

TRACY J. OWEN, Dist. No. 1  
SCOTT BLAIR, Dist. No. 2  
BILL REAMS, Dist. No. 3  
LOIS NORTH, Dist. No. 4  
RUBY CHOW, Dist. No. 5  
BRUCE LAING, Dist. No. 6  
PAUL BARDEN, Dist. No. 7  
BOB GREIVE, Dist. No. 8  
GARY GRANT, Dist. No. 9



## King County Council

Paul Barden, *Chairman*  
Mary Matilda Jones, *Council Administrator*  
Gerald A. Peterson, *Deputy Council Administrator*  
Room 402, King County Courthouse  
Seattle, Washington 98104  
(206) 344-7445

May 13, 1981

TO: Parties of Record for Building and Land Development  
File #224-78-R

FROM: Laura Pharr, Council Staff

SUBJECT: Proposed Motion 81-322

Proposed Motion 81-322 will be considered by the King County Council May 26, 1981. The Council meeting begins at 9:30 a.m.

The Proposed Motion rescinds Motion 4668 (see attachments).

The difference between the two motions are contained in the following sections:

- Motion 4668, page 2, lines 8 through 10
- Proposed Motion 81-322, page 2, lines 14 through 31

LP:SK

1  
2 MOTION NO. 4668

3 A MOTION CONCURRING WITH THE RECOMMENDATION OF  
4 THE ZONING AND SUBDIVISION EXAMINER REGARDING  
5 THE RECLASSIFICATION PETITIONED BY PORT OF  
6 SEATTLE, DESIGNATED BUILDING AND LAND  
7 DEVELOPMENT FILE NO. 224-78-R AND ADDING  
8 AND MODIFYING CONDITIONS THERETO.

9 WHEREAS, THE ZONING AND SUBDIVISION EXAMINER, BY REPORT  
10 DATED JULY 26, 1979 HAS RECOMMENDED THAT THE RECLASSIFICATION  
11 PETITIONED BY PORT OF SEATTLE, DESIGNATED BUILDING AND LAND  
12 DEVELOPMENT FILE NO. 224-78-R, BE APPROVED SUBJECT TO  
13 CONDITIONS; AND

14 WHEREAS, THE EXAMINER'S RECOMMENDATION HAS BEEN APPEALED  
15 BY THE APPLICANT AND PROPERTY OWNERS IN THE VICINITY OF  
16 SUBJECT PROPERTY; AND

17 WHEREAS, THE COUNCIL HAS REVIEWED THE RECORD AND WRITTEN  
18 APPEAL ARGUMENTS IN THIS MATTER; AND

19 WHEREAS, THE COUNCIL HAS DETERMINED THAT THE SUBJECT  
20 RECLASSIFICATION SHOULD BE APPROVED SUBJECT TO THE CONDITIONS  
21 RECOMMENDED BY THE ZONING AND SUBDIVISION EXAMINER WITH  
22 ADDITIONS AND MODIFICATIONS; AND

23 WHEREAS, THE COUNCIL HAS DETERMINED THAT THE RECOMMENDED  
24 CONDITIONS, WITH THE ADDITIONS AND MODIFICATIONS ADOPTED HEREBY  
25 WILL MEET THE INTENT OF ORDINANCE 3812, SECTIONS 2 AND 3, TO  
26 ENHANCE THE RESIDENTIAL REINFORCEMENT POLICIES CONTAINED AND  
27 REFERRED TO THEREIN,

28 NOW THEREFORE BE IT MOVED BY THE KING COUNTY COUNCIL:  
29 THE FINDINGS AND CONCLUSIONS CONTAINED IN THE EXAMINER'S  
30 REPORT DATED JULY 26, 1979 ON THE RECLASSIFICATION PETITIONED  
31 BY PORT OF SEATTLE, DESIGNATED BUILDING AND LAND DEVELOPMENT  
32 FILE NO. 224-78-R ARE HEREBY ADOPTED AND INCORPORATED HEREIN  
33 AS THE FINDINGS AND CONCLUSIONS OF THE COUNCIL, AND THE  
COUNCIL HEREBY CONCURS WITH THE RECOMMENDATION CONTAINED IN  
SAID REPORT WITH THE FOLLOWING ADDITIONS AND MODIFICATIONS  
TO PRE-ORDINANCE AND POST-ORDINANCE CONDITIONS:

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PRE-ORDINANCE CONDITIONS:

1. THE PORT OF SEATTLE SHALL PROVIDE 5 ACRES ADJACENT TO 12TH AVENUE SOUTH AND SOUTH OF THE PROPOSED BUILDING SITE FOR A NEIGHBORHOOD PARK TO BE DEVELOPED BY KING COUNTY.
2. THE KING COUNTY COUNCIL RECOGNIZES THAT THE 55 ACRE WESTSIDE GREENBELT LOCATED NORTH OF SUBJECT SITE IS DESIGNATED FOR BUFFER AND OPEN SPACE PURPOSES. IN ORDER TO PROMOTE NEIGHBORHOOD STABILITY THE PORT OF SEATTLE SHALL ENTER INTO A MEMORANDUM OF UNDERSTANDING WITH KING COUNTY WHICH SHALL PRECLUDE DEVELOPMENT ON THE 55 ACRE WESTSIDE GREENBELT FOR A PERIOD OF TEN YEARS. <ANY PROPOSED CHANGE IN LAND USE AT THE CONCLUSION OF SAID TEN YEARS SHALL BE PRESENTED TO THE KING COUNTY COUNCIL FOR APPROVAL. THE PROHIBITION OF PROPOSED DEVELOPMENT ON THE 55 ACRE WESTSIDE GREENBELT SHALL NOT PRECLUDE NECESSARY ACCESS ROADS FOR THE PROPOSED BOEING FACILITY.>

THE KING COUNTY COUNCIL HEREBY AUTHORIZES THE COUNTY EXECUTIVE TO ENTER INTO ANY AGREEMENTS NECESSARY TO IMPLEMENT THESE CONDITIONS.

POST-ORDINANCE CONDITION NO. 5-B-7, AS AMENDED BY THE EXAMINER ON PAGE 28 OF HIS REPORT, IS APPROVED WITH THE FOLLOWING ADDITIONAL MODIFICATION:

THE ISSUE OF THE CONFLICT BETWEEN THE PROPOSED ACCESS ROADS AND THE RS 7200 ZONE CLASSIFICATION SHALL BE RESOLVED DURING THE HIGHLINE AREA ZONING.

BE IT FURTHER MOVED:

IN ACCORDANCE WITH ORDINANCE NO. 3812, A SEPARATE PUBLIC HEARING SHALL BE HELD IN THE AFFECTED COMMUNITIES DURING THE SITE PLAN APPROVAL PROCESS.

PASSED THIS 21st DAY OF December, 1979

KING COUNTY COUNCIL  
KING COUNTY, WASHINGTON

*Ruby Chow*  
CHAIRMAN

ATTEST:

*Dorothy G. Quinn*  
DEPUTY CLERK OF THE COUNCIL

1 April 28, 1981

Introduced by: PAUL BARDEN  
Proposed Motion No. 81-322

2  
3 SUBSTITUTE  
MOTION NO. \_\_\_\_\_

4 AN MOTION concurring with the recommendation  
5 of the Zoning and Subdivision Examiner re-  
6 garding the reclassification petitioned by  
7 Port of Seattle, designated Building and Land  
Development File No. 224-78-R and adding and  
modifying conditions thereto. Rescinding Motion 4668.

8 WHEREAS, the Zoning and Subdivision Examiner, by report  
9 dated July 26, 1979 has recommended that the reclassification  
10 petitioned by Port of Seattle, designated Building and Land  
11 Development File No. 224-78-R, be approved subject to  
12 conditions; and

13 WHEREAS, the Examiner's recommendation has been appealed by  
14 the applicant and property owners in the vicinity of subject  
15 property; and

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

18 WHEREAS, the Council has determined that the subject  
19 reclassification should be approved subject to the conditions  
20 recommended by the Zoning and Subdivision Examiner with  
21 additions and modifications; and

22 WHEREAS, the Council has determined that the recommended  
23 conditions, with the additions and modifications adopted hereby  
24 will meet the intent of Ordinance 3812, Sections 2 and 3, to  
25 enhance the residential reinforcement policies contained and  
26 referred to therein,

27 NOW THEREFORE BE IT MOVED by the Council of King County:  
28 Motion No. 4668 is hereby rescinded.

29 The findings and conclusions contained in the Examiner's  
30 report dated July 26, 1979 on the reclassification petitioned  
31 by Port of Seattle, designated Building and Land Development  
32 File No. 224-78-R are hereby adopted and incorporated herein as  
33 the findings and conclusions of the Council, and the Council

1 hereby concurs with the recommendation contained in said report  
2 with the following additions and modifications to pre-ordinance  
3 and post-ordinance conditions:

4 Pre-Ordinance Conditions:

5 1. The Port of Seattle shall provide five acres adjacent  
6 to 12th Avenue South and south of the proposed building site  
7 for a neighborhood park to be developed by King County.

8 2. The King County Council recognizes that the 55 acre  
9 westside greenbelt located north of subject site is designated  
10 for buffer and open space purposes. In order to promote  
11 neighborhood stability the Port of Seattle shall enter into a  
12 Memorandum of Understanding with King County which shall  
13 preclude development on the 55 acre westside greenbelt for a  
14 period of ten years. The Port of Seattle recognizes that the  
15 55 acre westside greenbelt located north of the subject site is  
16 designated for buffer and open space uses. In order to promote  
17 neighborhood stability the Port of Seattle will enter into a  
18 Memorandum of Understanding with King County which shall  
19 preclude development of the 55 acre westside greenbelt for a  
20 period of ten years from the date of this motion, for any use  
21 except an access roadway for the proposed Boeing facility and  
22 recreational or open space uses including a golf course. The  
23 Port of Seattle and King County shall also jointly consider  
24 specific proposals for long-term uses which would continue  
25 the buffer function of the 55 acre westside greenbelt.

26 The Port of Seattle shall reaffirm its acknowledgement  
27 of King County zoning authority over non-airport related land  
28 use on Port of Seattle property and pledge to continue to  
29 coordinate and cooperate with King County and the community  
30 in achieving compatible and acceptable land uses in the area  
31 of the Sea-Tac International Airport.

32 The King County Council hereby authorizes the County  
33 Executive to enter into any agreements necessary to implement



1 these conditions.

2 Post-Ordinance Condition No. 5-B-7, as amended by the  
3 Examiner on Page 28 of his report, is approved with the  
4 following additional modification:

5 The issue of the conflict between the proposed access  
6 roads and the RS 7200 zone classification shall be resolved  
7 during the Highline Area Zoning.

8 BE IT FURTHER MOVED:

9 In accordance with Ordinance No. 3812, a separate public  
10 hearing shall be held in the affected communities during the  
11 site plan approval process.

12 INTRODUCED AND READ for the first time this \_\_\_\_\_ day  
13 of \_\_\_\_\_ 19\_\_\_\_.

14 PASSED this \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_.

15 KING COUNTY COUNCIL  
16 KING COUNTY, WASHINGTON

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18 \_\_\_\_\_  
19 Chairman

20 ATTEST:

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22 \_\_\_\_\_  
23 Clerk of the Council

24 APPROVED this \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_.

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26 \_\_\_\_\_  
27 King County Executive

