

RESOLUTION NO. 555

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON, APPROVING THE PRELIMINARY PLAT OF TIFFANY PARK (PP-79-13) 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 Tiffany Park, file no. PP-79-13, 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 Tiffany Park (PP-79-13) 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. HIMES

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-79-13
Tiffany Park

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 8.33 acres located 532 feet south of N.E. 116th Avenue and 320 feet west of 162nd Avenue N.E. in the City of Redmond, Washington. The property is more particularly described as:

Beginning 1320 feet east of the northwest corner of the northeast quarter of Section 35, Township 26 north, range 5 east, WM, in King County, Washington; thence east 465 feet; thence south to the south line of the northeast quarter of the northeast quarter; thence west 465 feet; thence north to the point of beginning; EXCEPT therefrom any portion thereof within northeast 116th Street; EXCEPT the north 6 acres as conveyed to John M. Lein by deed recorded under Auditor's File No. 5926174.

The above described land is zoned R-3 and has a land use designation of Suburban Estates. 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 8.33 acres located in the City of Redmond, Washington, and more particularly described as:

Beginning 1320 feet east of the northwest corner of the northeast quarter of Section 35, Township 26 north, range 5 east, WM, in King County, Washington; thence east 465 feet; thence south to the south line of the northeast quarter of the northeast quarter; thence west 465 feet; thence north to the point of beginning; EXCEPT therefrom any portion thereof within northeast 116th Street; EXCEPT the north 6 acres as conveyed to John M. Lein by deed recorded under Auditor's File No. 5926174.

2. The zoning for the above described land is R-3, as established by the Redmond Development Guide. The land use designation for the above described land is Suburban Estates as established by the Redmond Development Guide.

3. The development for the above described land and surrounding property is as follows:

On-site:	one barn;
North:	one house and the proposed 11-lot Chardonay subdivision;
South:	Elementary School Site #21 of the Lake Washington School District;
East:	undeveloped, - a proposed 11-lot subdivision known as Puget Estates; and
West:	Redmond Meadows Division #3 and First Mark Division #7, both completed subdivisions.

4. The topography of the above described property is flat with a gentle rise from east to west at a less than three (3) percent slope.
5. The above described property is mostly covered with pasture grasses and has some scattered trees which are located mostly on the southern portion of the property.

6. The surface geology is glacial outwash. The soil is Alderwood Gravelly Sand Loam and it is moderately well drained.
7. Pursuant to the State Environmental Policy Act, the Final Declaration of Non-significance was issued for the property on January 31, 1980.
8. The Applicant has submitted a preliminary plat showing the proposed subdivision, the access and traffic circulation, and the proposed lot layout of the subdivision. This preliminary plat is incorporated as part of the findings of the Hearing Examiner and is attached as Attachment 1.
9. The gross tract area of the proposed subdivision is 8.33 acres. There are no development limitations and the road area for the subdivision is 1.06 acres. Thus the net developable area is 7.27 acres.
10. According to the Redmond Community Development Guide, in an R-3 zone 3 units per acre may be developed. Therefore, if the net developable area is 7.27 acres the maximum density permitted on the above described property is 21.81 lots.
11. The Applicant has submitted plans for the development of 21 lots in the proposed subdivision, and is within the maximum density allowable by law.
12. Access to the proposed subdivision will be from the west via N.E. 112th Street. There will be no vehicular access to the area from the south and the north. At a later date there will be vehicular access to the proposed subdivision from the east by an extension of N.E. 112th Street through the proposed Puget Estates Subdivision.
13. Traffic circulation throughout the subdivision will be as follows: traffic travelling east to west, or vice versa, will use N.E. 112th Street. Traffic travelling north through the subdivision will use 160th Court N.E., which is a cul-de-sac with a turn-around at the northerly portion of the proposed subdivision. The turn-around is adequate for police and fire protection.
14. Sidewalks are recommended by the Public Works Department of the City of Redmond within the subdivision in order to provide adequate internal pedestrian circulation.
15. The Planning Department of the City of Redmond has recommended that a walkway connecting the proposed subdivision with the proposed Chardonay Subdivision to the north be provided. The location of this walkway for pedestrian trails is between lots 12 and 13 as set forth in the preliminary plat of the Applicant.
16. The Applicant objected to the need for a pedestrian trail connecting Tiffany Park proposed subdivision with the Chardonay Subdivision. The basis for the objection was that there was not enough pedestrian traffic to warrant the need for a path at this time and that there was no conceivable need for the path in the future.
17. In lieu of the proposed pedestrian walkway connecting the Tiffany Park Subdivision with the Chardonay Subdivision, the Applicant submitted an alternative in which a pedestrian walkway two feet wide of gravel surface on the outside of the ditch line west along N.E. 116th and south along 162nd Avenue N.E. for approximately 1,850 feet to the school district site be constructed.
18. The School District objected to the proposed Alternative Plan of the Applicant, namely the construction of a walkway along N.E. 116th and 162nd Avenue N.E. The basis of the School District's objection was the possible danger and safety of the school children walking along streets with traffic.
19. The City of Redmond Planning Department has recommended that a walkway constructed in a location between lots 2 and 5 as identified on the preliminary plat of the Applicant. The purpose of this sidewalk is to connect the proposed subdivision with the Elementary School Site #21, which is to the south of the proposed subdivision.
20. Support of the walkway, between the proposed subdivision and the Elementary School Site #21, was made by representatives of the school district. The representative specifically recommended that the walkway be located on the boundary of lots 3 and 4. The reason for this specific location was that

the walkway would be at the intersection of N.E. 112th Street and 160th Court N.E., and thus all traffic would be aware of possible pedestrian use.

21. A spokesman for the Applicant testified in opposition to the recommendation of the City of Redmond Planning Department in regard to the location of the walkway in the proposed subdivision to the elementary school site. The Applicant recommended that the walkway be constructed on the boundary line between lot 1 of his proposed subdivision and the most southwesterly lot of the Puget Estates Subdivision, a proposed subdivision adjacent to the proposed Tiffany Park Subdivision. The Applicant stated that a dedication of the west five feet of lot 1 and the east five feet of Puget Estates lot would provide a sufficient walkway. Opposition to this proposal was made by the school district and the City Planning Department.
22. Testimony was received by a neighboring property owner in opposition to the number of lots in the proposed subdivision. The basis of this testimony was that fewer lots should be required in the proposed subdivision.
23. The Planning Department of the City of Redmond recommended that the preliminary plat of the subdivision known as Tiffany Park be approved subject to the following conditions:

I. STREETS AND UTILITIES

- A. Street improvements including asphalt streets, concrete curb and gutters; concrete sidewalks, storm sewers, street signs, street lights and other underground utilities will be required within the subdivision.
- B. Installation of water and sanitary sewer utilities shall be in accordance with City of Redmond standards.
- C. At the time of construction, additional on-site utility easements may be required to service adjacent properties.
- D. Provisions shall be made to extend water to proposed plats of Puget Estates and Chardonay.
- E. The proposed extension of N.E. 112th Street should be aligned to meet the proposed continuation in the preliminary plat of Puget Estates.

II. STORM DRAINAGE

- A. A storm drainage study shall be conducted and plans developed to maintain existing runoff rate and acceptable water quality during and after construction. All data provided by the applicant shall be reviewed and subject to approval by the Department of Public Works prior to construction.
- B. Within each lot of the proposed subdivision, the downspouts and yard drains shall connect to the storm drainage system or storm drainage shall be handled by another system acceptable to the City.
- C. A perforated storm drainage pipe, French drain sewer system, will be required behind the sidewalk lying in front of lots to intercept surface drainage. The location of the French drain sewer system shall be shown on the plans.
- D. A groundwater collection system such as interception and collector ditches should be provided as determined necessary by the Department of Public Works. Care shall be taken to avoid removal of desirable trees. At side lot lines, drainage shall be directed away from the lot below.
- E. A plan shall be provided to handle drainage and erosion during the construction period.
- F. At time of construction, additional on-site easements to control drainage may be required.

III. ADDITIONAL

- A. A ten foot right-of-way for walkway purposes shall be provided in the area of lots 2 through 5, and 12 and 13. The walkway shall be improved to the Public Works Department standards.
- B. Construction traffic will likely be heavy to the project. If the plat to the east (Puget Estates) is not constructed prior, access is most likely from the west on N.E. 112th Street. This would be undesirable as N.E. 112th Street in this area is built up and could cause traffic safety concerns. It is required that appropriate measures be taken to assure that construction access be allowed to come from the east across the proposed plat of Puget Estates from the north across the proposed plat of Chardonay.

24. Except for the above mentioned differences in the location of the walkway between the proposed subdivision and the school site, the Applicant was in agreement with the recommendations of the City Planning Department.

CONCLUSIONS

1. The application is for an approval of a 21-lot subdivision located 532 feet south of N.E. 168th Avenue and 320 feet west of 162nd Avenue N.E. in the City of Redmond, Washington. This property is more particularly described as:

Beginning 1320 feet east of the northwest corner of the northeast quarter of Section 35, Township 26 North, Range 5 East, WM, in King County, Washington; thence East 465 feet; thence south to the south line of the northeast quarter of the northeast quarter; thence west 465 feet; thence north to the point of beginning; EXCEPT therefrom any portion thereof within Northeast 116th Street; EXCEPT the North 6 acres as conveyed to John M. Lein by deed recorded under Auditor's File No. 5926174.
2. The size of the above described parcel is 8.33 acres and has a land use plan designation, as established by the Redmond Community Development Guide of Suburban Estates. The land is zoned according to the Redmond Community Development Guide as Suburban Estates, R-3.
3. The natural features of the land are adaptable for the development of the proposed 21-lot subdivision, and there are no development limitations.
4. Pursuant to the State Environmental Policy Act the Final Declaration of Non-significance was issued for the land on January 31, 1980.
5. Access to the proposed subdivision will be from the west end via N.E. 112th Street. There is no vehicular access to the property from the south or the north. Access from the property from the east will be from N.E. 112th Street after it is extended at the time of the development of the adjoining easterly project.
6. There appears to be no conflicts of the goals and policies of the Community Development Guide of the City of Redmond.
7. Sidewalks are recommended by the City of Redmond Public Works Department within the subdivision in order to provide adequate internal circulation.
8. The proposed layout of lots in the subdivision do not pose lot size or configuration concerns and are in compliance with the Redmond Community Development Guide.
9. The density of the proposed 21 lots is in compliance with the density requirements of the R-3 zone as set forth in the Redmond Community Development Guide.
10. The Planning Department of the City of Redmond has recommended preliminary recommendation of the subdivision known as Tiffany Park subject to the conditions listed in finding number 23.
11. The application is in compliance with the land use regulations of the City of Redmond.

RECOMMENDATIONS

For each of the above reasons, the recommendations of the Hearing Examiner to the Redmond City Council, on the proposed approval of the preliminary plat of Tiffany Park are as follows:

1. The preliminary plat should be granted subject to the following conditions:

I. STREETS AND UTILITIES

- A. Street improvements including asphalt streets, concrete curb and gutters, concrete sidewalks, storm sewers, street signs, street lights and other underground utilities will be required within the subdivision.
- B. Installation of water and sanitary sewer utilities shall be in accordance with City of Redmond standards.
- C. At the time of construction, additional on-site utility easements

- may be required to service adjacent properties.
- D. Provisions shall be made to extend water to proposed plats of Puget Estates and Chardonay.
 - E. The proposed extension of N.E. 112th Street should be aligned to meet the proposed continuation in the preliminary plat of Puget Estates.

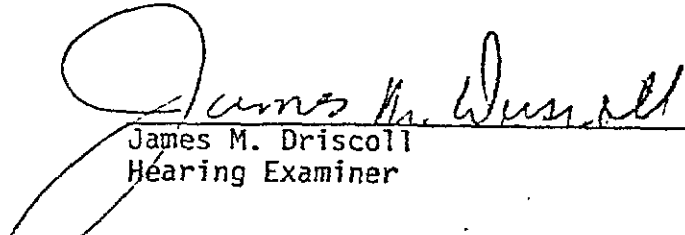
II. STORM DRAINAGE

- A. A storm drainage study shall be conducted and plans developed to maintain existing runoff rate and acceptable water quality during and after construction. All data provided by the Applicant shall be reviewed and subject to approval by the Department of Public Works prior to construction.
- B. Within each lot of the proposed subdivision, the downspouts and yard drains shall connect to the storm drainage system or storm drainage shall be handled by another system acceptable to the City.
- C. A perforated storm drainage pipe, French drain sewer system, will be required behind the sidewalk lying in front of lots to intercept surface drainage. The location of the French drain sewer system shall be shown on the plans.
- D. A groundwater collection system such as interception and collector ditches should be provided as determined necessary by the Department of Public Works. Care shall be taken to avoid removal of desirable trees. At side lot lines, drainage shall be directed away from the lot below.
- E. A plan shall be provided to handle drainage and erosion during the construction period.
- F. At time of construction, additional on-site easements to control drainage may be required.

III. ADDITIONAL

- A. A ten foot right-of-way for walking purposes shall be provided between lots 2 and 3, and lots 12 and 13 of the proposed subdivision. The walkway shall be improved to the Public Works Department standards.
- B. Appropriate measures be taken to assure that construction access be allowed to come from the east across the proposed plat of Puget Estates or from the north across the proposed plat of Chardonay.
- C. The Applicant shall take all necessary precaution in an attempt to maintain the cove of Cedar Trees that currently exist in the south-central area of the subdivision.

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.

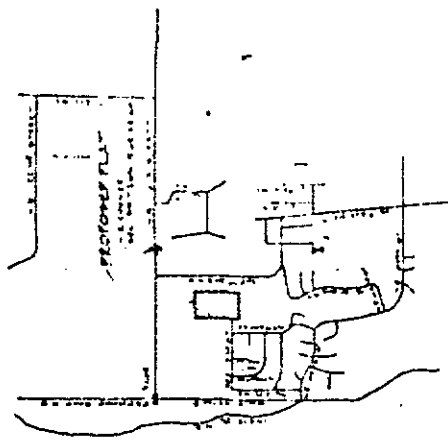

James M. Driscoll
Hearing Examiner

NOTICE OF RIGHT TO APPEAL

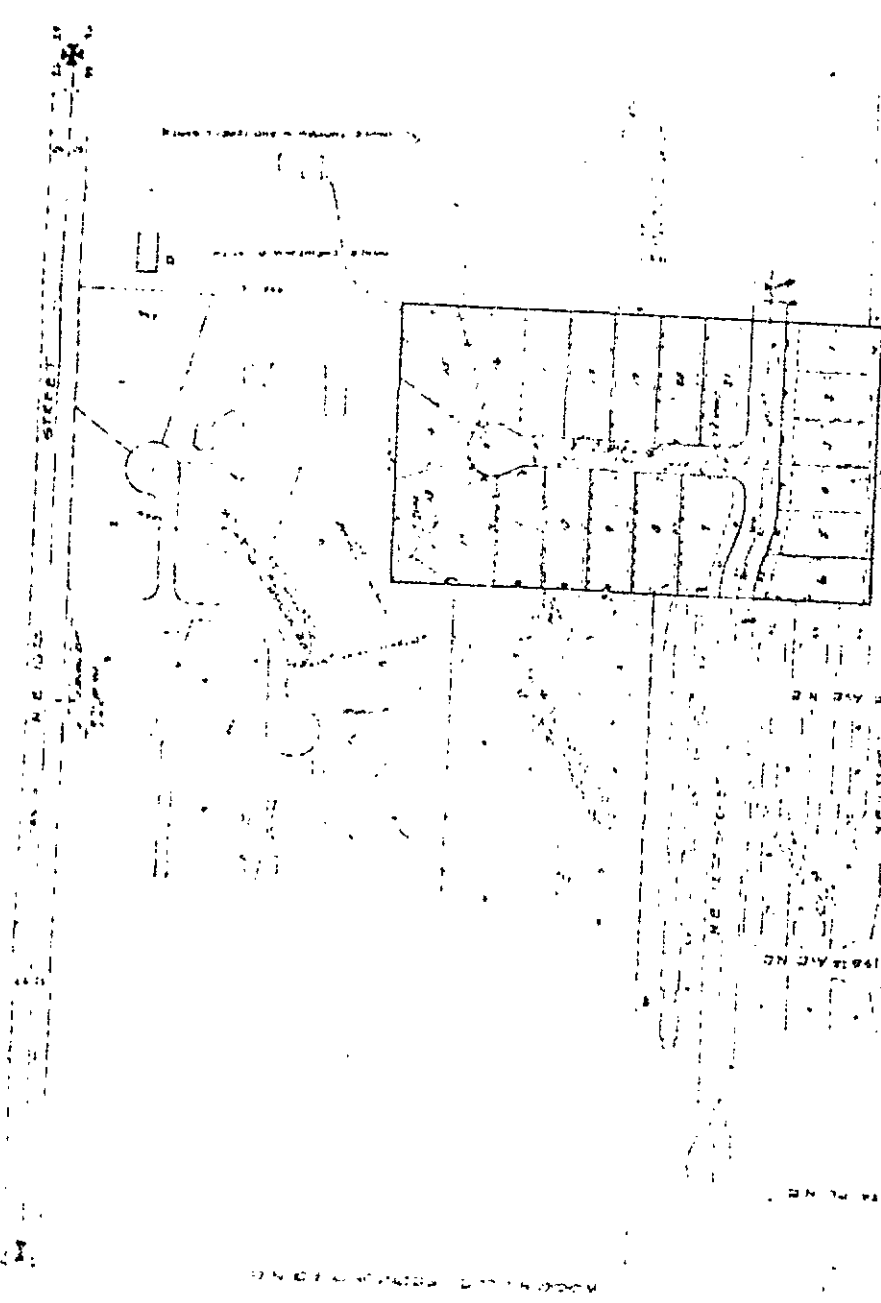
Pursuant to Section 20F.20.140(05), Redmond Development Guide, written appeals alleging specific error of fact or other grounds for appeal may be filed with the Department of Planning and Community Development within fourteen (14) days of the date of the Hearing Examiner's final action. In this matter, any appeal must be received by the Department prior to 5:00 p.m. on July 9, 1980.

EXHIBIT C-3

PRELIMINARY FLAT OF
TIFFANY PARK



VICINITY MAP



PLAN

DESCRIPTION
 This plan shows the preliminary flat of Tiffany Park, a portion of Sec 98, T26N, R26E, S2W. The site is bounded by 10th St. to the north, 11th St. to the south, and 12th St. to the east. The plan shows the layout of the lots, the location of the proposed structures, and the location of the existing structures. The plan also shows the location of the proposed street, 'STREET', and the location of the proposed sidewalk.

Hearing Examiner
Attachment 1

PRELIMINARY FLAT OF TIFFANY PARK A PORTION OF SEC 98, T26N, R26E, S2W	
<i>Dennell and P.S., Inc.</i> SURVEYORS AND ENGINEERS <small>400 N. 10th St. - Minneapolis, Minn.</small>	
<small>DATE OF PLAN</small> <small>DATE OF SURVEY</small> <small>DATE OF RECORDING</small>	<small>SCALE</small> <small>BY</small> <small>CHECKED BY</small> <small>APPROVED BY</small>