-wide sidewalks (6 feet in width
23 minimum), 4 feet from the curb;
24 d. Such alternative facilities as may be
25 jointly worked out by the County and
26 the applicant to accommodate pedestrian
27 and bicycle traffic within the same
28 total width of roadway improvements
29 recommended in the Department of Public
30 Works and Transportation's amendments
31 to the roadway plans submitted by
32 the applicant.

33 BE IT FURTHER MOVED by the Council of King County:

Application No. 431-72-P and Application No. 439-72-P are
remanded to the Zoning and Subdivision Examiner for reconsidera-
tion.

PASSED this 26th day of March, 1973.

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON


Chairman

ATTEST:


Deputy Administrator-Clerk of the Council