

August 24, 1992
BRAMLEY.PEX (BD:clt)

Introduced by: Derdowski

Proposed No.: 92-636

ORDINANCE NO. **10535**

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44

AN ORDINANCE granting an extension of preliminary plat approval for the plat of Bramley Lane, BALD file No. 789-2

FINDINGS:

1. The plat of Bramley Lane received preliminary plat approval by ordinance #8967 on May 15, 1989, effective May 25, 1989. This ordinance included numerous conditions of approval which must be met prior to final plat approval and recording. Preliminary plat approval is valid for three years, with a possible one year extension pursuant to county code and the state subdivision statute, and an additional six month administrative extension pursuant to the county code.

2. Subsequent to preliminary plat approval, the applicant has made submittals to the Building and Land Development Division in response to the conditions of approval attached to the preliminary plat approval. Apart from conditions relating to other conditions of approval, there have been disagreements between the applicant's engineers and BALD review staff as to the appropriate storm water design necessary to meet the conditions of approval. However, both parties are pursuing a solution that meets the conditions of approval.

3. The applicant submitted a request for an extension of the preliminary plat approval to the council prior to the plat's expiration date, as required by state statute. This request came while the applicant was attempting to reach an agreement with BALD on the storm water drainage issues.

4. The applicant appears to have been acting in good faith and made substantial progress in complying with the conditions of preliminary approval. It would be inequitable at this time to require the applicant to reapply, as the same issues would no doubt arise, and they appear to be near resolution.

5. Attachment A to this ordinance describes the Building and Land Development Division's continuing concern with the applicant's response to the condition of approval which is at issue here. The council reaffirms that condition, and expects the applicant to pursue a response to this condition which is satisfactory to BALD.

1 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

2 SECTION 1. The preliminary plat approval for the plat of
3 Bramley Lane (BALD File no. 789-2) is granted an extension to
4 expire on May 25, 1993, subject to the conditions established
5 in the original approval.

6 INTRODUCED AND READ for the first time this 24th day
7 of August, 1992.

8 PASSED this 31st day of August, 1992.

9 KING COUNTY COUNCIL
10 KING COUNTY, WASHINGTON

11 Audrey Luger
12 chair

13 ATTEST:

14 Gerald A. Peterson
15 Clerk of the Council

16 APPROVED this 10th day of SEPTEMBER 10, 1992.

17 Ruth R. [Signature]
18 for King County Executive



King County
Building & Land Development Division
Parks, Planning and Resources Department
3600 - 136th Place Southeast
Bellevue, Washington 98006-1400

ATTACHMENT A

10535

RECEIVED

AUG 07 1992

August 6, 1992

KING COUNTY COUNCILMAN
DISTRICT NO. 3

TO: Brian Derdowski, King County Councilmember

FM: Greg Kipp, Manager *GK*

RE: Proposed Plat of Bramley Lane, Fourth Year Extension.
BALD File No. 789-2, Ordinance No. 8967

The proposed subdivision of Bramley Lane was granted preliminary approval on May 15, 1989, by the passing of Ordinance 8967. Three years later on May 15, 1992 the preliminary approval status of the proposed plat expired, in accordance with KCC 19.28.050.D.

This memorandum is in response to the Chaffey Corporation request to extend the preliminary approval status of the proposed subdivision through a fourth year.

The Building and Land Development Division (BALD) staff have reviewed several revisions of the applicant's proposed engineering plans for compliance with the conditions set forth by Ordinance 8967 and the Subdivision Hearing Examiner's report dated April 26, 1989. Condition No. 8 and associated Exhibit A (Item h) of the Examiner's Report, requires that the applicant:

"Include with the drainage plan a downstream analysis. This analysis must extend for a minimum distance of 1/4 mile from the point of release of each flow discharging from the site. The analysis must address any existing problems with flooding, capacity, overtopping, scouring, sloughing, erosion and sedimentation of any drainage facility, whether natural or manmade. Probable impacts due to construction of the project must also be addressed with respect to these same concerns. Where this analysis reveals more restrictive conditions, more stringent drainage controls may be required than would otherwise be necessary for a project of this type. These controls may include additional on-site rate and/or volume controls, off-site improvements, or a combination of both. Any offsite improvements will require the approval of all affected property owners."

A review of the drainage system within a 1/4 mile downstream of the proposed project has revealed an existing erosion problem near Struve Creek. The BALD engineering and geology staff have concluded that the engineering plans submitted by the applicant do not adequately address the downstream problem. Thus, at this time Condition No. 8, in our opinion, has not been satisfied.



Brian Derdowski
August 6, 1992
Page 2

To satisfy Condition No. 8, the engineering plans should be modified to include downstream improvements. These improvements may be completed in conjunction with the adjoining proposed subdivision of Collin Creek (BALD File No. S90P0120). The offsite improvements may require approval of affected downstream property owners and may require approval a variance to the Surface Water Management (SWM) Manual.

BALD recommends that the request to extend the preliminary approval status of the proposed subdivision be granted, if engineering plans are modified to address Condition No. 8, by including downstream improvements similar to those in the adjoining project of Collin's Creek (S90P0120).

If you have any questions regarding this memorandum, please contact Gary Kohler, Manager, or Joe Miles, Supervising Engineer, of the Subdivision Products Section at 296-6640.

GK:JM:sw
T11/Bramley

cc: Bill Dennis, King County Council Aide
Jim Kramer, Manager, Surface Water Management
 ATTN: Curt Crawford, Engineer
Ralph Colby, Manager, Technical Services
 ATTN: Steve Botthiem, Supervising Geologist
Gary Kohler, Manager, Subdivision Products Section
 ATTN: Joe Miles, Interim Supervisor, Engineering Review
 Unit
 Irv Goddard, Supervisor, Platting Unit
 Ryan Shular, Engineer, Engineering Review Unit