

SUBSTITUTE MOTION NO. 1106

A MOTION indicating the Council's approval of a Preliminary Planned Unit Development for certain property belonging to Willard Smith, designated Land Use Management File No. 310-72-P.

WHEREAS the recommendation of the Zoning and Subdivision Examiner on the application of Willard Smith for preliminary approval of a planned unit development, Land Use Management File No. 310-72-P, has been appealed; and

WHEREAS the Council has reviewed the record and the written appeal arguments on this matter; and

WHEREAS the Council finds that the proposed use would generate approximately one truck trip per day during the initial stage of operations at the site; and

WHEREAS the Council finds that construction of sanitary sewer facilities which would serve the site is planned during 1973; and

WHEREAS the Council concludes therefrom that the reclassification of the property to M-L under Land Use Management File No. 309-72-P would not be unreasonably detrimental to nor incompatible with affected properties and the general public; and

WHEREAS the Council further concludes that the recommendation of the Zoning and Subdivision Examiner to deny the application for preliminary approval of a planned unit development was based on the erroneous judgement that the reclassification should be denied;

NOW THEREFORE BE IT MOVED by the Council of King County: The application of Willard Smith for preliminary approval of a planned unit development, Land Use Management File No. 310-72-P, is approved with the following modifications and conditions:

1. The legal description of the property shall be revised

1 to include only the south one-half of the property
 2 as shown on the revised plans filed with the Division
 of Land Use Management on December 22, 1972;

- 3 2. Ten feet of additional right-of-way is required east
 4 of the centerline of 78th Avenue South; and the
 5 proposed landscaping strip along said street, ten
 6 feet in width, shall be located east of the additional
 right-of-way;
- 7 3. The applicant shall obtain a flood control zone permit
 from the State of Washington;
- 8 4. The applicant shall obtain approval by the King County
 9 Department of Public Works and Transportation for plans
 and profiles of the proposed parking lot;
- 10 5. The applicant shall submit final planned unit
 11 development plans to the King County Department of
 12 Community and Environmental Development, Division of
 Land Use Management, within one year from the date of
 13 Council action on this motion;
- 14 6. Final planned unit development plans shall include a
 15 detailed landscaping plan together with a bond in
 the amount of \$1500.00 to assure completion of
 16 landscaping in accordance with said plan.
- 17 7. No buildings, other than building "A" as shown on
 18 the revised plans dated December 22, 1972, shall be
 constructed on the site until the property is served
 19 by sanitary sewers;
- 20 8. No more than twenty persons shall be employed at the
 21 site until the property is served by sanitary sewers.

22 PASSED at a regular meeting of the King County Council
 23 this 26th day of March, 1973.

24 KING COUNTY COUNCIL
 25 KING COUNTY, WASHINGTON

26 John T. O'Brien
 27 Chairman

28 ATTEST:

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 30 Dorothy M. Quinn
 31 Deputy Administrator-Clerk of the Council

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