

## RESOLUTION NO. 1822

### **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BONNEY LAKE, WASHINGTON, APPROVING THE TRACY PRELIMINARY PLAT ALSO KNOWN AS HEMLOCK RIDGE, LOCATED AT 2836XXX HWY 410 E.**

Whereas, on October 9, 2007, the Hearing Examiner approved the variance request for the length of cul-de-sac; and

Whereas, the variance approval was not appealed; and

Whereas, on October 9, 2007 the Hearing Examiner recommended approval of the Tracy Preliminary Plat, also known as Hemlock Ridge; and

Whereas, the City Council reviewed the application for the preliminary plat and on November 27, 2008 denied the preliminary plat without prejudice and remanded the proposal to the Hearing Examiner for consideration of additional evidence, Resolution No. 1771; and

Whereas, on February 25, 2008 the Hearing Examiner conducted a public hearing on the remand; and

Whereas, on March 7, 2008 the Hearing Examiner issued a decision on the remand recommending conditional approval of the Tracy/Hemlock Ridge Preliminary Plat;

Now, therefore, the City Council of the City of Bonney Lake, Washington, do hereby resolve to accept the Hearing Examiner's recommendation for approval of the Tracy/Hemlock Ridge Preliminary Plat, subject to all development conditions contained and referenced in the Hearing Examiner's decisions of October 9, 2007 and March 7, 2008.

The Council further resolves and finds that the proposed subdivision:

1. Meets all general requirements for preliminary plat approval as set forth in Chapter 17.12.030 BLMC, Criteria, and Chapter 17.20 BLMC, Design Standards; and
2. Meets the requirements of Chapter 58.17 RCW, other applicable state laws, Chapter 16 BLMC, and all other applicable ordinances which were in effect at the time of application; and
3. Makes appropriate provisions for the public health, safety, and general welfare and for such open spaces, drainage ways, streets or roads, alleys, other public

ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and schoolgrounds and all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school; and

4. Serves the public use and interest.

The City Council directs planning staff to issue a Notice of Decision indicating approval of the preliminary plat as conditioned in this Resolution.


RESOLVED this 8<sup>th</sup> day of April, 2008.

APPROVED:



Neil Johnson Jr., Mayor

ATTEST:

  
Harwood T. Edvalson, City Clerk

APPROVED AS TO FORM:

  
James Dionne, City Attorney

**City of Bonney Lake, Washington  
Council Agenda Bill (C.A.B.) Approval Form**

<b><u>Department/Staff Contact:</u></b> Planning & Community Development/ John P. Vodopich	<b><u>Council/Wrkshp Mtg Date:</u></b> April 8, 2008	<b><u>Agenda Item Number:</u></b> AB08-75
<b><u>Ordinance Number:</u></b>	<b><u>Resolution Number:</u></b> 1822	<b><u>Councilmember Sponsor:</u></b>
<b><u>BUDGET INFORMATON</u></b>		
<b><u>2007 Budget Amount</u></b> 0	<b><u>Required Expenditure</u></b> 0	<b><u>Impact</u></b> 0
		<b><u>Remaining Balance</u></b> 0
<b><u>Explanation:</u></b>		
<b><u>Agenda Subject:</u></b> Tracy Preliminary Plat, also known as Hemlock Ridge		

<b><u>Administrative Recommendation:</u></b> Approve the Resolution as presented
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<p><b><u>Background Summary:</u></b></p> <p>The proposed Tracy/Hemlock Ridge preliminary plat consists of 11 single-family lots and 1 storm water tract on a parcel that is 3.6 acres in size located at 2836xxx Hwy 410 E. The Hearing Examiner issued his decision approving the variance for the length of the cul-de-sac and recommended approval of the preliminary plat on October 9, 2007.</p> <p>The City Council reviewed the application for the preliminary plat and on November 27, 2008 denied the preliminary plat without prejudice and remanded the proposal to the Hearing Examiner for consideration of additional evidence, Resolution No. 1771.</p> <p>The Hearing Examiner conducted a public hearing on the remand on February 25, 2008 and on March 7, 2008 issued a decision recommending conditional approval of the Tracy/Hemlock Ridge Preliminary Plat. The remand decision was not appealed.</p> <p>Preliminary Plats are considered a Type 6 permit - the Council is tasked with considering the Hearing Examiner's recommendation and deciding on the proposal accordingly BLMC 14.80.090.</p> <p>The proposed Resolution No. 1822 accepts the Hearing Examiner's recommendation on the remand issue and conditionally approves the Tracy/Hemlock Ridge Preliminary Plat.</p> <p>Attachments:</p> <ul style="list-style-type: none"> <li>• Proposed Resolution No. 1822</li> <li>• Hearing Examiner Remand Decision dated March 7, 2008</li> <li>• Resolution No. 1771 approved November 27, 2008</li> <li>• Vicinity Map dated August 19, 2005</li> <li>• Tracy Preliminary Plat map</li> </ul>
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<b><u>Council Committee Dates:</u></b> Finance Committee: Public Safety Committee: Community Development & Planning Committee: 4/7/08 Council Meeting:	<b><u>Agency/Commission Dates:</u></b> Planning Commission :  Design Commission:  Civil Service Commission:	<b><u>Board/Hearing Examiner Dates:</u></b> Park Board:  Hearing Examiner: 2/25/08 Hearing; 3/7/08 Decision
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<b><u>Council Action:</u></b>		
Council Call for Hearing:	Council Hearings Date:	
Council Referred Back to:	Workshop:	Committee
Council Tabled Until:	Council Meeting Dates: 4/8/08	

<b><u>Signatures:</u></b>		
Dept. Dir. 	Mayor	Date City Attorney reviewed April 1, 2008