

1663

MOTION NO. _____

1
2 A MOTION approving the application for a
3 preliminary planned unit development
4 petitioned by TWIN LAKES PROPERTIES,
5 designated as Land Use Management File
6 No. 219-74-P, and stipulating conditions
7 of approval.

8 WHEREAS, the Report and Recommendation of the Zoning and
9 Subdivision Examiner on the application for preliminary planned
10 unit development petitioned by TWIN LAKES PROPERTIES, designated
11 as Land Use Management File No. 219-74-P, was filed with the
12 Clerk of the Council on May 29, 1974; and

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

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

17 WHEREAS, the Council finds that the location of 43rd Avenue
18 S. W. proposed by the applicant will not be detrimental to the
19 public interest; and

20 WHEREAS, the Council finds that the Zoning and Subdivision
21 Examiner erred in concluding that the proposed access to the
22 subject property should be revised;

23 NOW, THEREFORE, BE IT MOVED by the Council of King County:
24 The application for preliminary planned unit development
25 petitioned by TWIN LAKES PROPERTIES, Land Use Management File
26 No. 219-74-P, is approved, subject to the following conditions:

27 1. All sidewalks and pathways shall be a minimum 5
28 feet in width and shall be surfaced as follows:

29 a. Roadside sidewalks and walkways within the
30 County road right-of-way: Portland cement
31 concrete;

32 b. Walkways outside of County road right-of-way
33 but maintained by King County: Portland
cement concrete or asphaltic concrete;

c. Walkways outside of County road right-of-way
and not maintained by King County: Portland
cement concrete; asphaltic concrete or an
alternative hard all-weather surface approved

1 by the Division of Land Use Management.

- 2 2. Curbing may be required around all paved areas.
- 3 3. On-site storm drainage plans are required subject
4 to the approval of the Division of Hydraulics.
5 On-site facilities shall include catch basins
6 designed to separate oil and water and to retain
7 separated oil. The catch basin design shall be
8 approved by the Department of Public Works.
- 9 4. The applicant shall submit plans, profiles and
10 related information as follows:
- 11 a. Streets: complete plan and profile;
- 12 b. Parking areas: plan, spot elevations and
13 typical cross-sections;
- 14 c. All driveways: plan;
- 15 d. Profiles may be required for driveways which
16 carry surface drainage to a public street.
- 17 5. The applicant shall submit detailed landscape plans
18 for typical sections of the site, showing the
19 height and type of landscaping to be provided,
20 together with significant existing vegetation
21 to be retained and a statement of intent relating
22 the plans for typical areas to the landscaping
23 of the entire site. Intensive landscaping shall
24 be provided along the property lines. The
25 applicant shall submit cost estimates for materials,
26 labor and one year's maintenance for implementa-
27 tion of the plan. A landscape bond of \$15,000
28 shall be posted to insure compliance with the
29 above plan.
- 30 6. Lighting of parking areas shall be provided that
31 is harmonious with the development and not obnoxious
32 to neighboring properties.
- 33 7. Assurance of final approval of the proposed plat
of Twin Lakes Multi-Family Area, File No. 574-1.
8. Final plans for Tracts D and E shall conform to
the following additional conditions:
- a. The maximum number of dwelling units shall
be limited to 50 units;
- b. The maximum height of buildings shall be
limited to two stories but the roof height
may be adjusted to permit vaulted ceilings.
- c. Buildings and private open space, such as
patios, courtyards and balconies, shall be

1 contained within the building envelopes
2 shown on Exhibit No. 2.

3 9. A copy of the Homeowners' Association agreement
4 shall be submitted to the Division of Land Use
5 Management and be approved by the Hearing Legal
6 Counsel, in order to assure the retention and
7 maintenance of common areas and facilities, as
8 provided in Section 19.24.050, King County Code.

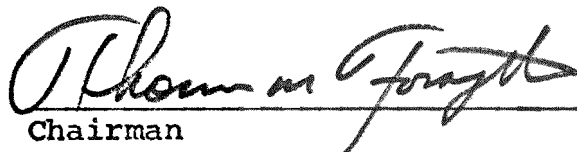
9 10. The applicant shall pay for the cost and installa-
10 tion of all necessary traffic signs on the private
11 roads.

12 11. Final plans shall be submitted within one year
13 of Council's action on this matter.

14 PASSED at a regular meeting of the King County Council this

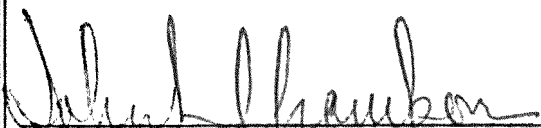
15 29th day of July, 1974.

16 KING COUNTY COUNCIL
17 KING COUNTY, WASHINGTON

18 
19 Chairman

20 THOMAS M. FORSYTHE

21 ATTEST:

22 
23 ACTING Clerk of the Council

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