

RESOLUTION NO. 554

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON, APPROVING THE PRELIMINARY PLAT OF CHARDONAY (PP-79-12) AND APPROVING THE HEARING EXAMINER'S RECOMMENDATIONS.

WHEREAS, pursuant to the Community Development Guide, the Hearing Examiner held a public hearing on May 21, 1980, for the purpose of considering the application of Bennett & Fox, Inc. for preliminary plat approval of Chardonay, file no. PP-79-12, and

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

WHEREAS, having reviewed the findings of fact, conclusions and recommendations of the Hearing Examiner and being fully advised,

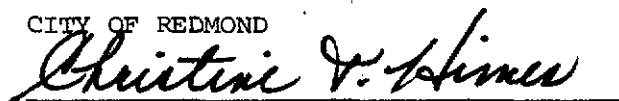
THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON, HEREBY RESOLVES AS FOLLOWS:

Section 1. The preliminary plat of Chardonay (PP-79-12) is 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, a copy of which is attached hereto as Exhibit "A" and which is incorporated in full by this reference.

RESOLVED this 19th day of August, 1980.

CITY OF REDMOND


MAYOR, CHRISTINE T. HIMMS

ATTEST/AUTHENTICATED:


CITY CLERK, PAUL F. KUSAKABE

FILED WITH THE CITY CLERK: August 14, 1980
PASSED BY THE CITY COUNCIL: August 19, 1980
SIGNED BY THE MAYOR: August 19, 1980

IN THE MATTER OF THE APPLICATION OF
BENNETT & FOX, INC. FOR APPROVAL OF A
PRELIMINARY PLAT

File No. PP-79-12
Chardonay

RECOMMENDATION: The application of Bennett & Fox, Inc. should
be granted subject to the conditions listed.

INTRODUCTION

Bennett & Fox, Inc., Puyallup, Washington, hereinafter called Applicant, has requested approval of a preliminary plat for a parcel of land of 12.45 acres located south of N.E. 116th Street and 320 feet west of 162nd Avenue N.E. in the City of Redmond, Washington. The property is more particularly described as:

The north 562 feet of the following: Beginning 1320 feet East of the NW corner of the NE quarter of Section 35, Township 26 N, R 5 E, WM in King County, Washington; thence east 465 feet; thence south to the south line of the NE quarter of the NE quarter; thence W 465 feet; thence north to the point of beginning; Except therefrom any portion thereof within NE 116th Street. That portion of the NE quarter of Section 35, Township 26 N, Range 5 E, WM, described as follows: Beginning at a point on the N line of said subdivision, a distance of 792 feet E of the NW corner of said subdivision; thence E along said N line a distance of 528 feet; thence S a distance of 660 feet; thence W a distance of 528 feet; thence N a distance of 660 feet to the point of beginning; EXCEPT the W 230 feet of the N 194 feet thereof, and EXCEPT that portion of the remainder lying within NE 116th Street. All situate in the County of King, State of Washington.

The above described land is zoned R-1, Residential Estate District, and has a land use designation of Residential Estates. The zoning and land use plan designation are established by the Redmond Community Development Guide. A hearing on the request was held before the Hearing Examiner of the City of Redmond on May 21, 1980. After due consideration of the evidence presented by the Applicant; evidence elicited during the public hearing; and as a result of the personal inspection of the subject property 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 for 12.45 acres of land located south of N.E. 116th Street and 320 feet west of 162nd Avenue N.E. in the City of Redmond, Washington, and more particularly described as:

The north 562 feet of the following: Beginning 1320 feet east of the NW corner of the NE quarter of Section 35, Township 26 N, R 5 E, WM in King County, Washington; thence E 465 feet; thence S to the S line of the NE quarter of the NE quarter; thence W 465 feet; thence N to the point of beginning; Except therefrom any portion thereof within NE 116th Street. That portion of the NE quarter of Section 35, Township 26 N, Range 5 E, WM, described as follows: Beginning at a point on the N line of said subdivision, a distance of 792 feet E of the NW corner of said subdivision; thence E along said N line a distance of 528 feet; thence S a distance of 660 feet; thence W a distance of 528 feet; thence N a distance of 660 feet to the point of beginning; EXCEPT the W 230 feet of the N 194 feet thereof, and EXCEPT that portion of the remainder lying within NE 116th Street. All situate in the County of King, State of Washington.

2. The zoning for the above described land is R-1, Residential Estate District, as established by the Redmond Community Development Guide. The land use designation is Residential Estate, as established by the Redmond Community Development Guide.
3. The development on the site and the adjoining property is as follows:

On-site: Residences with out-buildings on east and west sides;
North: Single family dwellings on large tracts;
South: First Mark Division #7 and proposed plat of Tiffany Park;
East: Single family dwellings with out-buildings on large tracts;
and

West: Single family dwellings with out-buildings on large tracts.

4. The topography of the site is relatively level with less than 3% slopes with minor drainage swales in the center of the site.
5. The vegetation on the site is primarily field grasses with scattered trees. Surface geology is glacial outwash, soil Alderwood Gravelly Sandy loam.
6. There are no development limitations.
7. The Applicant in making his application has submitted a preliminary plat of the proposed subdivision. A copy of the preliminary plat is incorporated as part of the findings of the Hearing Examiner and is identified as "Attachment 1" of these findings.
8. As shown on the preliminary plat of the Applicant, the access to the proposed subdivision will be a proposed avenue identified as 159th Avenue N.E. which is directly off N.E. 116th Street. This described access will be from the north and there will be no other access to the proposed subdivision.
9. The traffic circulation in the subdivision will be as follows: 159th Avenue N.E. will turn into N.E. 114th Court in the center of the proposed subdivision. N.E. 114th Court will cul-de-sac within the development with sufficient turn-around space for vehicular traffic including fire and police vehicles. In addition, N.E. 115th Court will be created off 159th Avenue N.E. N.E. 115th Court will cul-de-sac in the northeastern section of the proposed subdivision with sufficient turn-around space for vehicular traffic including fire and police vehicles.
10. A representative of the Planning Department of the City of Redmond testified that the proposed extension of 159th Avenue N.E. off N.E. 116th provides adequate access and vehicular circulation for the proposed subdivision.
11. Pursuant to the State Environmental Policy Act a final Declaration of Non-significance was issued on January 31, 1980.
12. The gross tract area of the proposed subdivision is 12.45 acres. There are no development limitations and the total area of roads within the subdivision is .75 acres, thus there is a net developable area within the proposed subdivision of 11.70 acres.
13. The net developable area 11.70 acres. The maximum density permitted for this land which is zoned R-1 is 11.70 lots.
14. The Applicant has platted the location of the allowed 11 lots in the preliminary plat that was submitted as part of the application.
15. The Planning Department of the City of Redmond has stated that the proposed layout of the lot as contained in the preliminary plat is adequate and does not pose lots sizes or configuration concerns. A representative of the Planning Department also testified that all minimum site requirements have been met by the Applicant.
15. The Planning Department of the City of Redmond has recommended that the sidewalks be developed within the subdivision in order to provide adequate pedestrian circulation.
16. As part of the recommendation of the City of Redmond Planning Department, a walkway is recommended to connect the proposed subdivision with the proposed subdivision of Tiffany Park, which is southeast of the subject property. The Planning Department has recommended that a walkway be established between lots 8 and 9 of the proposed subdivision connecting to a walkway which is recommended in Tiffany Park to be located between lots 12 and 13 of that subdivision. The purpose of this proposed walkway is to provide a natural and efficient walkway route from the proposed subdivision to the school site which is to the south of both of the above mentioned subdivisions.
17. The Applicant has objected to the proposed walkways connecting the proposed subdivision with the proposed subdivision of Tiffany Park. The Applicant has requested that, in lieu of the proposed walkway, a walkway extending to the entrance of the proposed subdivision on N.E. 116th Street be constructed

east to 162nd Avenue N.E. and then south along 162nd Avenue N.E. to the school site.

18. Testimony was received from a representative of the Lake Washington School District supporting the proposed walkway connecting the proposed subdivision with the proposed subdivision of Tiffany Park. The representative objected to the alternative offered by the Applicant. The basis of the representative's opposition was that traffic on N.E. 116th Street and 162nd Avenue N.E. would create dangers to the safety of the children using the proposed walkway.
19. In the Technical Committee memorandum as submitted by the Planning Department of the City of Redmond, the City recommended either the walkway connecting the two proposed subdivisions, or the alternative offered by the Applicant. However, at the hearing of this matter, the City Planning Department withdrew support of the walkway as proposed by the Applicant, and only recommended the proposed walkway connecting the two subdivisions.
20. The City of Redmond Planning Department recommended that the preliminary plat commonly known as Chardonay be approved subject to the following conditions:

I. STREETS AND UTILITIES

- A. The private street improvements shall consist of a twenty foot wide asphalt roadway with thickened edges and a five (5) foot concrete walkway on one side with a gravel shoulder on the other side.

The private street shall consist of a minimum roadway cross section of:

2 inches asphalt concrete wearing course
4 inches concrete rock top course
6 inches minimum Class "B" base subgrade
compacted to 95% maximum density

- B. An L.I.D. Covenant is required to insure that future street improvements are provided in N.E. 116th Street. Including equestrian trail, concrete curb, gutters and sidewalks, bikeway, storm drains, street lights, etc.
- C. Street lights shall be owned or maintained by the Applicant.
- D. At the time of construction, additional on-site easements may be required to serve adjacent properties.
- E. Vehicular access will not be permitted to Lots 1, 2 and 3 from N.E. 116th Street.
- F. Provisions shall be made to connect the watermain on the site with the proposed plat of First Mark No. 7 and Tiffany Park and N.E. 116th Street.

II. STORM DRAINAGE

- A. 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.
- B. 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.
- C. A storm drainage detention pond is not permitted. A storage pipe shall be used.

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. ADDITIONAL

- A. A ten foot right-of-way for walkway purposes shall be provided in the area of lots 8 and 9. The walkway shall be improved to the Public Works Department standards.
21. The Applicant was in agreement with the recommendations of the City Planning Department except for the aforementioned recommendation of the walkway.
22. No further opposition testimony to the proposed subdivision was offered.

CONCLUSIONS

1. The application is to approve a preliminary plat on 12.45 acres of land located south of N.E. 116th Street and 320 feet west of 162nd Avenue N.E. in the City of Redmond, Washington, and more particularly described as the follows:
- The north 562 feet of the following: Beginning 1320 feet east of the NW corner of the NE quarter of Section 35, Township 26 N, R 5 E, WM in King County, Washington; thence E 465 feet; thence S to the S line of the NE quarter of the NE quarter; thence W 465 feet; thence N to the point of beginning; Except therefrom any portion thereof within NE 116th Street. That portion of the NE quarter of Section 35, Township 26 N, Range 5 E, WM, described as follows: Beginning at a point on the N line of said subdivision, a distance of 792 feet E of the NW corner of said subdivision; thence E along said N line a distance of 528 feet; thence S a distance of 660 feet; thence W a distance of 528 feet; thence N a distance of 660 feet to the point of beginning; EXCEPT the W 230 feet of the N 194 feet thereof, and EXCEPT that portion of the remainder lying within NE 116th Street. All situate in the County of King, State of Washington.
2. The above described property is zoned R-1, Residential Estate District, as established by the Redmond Community Development Guide, and has a Land Use Plan designation of Residential Estate, as established by the Redmond Community Development Guide.
3. There are no development limitations on the above described property.
4. There are no limitations to the development of the subdivision with regard to access or traffic circulation within the property.
5. Pursuant to State Environmental Policy Act a Final Declaration of Non-significance was issued on January 31, 1980.
6. There are no conflicts with goals and policies of the City of Redmond as set forth in the Redmond Community Development Guide, Chapter 20C.00.000.
7. The proposed layout as set forth in the preliminary plat is adequate and does not pose lot size or configuration problems.
8. The density of the proposed preliminary plat is that which is allowable for an R-1 zone within the City of Redmond, Washington.
9. The City of Redmond Planning Department has recommended that the preliminary plat of the area commonly known as Chardonay be approved subject to the conditions as set forth in finding number 20.
10. There is need for a ten-foot right-of-way for walkway purposes provided in the area of lots 8 and 9. The walkway shall be improved to the Public Works Department standards.

RECOMMENDATIONS

For each of the above reasons, the recommendation of the Hearing Examiner to the Redmond City Council, on the approval of the proposed preliminary plat for Chardonay is as follows:

1. The preliminary plat should be granted for the following described property:

The north 562 feet of the following: Beginning 1320 feet East of the NW corner of the NE quarter of Section 35, Township 26 N, R 5E, WM in King County, Washington; thence E 465 feet; thence S to the S line of the NE quarter of the NE quarter; thence W 465 feet; thence N to the point of beginning; Except therefrom any portion thereof within NE 116th Street. That portion of the NE quarter of Section 35, Township 26 N, Range 5 E, WM, described as follows: Beginning at a point on the N line of said subdivision, a distance of 792 feet E of the NW corner of said subdivision; thence E along said N line a distance of 528 feet; thence S a distance of 660 feet; thence W a distance of 528 feet; thence N a distance of 660 feet to the point of beginning; EXCEPT the W 230 feet of the N 194 feet thereof, and EXCEPT that portion of the remainder lying within NE 116th Street. All situate in the County of King, State of Washington

subject to the following conditions:

I. STREETS AND UTILITIES

- A. The private street improvements shall consist of a twenty foot wide asphalt roadway with thickened edges and a five (5) foot concrete walkway on one side with a gravel shoulder on the other side.

The private street shall consist of a minimum roadway cross section of:

2 inches asphalt concrete wearing course
4 inches concrete rock top course
6 inches minimum Class "B" Base
subgrade compacted to 95% maximum density

- B. An L.I.D. Covenant is required to insure that future street improvements are provided in N.E. 116th Street. Including equestrian trail, concrete curb, gutters and sidewalks, bike-way, storm drains, street lights, etc.
- C. Street lights shall be owned or maintained by the Applicant.
- D. At the time of construction, additional on-site easements may be required to serve adjacent properties.
- E. Vehicular access will not be permitted to Lots 1, 2 and 3 from N.E. 116th Street.
- F. Provisions shall be made to connect the watermain on the site with the proposed plat of First Mark No. 7 and Tiffany Park and N.E. 116th Street.

II. STORM DRAINAGE

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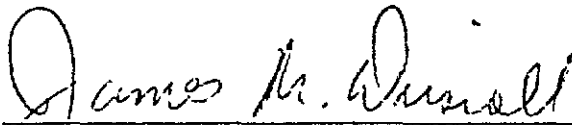
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- B. Clearing of trees and grading shall be limited for those areas necessary for installation of walkways, utilities, streets and residential units.
- C. A Clearing and Grading plan shall be approved by the Public Works Department, including a temporary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

IV. ADDITIONAL

- A. A ten foot right-of-way for walkway purposes shall be provided on the boundary of lots 8 and 9. The walkway shall be improved to the Public Works Department standards.

Entered this 25th day of June, 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.



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. on July 9, 1980.

