

# ORIGINAL

RESOLUTION NO. 540

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON, APPROVING THE PRELIMINARY PLAT AND PLANNED UNIT DEVELOPMENT OF BEAR CREEK MEADOW (PP-7911/PUD #35) AND APPROVING THE HEARING EXAMINER'S RECOMMENDATIONS.

WHEREAS, pursuant to the Community Development Guide, the Hearing Examiner held a public hearing on April 30, 1980, for the purpose of considering the application of Stafford-Hansell Company for preliminary plat approval and planned unit development approval of Bear Creek Meadow, file no. PP-79-11/PUD #35, and

WHEREAS, at the conclusion of said hearing and after consideration of the input received, review of the file, personal inspection of the subject site, said Hearing Examiner prepared his findings of fact, conclusions and recommendations, and forwarded the same to the City Council for their consideration, and

WHEREAS, the time for appealing the Hearing Examiner's decision expired on May 30, 1980, and


WHEREAS, the City Council having reviewed the findings of fact, conclusions and recommendations of the Hearing Examiner and being fully advised, hereby resolves as follows:

Section 1. The preliminary plat and planned unit development of Bear Creek Meadow (PP-79-11/PUD #35) are hereby approved and the findings, conclusions and recommendations of the Hearing Examiner are hereby accepted and approved.

Section 2. The approval set forth in Section 1 above is subject to the conclusions and recommendations of the Hearing Examiner, copies of which are attached hereto and labeled Exhibit "A" and hereby incorporated in full by this reference.

RESOLVED this 16th day of June, 1980.

CITY OF REDMOND

  
MAYOR, CHRISTINE T. HIMES

ATTEST/AUTHENTICATED:

  
CITY CLERK, PAUL F. KUSAKABE

FILED WITH THE CITY CLERK: June 11, 1980  
PASSED BY THE CITY COUNCIL: June 16, 1980

FINDINGS AND RECOMMENDATIONS  
OF THE HEARING EXAMINER FOR THE  
CITY OF REDMOND

IN THE MATTER OF THE APPLICATION OF  
STAFFORD-HANSELL COMPANY FOR APPROVAL  
OF A PRELIMINARY PLAT AND PLANNED UNIT  
DEVELOPMENT.

File No. PP-79-11/PUD#35  
Bearcreek Meadow

RECOMMENDATION: The application of Stafford-Hansell Company should be granted.

INTRODUCTION

Stafford-Hansell Company, Bothell, Washington, hereinafter called applicant, has requested approval of a preliminary plat and planned unit development for a parcel of land of 9.48 acres located on Avondale Road in the City of Redmond, Washington. The property is more particularly described as:

That portion of Government Lot 5, Section 6, Township 25 North, Range 6 East, W.M., in King County, Washington, described as follows:

Beginning at the Southwest corner of the East half of said G.L.5., which point is 619.73 feet East from the West quarter corner of said Section 6; thence South 89°58'02" East, 619.73 feet along the South line of said Lot 5 to the Southeast corner thereof; thence North 1°28'36" East along the East line of said Lot 5 a distance of 638.33 feet to the Northeast corner of the Southeast quarter thereof; thence North 89°14'35" West along the North line of said Southeast quarter a distance of 541.82 feet to a point 80 feet East of the West line of the East half of said Lot 5; thence North 1°17'07" East to the Southeasterly margin of Redmond-Bear Creek Road; thence Southwesterly along said road margin to the West line of said E 1/2; thence continuing along said road margin 35'; thence Southeasterly at right angles to said road margin to said West line of the E 1/2 of G.L.5; thence S 1°17'07" W along said West line to the point of beginning.

The above described land is zoned R-6 and has a land use designation of Suburban Residence.

A hearing on the requests was held before the Hearing Examiner of the City of Redmond on April 30, 1980.

After due consideration of the evidence presented by the applicants; evidence elicited during the public hearing; and as a result of the personal inspection of the subject properties and surrounding areas by the Hearing Examiner, the following findings of fact and conclusions constitute the recommendations of the Hearing Examiner.

FINDINGS OF FACT

1. The applicant has requested approval of a preliminary plat and planned unit development for 9.48 acres of land located in the City of Redmond, Washington, and more particularly described as:

That portion of Government Lot 5, Section 6, Township 25 North, Range 6 East, W.M., in King County, Washington, described as follows:

Beginning at the Southwest corner of the East half of said G.L.5., which point is 619.73 feet East from the West quarter corner of said Section 6; thence South 89°58'02" East, 619.73 feet along the South line of said Lot 5 to the Southeast corner thereof; thence North 1°28'36" East along the East line of said Lot 5 a distance of 638.33 feet to the Northeast corner of the Southeast quarter thereof; thence North 89°14'35" West along the North line of said Southeast quarter a distance of 541.82 feet to a point 80 feet East of the West line of the East half of said Lot 5; thence North 1°17'07" East to the Southeasterly margin of Redmond-Bear Creek Road; thence Southwesterly along said road margin to the West line of said E 1/2; thence continuing along said road margin 35'; thence Southeasterly at right angles to said road margin to said West line of the E 1/2 of G.L.5; thence S 1°17'07" W along said West line to the point of beginning.

2. The zoning for the above described land is R-6, as established by the City of Redmond, Washington. The land use designation is Suburban Residence. The shoreline designation is Urban.

3. The above described land is level with a slight slope running from north to south. The site is partially wooded with fir, cedar and alder trees, the soils are of the Everett Series, a glacial soil characteristically well-drained.
4. The current on-site development of the above described land is undeveloped. The development to the north of the land is Friendly Village Mobile Home Court; to the south is undeveloped; to the east is Friendly Village Mobile Home Court; and to the west is residential development.
5. Access to the proposed development will be from Avondale Road as shown on Attachment "B."
6. Although a small portion of the southeast corner of the site is on a 100-year plain, no development is proposed on this portion of the area. The site contains no other development limitations and is in compliance with the goals and policies of the City of Redmond.
7. The site, although not heavily wooded, does maintain a significant amount of existing trees and is in compliance with the character and design profile for the City of Redmond, as set forth in Section 20B.15.010 of the City of Redmond Development Guide.
8. The proposed housing for the planned unit development is in compliance with the housing profile of the City of Redmond as set forth in the City of Redmond Development Guide, Section 20B.30.010.
9. Although sites have yet to be selected, there is sufficient space for future neighborhood parks in the area. Proposed plan shows that 63% of the site will be retained in common open space that includes a fitness trail around the perimeter of the site. This proposed plan meets the Goals and Policies of Section 20B.50.000 of the Development Guide of the City of Redmond, Washington.
10. The development will generate from 6 to 10 vehicle trips per dwelling per day for a total volume of 306 to 510 vehicle trips per day. There is no problem with sight distance at the intersection and there is no street capacity problems. Further, a deceleration lane for north bound traffic on Avondale Road will enhance turning movements into the site. Vehicular circulation within the site is adequate. However, it is necessary that a turn-around on 183rd Place N.E., which is within the site, be provided for Fire Department purposes. The proposal for transportation within the site is in conformity with Section 20B.60. of the Development Guide of the City of Redmond.
11. Adequate walkways in the form of sidewalks and trails around the perimeter of the site are provided.
12. Bikeways are provided in the area; equestrian trail easement is provided on the site plan; and the area is serviced by Metro Transit.
13. All utilities to this project will be provided by the City of Redmond, in conformance with Section 20B.70 of the Development Guide of the City of Redmond. A lift station will be required within the area to lift the sewage in line with Avondale Road. The lift station will be provided by the applicant and will be subject to the approval of the City of Redmond.
13. The proposal is consistent with the Land Use Plan and the Shoreline Management Plan designation.
14. The density, or the number of dwellings per acre, of this planned unit development, may not exceed the provisions of the site requirements as set forth in 20C.10.250 of the Redmond Community Development Guide. The site has a gross tract area of 9.4 acres with a road area of one acre. Thus the net developable area for the site is 8.5 acres. Because the site is zoned R-6, the maximum units per net acre is 6 units. Therefore, the maximum permitted density for this planned unit development is 51 units.

15. The proposal has provided for 63% common open space which meets the standards for open spaces in planned unit developments.
16. The proposal provides a reasonable transition from a mobile home park to the north to the single family detached housing to the south.
17. A determination of no significant adverse environmental impact was issued on February 26, 1980.
18. The Department of Planning for the City of Redmond, Washington, has recommended approval of the planned unit development and the preliminary plat subject to the following conditions:

I. STREETS AND UTILITIES

- A. A deceleration and acceleration lane is required on the north-bound lane on Avondale Road at the entrance to the project.
- B. A 10-foot easement for right-of-way dedication is required for future street widening on Avondale Road.
- C. Street lights shall be owned or maintained by the applicant.
- D. A turn-around acceptable to the Fire Department is required on "183rd Place N.E."
- E. Street improvements shall be consistent with attachment "A."

II. STORM DRAINAGE

- A. Storm runoff will enter Bear Creek, all necessary permits shall be obtained (City, State, etc.)
- B. A storm drainage study shall be conducted and the provisions must be made to maintain existing runoff rate. All data provided by the applicant shall be reviewed and approved by the Public Works Department prior to construction.
- C. Control of lot drainage, installation of a positive drain system is required. Downspouts, footing drains, yard drainage, etc. shall be shown to connect to a (piped/ditched) system. No splash blocks are allowed.

III. CLEARING AND GRADING

- A. All cuts and fills shall be stabilized by seeding or other acceptable methods.
- B. Clearing of trees and grading shall be limited for those areas necessary for installation of walkways, utilities, streets and residential units.
- C. A Clearing and Grading plan shall be approved by the Public Works Department, including a temporary erosion and sedimentation control plan.

IV. DESIGN

- A. A complete landscape plan is required at the time of Final Plat submittal. The plan shall include the type, size and location of all materials to be used.
- B. The siltation/detention pond shall be designed and landscaped so as to be an amenity to the project. All plans for its construction shall be approved by the Technical Committee.

V. OTHER

- A. The applicant shall provide and have approved by Technical Committee, conditions, covenants and restrictions which provide for the use and maintenance of the common open space and private streets.

### CONCLUSIONS

1. The application is to approve the preliminary plat and planned unit development, commonly known as Bearcreek Meadow, on 9.48 acres of land, more particularly described as follows:

The portion of Government Lot 5, Section 6, Township 25 North, Range 6 East, W.M., in King County, Washington, described as follows:

Beginning at the Southwest corner of the East half of said G.L.5., which point is 619.73 feet East from the West quarter corner of said Section 6; thence South 89°58'02" East, 619.73 feet along the South line of said Lot 5 to the Southeast corner thereof; thence North 1°28'36" East along the East line of said Lot 5 a distance of 638.33 feet to the Northeast corner of the Southeast quarter thereof; thence North 89°14'35" West along the North line of said Southeast quarter a distance of 541.82 feet to a point 80 feet East of the West line of the East half of said Lot 5; thence North 1°17'07" East to the Southeasterly margin of Redmond-Bear Creek Road; thence Southwesterly along said road margin to the West line of said E 1/2; thence continuing along said road margin 35'; thence Southeasterly at right angles to said road margin to said West line of the E 1/2 of G.L.5; thence S 1°17'07" W along said West line to the point of beginning

should be approved subject to the following conditions:

#### I. STREETS AND UTILITIES

- A. A deceleration and acceleration lane is required on the north-bound lane on Avondale Road at the entrance to the project.
- B. A 10-foot easement for right-of-way dedication is required for future street widening on Avondale Road.
- C. Street lights shall be owned or maintained by the applicant.
- D. A turn-around acceptable to the Fire Department is required on "183rd Place N.E."
- E. Street improvements shall be consistent with attachment "A."

#### II. STORM DRAINAGE

- A. Storm runoff will enter Bear Creek, all necessary permits shall be obtained (City, State, etc.)
- B. A storm drainage study shall be conducted and the provisions must be made to maintain existing runoff rate. All data provided by the applicant shall be reviewed and approved by the Public Works Department prior to construction.
- C. Control of lot drainage, installation of a positive drain system is required. Downspouts, footing drains, yard drainage, etc. shall be shown to connect to a (piped/ditched) system. No splash blocks are allowed.

#### III. CLEARING AND GRADING

- A. All cuts and fills shall be stabilized by seeding or other acceptable methods.
- B. Clearing of trees and grading shall be limited for those areas necessary for installation of walkways, utilities, streets and residential units.
- C. A Clearing and Grading plan shall be approved by the Public Works Department, including a temporary erosion and sedimentation control plan.

IV. DESIGN

- A. A complete landscape plan is required at the time of Final Plat submittal. The plan shall include the type, size and location of all materials to be used.
- B. The siltation/detention pond shall be designed and landscaped so as to be an amenity to the project. All plans for its construction shall be approved by the Technical Committee.

V. OTHER

- A. The applicant shall provide and have approved by Technical Committee, conditions, covenants and restrictions which provide for the use and maintenance of the common open space and private streets.
2. The site is zoned R-6 with the land use designation as Suburban Residence, and the shoreline designation of Urban.
3. The proposal for the preliminary plat and planned unit development are in compliance with the Goals and Policies of the City of Redmond and meet and comply with the standards for the natural features of the City of Redmond (Section 20B.10 of the Community Development Guide of the City of Redmond); the Character and Design Standards of the City of Redmond (Section 20B.15 of the Community Development Guide of the City of Redmond); the Housing Standards of the City of Redmond (Section 20B.30 of the Community Development Guide of the City of Redmond); the Parks, Recreation and Open Space Standards of the City of Redmond (Section 20B.50 of the Community Development Guide of the City of Redmond, Washington); the Transportation Standards of the City of Redmond (Section 20B.60 of the Community Development Guide of the City of Redmond).
4. The utilities to this project will be provided by the City of Redmond. A lift station will be required to be provided by the applicant in order to lift sewage in line with the Avondale Road. All Utilities, Community Facilities, Services and Institutions as proposed are in compliance with Goals and Policies of Section 20B.70 of the Community Development Guide of the City of Redmond.
5. The density for the development will be 51 units as the maximum number on the 9.5 acre tract.
6. A minimum of 40% open space is required on the planned unit development. The planned unit development will have 63% common open space.
7. The proposal is a reasonable transition from the Mobile Home Court to the north to the single family detached housing to the south.
8. A determination of no significant adverse environmental impact was issued on February 26, 1980.
9. The proposal is consistent with the Land Use Plan, Section 20B.90 of the Community Development Guide of the City of Redmond, Washington.
10. There is no Shoreline Management Plan designation for this area.
11. The Planning Department of the City of Redmond, Washington, has recommended approval subject to the conditions as listed in Conclusion #1.

RECOMMENDATIONS

For each of the above reasons, the recommendations of the Hearing Examiner to the Redmond City Council, on the proposed Preliminary Plat (PP-79-11) and the Planned Unit Development #35 are as follows:

1. The Preliminary Plat (PP-79-11) and the Planned Unit Development (PUD #35) be granted for the following described property:

That portion of Government Lot 5, Section 6, Township 25 North, Range 6 East, W.M., in King County, Washington, described as follows:

Beginning at the Southwest corner of the East half of said G.L.5., which

point is 619.73 feet East from the West quarter corner of said Section 6; thence South 89°58'02" East, 619.73 feet along the South line of said Lot 5 to the Southeast corner thereof; thence North 1°28'36" East along the East line of said Lot 5 a distance of 638.33 feet to the Northeast corner of the Southeast quarter thereof; thence North 89°14'35" West along the North line of said Southeast quarter a distance of 541.82 feet to a point 80 feet East of the West line of the East half of said Lot 5; thence North 1°17'07" East to the Southeasterly margin of Redmond-Bear Creek Road; thence Southwesterly along said road margin to the West line of said E 1/2; thence continuing along said road margin 35'; thence Southeasterly at right angles to said road margin to said West line of the E 1/2 of G.L.5; thence S 1°17'07" W along said West line to the point of beginning.

Subject to the following conditions:

I. STREETS AND UTILITIES

- A. A deceleration and acceleration lane is required on the north-bound lane on Avondale Road at the entrance to the project.
- B. A 10-foot easement for right-of-way dedication is required for future street widening on Avondale Road.
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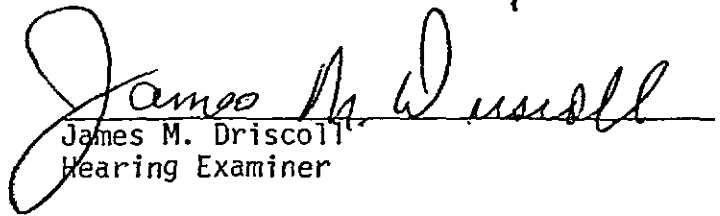
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- B. The siltation/detention pond shall be designed and landscaped so as to be an amenity to the project. All plans for its construction shall be approved by the Technical Committee.

V. OTHER

- A. The applicant shall provide and have approved by Technical Committee, conditions, covenants and restrictions which provide for the use and maintenance of the common open space and private streets.

Entered this 16th day of May, 1980, pursuant to the authority granted under Sections 20F.10.080(10) and 20F.20.030 of the Community Development Guide of the City of Redmond, Washington.

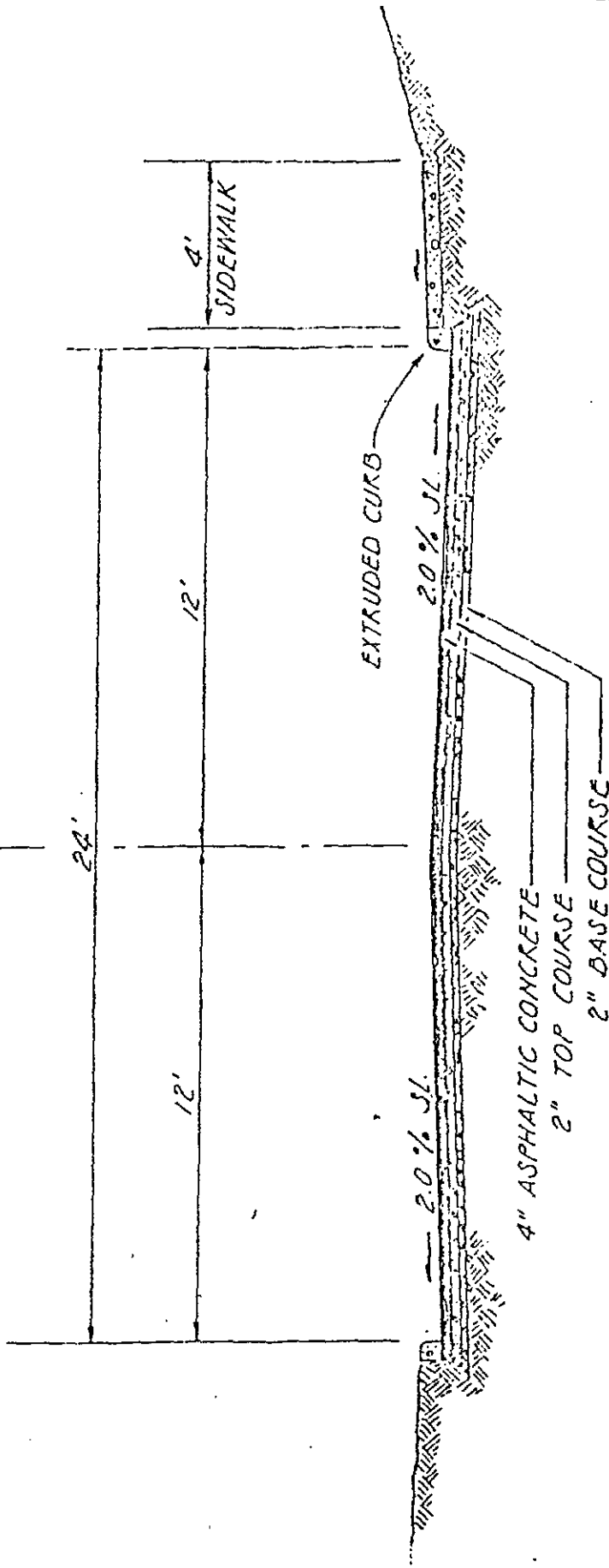
  
James M. Driscoll  
Hearing Examiner

NOTICE OF RIGHT TO APPEAL

Pursuant to Section 20F.20.140(05), Redmond Development Guide, written appeals alleging specific error of fact or other grounds for appeal may be filed with the Department of Planning and Community Development within fourteen (14) days of the date of the Hearing Examiner's final action. In this matter, any appeal must be received by the Department prior to 5:00 p.m. May 30, 1980.



MAR 6 1980

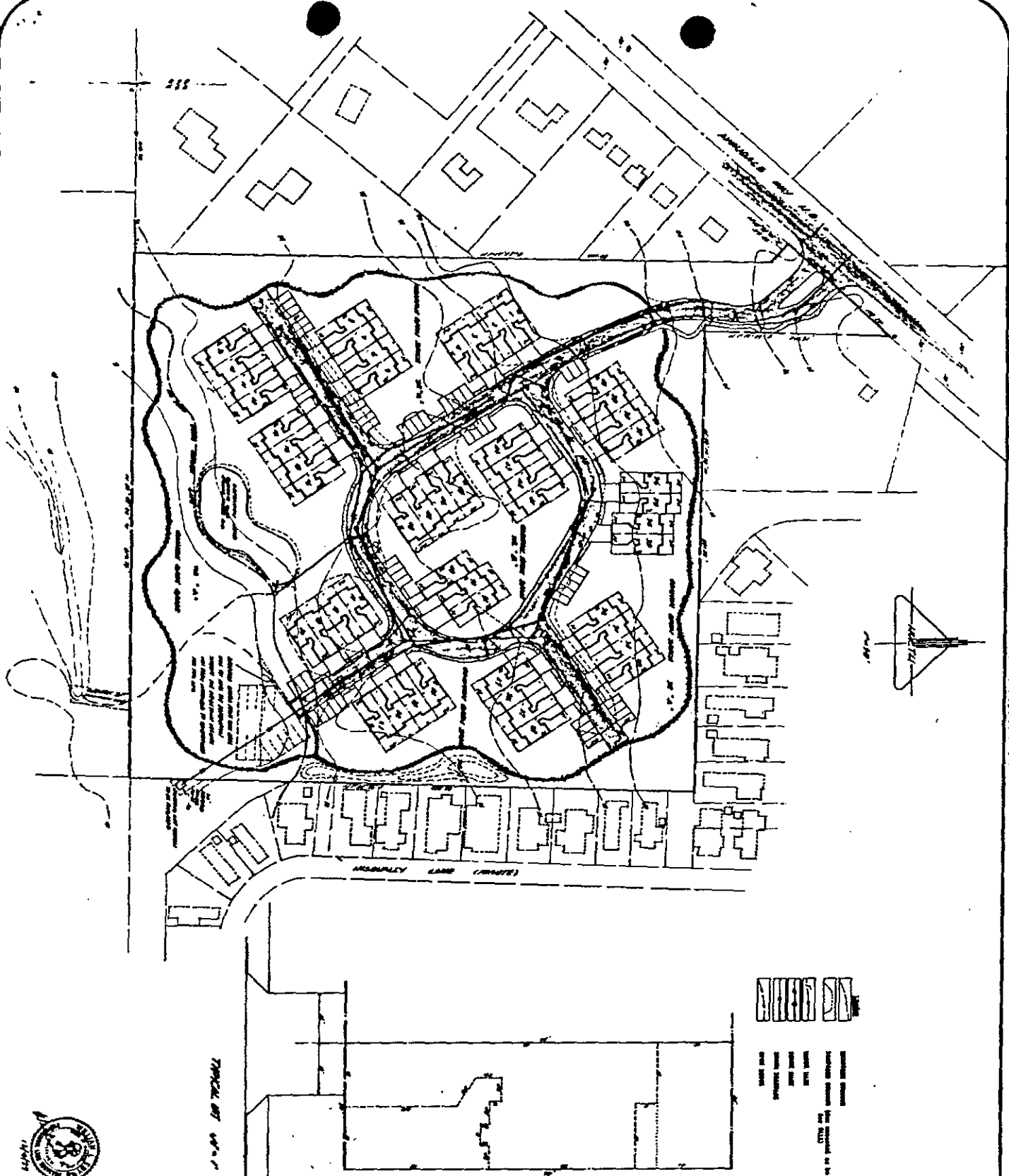


TYPICAL PRIVATE ROAD SECTION

WITH DEPRESSIONED LAUREL FOR NEAR-TURNING

CITY TO MAINTAIN TURN STRIPS  
(SEE NOTE ON DRAWING SHEET)


"BEARCREEK MEADOWS"



Attachment "B"



RELANDING DESIGN & SITE PLAN


**LANDSCAPE ARCHITECTURE, INC.**  
 1000 MARKET STREET, SUITE 1000  
 SAN FRANCISCO, CALIFORNIA 94102  
 PROJECT: BEAR CREEK MEADOW  
 CITY OF SAN FRANCISCO - DEPARTMENT OF PUBLIC WORKS  
 PREPARED BY: [Name]  
 DATE: [Date]