

MOTION NO. 2497

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3 A MOTION requiring a planned unit development
4 as a condition to the approval of a reclassifi-
5 cation petitioned by SALUS ASSOCIATES, designated
6 Building and Land Development File No. 103-76-R.

7 WHEREAS, SALUS ASSOCIATES, a partnership, has applied for
8 a reclassification of certain property from B-C and C-G to C-G
9 under Building and Land Development File No. 103-76-R; and,

10 WHEREAS, the Zoning and Subdivision Examiner by report dated
11 April 13, 1976 has recommended that the property be classified
12 CG-P, in lieu of C-G, subject to conditions; and,

13 WHEREAS, the Council adopts Findings No. 1 through No. 6 and
14 Conclusions Nos. 1, 2, and 4 as set forth in the Examiner's
15 report and incorporates them here by reference; and,

16 WHEREAS, the Council finds that a single-family residential
17 area is situated adjacent to the east boundary of the property;
18 and,

19 WHEREAS, the Council makes the following conclusions:

- 20 1. The subject property should not be developed with
21 General Commercial uses unless the single-family
22 residences east of the site are protected from
23 the adverse impacts of such uses.
- 24 2. The protection of the single-family area east of
25 the site can best be assured through the planned
26 unit development process rather than by adminis-
27 trative review of site plans. The planned unit
28 development process would allow public comment
29 upon proposed development plans and would allow
30 the Council to review those plans.

31 NOW THEREFORE, BE IT MOVED by the Council of King County:
32 The application for reclassification of property from B-C and
33 C-G to C-G petitioned by SALUS ASSOCIATES under Building and
Land Development File No. 103-76-R is approved, subject to the
following conditions:

1. The applicant shall obtain approval of a preliminary
planned unit development for the subject property
within 18 months from the date of this motion; and
the applicant shall obtain approval of final planned

unit development plans within 24 months from the date of this motion.

- 2. The notice of public hearing on the preliminary planned unit development, which is mailed by the Division of Building and Land Development, shall include the single-family residences running easterly from the subject property to the east side of Interlake Avenue North.

PASSED at a regular meeting of the King County Council this 24th day of May, 1976.

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

Alan Mooney
Chairman

ATTEST:

Jarvis M. Quinn
Clerk of the Council

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