

City Council further finds that there is no pre-established zoning designation in the City of Federal Way's Official Zoning Map for the Subject Property. The City Council adopts the findings of the Planning Commission with respect to both the annexation action and the Concomitant Agreements contained in the Planning Commission's Recommendation dated July 12, 1994, on Zoning, Comprehensive Plan and Annexation of the Weyerhaeuser Annexation.

Section 2. Conclusions. Pursuant to FWCC Sections 19-103(b)(5) and 19-104(g)(1), the Federal Way City Council makes the following Conclusions of Law with respect to the Decisional Criteria necessary to approve an initial zone classification and to approve the proposed Concomitant Agreements:

(A) The proposed Concomitant Agreements will have a beneficial effect upon the community and users of the development which would not normally be achieved by traditional application of the City zoning districts and will not be detrimental to existing or potential surrounding land uses as defined by the Comprehensive Plan because users will be provided the flexibility in the Concomitant Agreements to attract other large corporate users to the area or to continue current operations. The Concomitant Agreements provide the City with the benefit of additional revenues, jobs (both direct and indirect), and other economic benefits from potential development under the Concomitant Agreements. Further, the City will enjoy the indirect benefits of name

recognition from association with the world headquarters for Weyerhaeuser Company.

(B) Unusual environmental features of the site will be preserved, maintained and incorporated into the design to benefit the development in the community because the Subject Property has widely recognized natural features ranging from North Lake and Lake Killarney to the Weyerhaeuser Bonsai Collection and Rhododendron Garden which attracts visitors on an international scale. The Concomitant Agreements will provide property owners the means to preserve and protect these natural features as well as providing the City with the ability to ensure that all natural features are adequately protected.

(C) The Concomitant Agreements provide for areas of openness because any development in the corporate headquarters area is low density characterized by large expanses of open space. The character of the Subject Property will be preserved under the Concomitant Agreements.

(D) The Concomitant Agreements and the initial zone classification of RS-9600 are consistent with the comprehensive plan, are consistent with all applicable provisions of the Federal Way City Code, and are consistent with the public health, safety and welfare.

Section 3. Zoning Designations. The Subject Property, legally described in Exhibit A, is hereby designated, in the event of the future annexation thereof to the City of Federal Way, as