

MOTION NO. 528

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A Motion indicating the Council's approval of the reclassification of certain property belonging to John V. Farrell which application is designated by the Department of Planning as File No. 403-71-P.

The decision of the Zoning and Subdivision Examiner in this matter having been appealed, the Council finds:

- 1) The topography of the subject property which varies from relatively level areas to slopes of 70% or greater does not warrant the reclassification requested by the applicant, that is to say, from RS 15,000 to RS 7200.
- 2) The problems which frequently are attributable to over-development of slope areas such as drainage, siltation, flood control and accessibility, can be avoided in the development of the subject property, however, and the allowable density increased, if the development proceeds through a planned unit development.

The Council concludes therefore:

- 1) The subject property meets the criteria of the Comprehensive Plan for RS 9600.
- 2) Development of the subject property under a planned unit development (RS 9600) would carry out and help to implement the goals and objectives of the Comprehensive Plan, the Zoning Code and the official policies and objectives for the development of King County.
- 3) The Zoning and Subdivision Examiner's decision denying the application was based on an error in judgement.

The Council does hereby reverse the decision of the Examiner and does hereby indicate its approval of the reclassification of the subject property from RS 15,000 to RS 9600 subject to the following conditions:

- A. An application for preliminary approval of a planned

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unit development, which meets the filing requirements of the Department of Planning, shall be submitted to that department within six (6) months from the date of this motion.

B. The applicant shall obtain final approval of a planned unit development within twenty-four (24) months from the date of this motion.

Passed at a regular meeting of the King County Council this 21st day of June, 1971.

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

Robert B. Dunn
Chairman of the Council

ATTEST:

Ray Olsen
Clerk of the Council

ACTING