## MOTION NO. \_\_\_\_4134

A MOTION granting the appeal of JOHN R. CALHOUN, ET UX, and reclassifying property petitioned in Building and Land Development File No. 169-77-R from SR (Potential RM 900) to RM 2400-P.

WHEREAS, the Deputy Zoning and Subdivision Examiner, by report dated January 25, 1979, has recommended that the property subject to the application of JOHN R. CALHOUN, ET UX, designated Building and Land Development Division File No. 169-77-R, be

reclassified RD 3600 subject to a planned unit development, and

WHEREAS, the Deputy Zoning and Subdivision Examiner's recommendation to the King County Council has been appealed by the applicant, and

WHEREAS, the Council determines that the recommendation made by the Deputy Zoning and Subdivision Examiner was based upon an error in judgment and that the proposed development as depicted by the site plan labeled "Preliminary Study, 11 December 1978" (Exhibit No. 19) would not be unreasonably incompatible with or detrimental to affected properties and the general public,

NOW THEREFORE, BE IT MOVED by the Council of King County:
The property petitioned by JOHN R. CALHOUN, ET UX, designated
Building and Land Development File No. 169-77-R, be reclassified
from SR (Potential RM 900) to RM 2400-P, subject to the following
conditions:

- 1) Development of the subject property shall be limited to not more than 85 dwelling units.
- 2) The site plan to be submitted to the Building and Land Development Division for review shall be consistent with the Preliminary Study 11 December, 1978 (Exhibit No. 19).
- 3) Prior to adoption of the ordinance reclassifying the subject property, the applicant shall dedicate twenty feet along the westerly border of the subject property to provide fifty feet of right-of-way east of the centerline of 99th Avenue S.W.
- 4) The site plan shall encompass the entire subject property, although development may be accomplished in phases.
- 5) The site plan shall be accompanied by documentation from the Seattle-King County Department of Public Health that domestic water supply and sewage disposal systems proposed for the development meet all applicable health requirements.

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1 2 3	6) The site plan shall be accompanied by documentation from the King County Fire Marshal that the proposal complies with King County Ordinance No. 3087 (King County Code Chapter 17.08) and that any requirements of limitations upon development necessary to enable adequate fire
4	protection and rescue services to be provided by equipment available on Vashon Island have been incorporated into the proposal.
6	7) The applicant shall consult with the Building and Land Development Division in designing the proposed development to insure incorporation of all improvements necessary to comply with King County Comprehensive Plan D-34.
8 9 10	8) If a community plan for Vashon Island has been developed by the Citizen's Community Planning Committee at the time of submission of the proposed site plan, the applicant shall identify any inconsistencies between
11 12	the proposal and the draft community plan. If a community plan for Vashon Island has been adopted by the King County Council prior to the submission of the proposed site plan, the plan shall be consistent
13 14	with the said adopted community plan.  PASSED this 9th day of April , 1979.
15	KING COUNTY COUNCIL KING COUNTY, WASHINGTON
16 17	Kuly Chow-
18 19	ATTEST:
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