

October 26, 1993
Clerk

Introduced by: Gruger

Proposed No.: 93-641

ORDINANCE NO. **11090**

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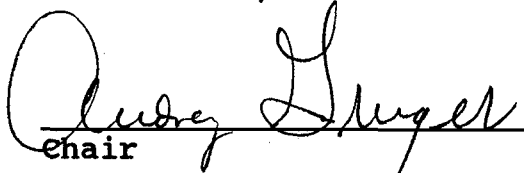
AN ORDINANCE concurring with the recommendation of the Department of Development and Environmental Services to approve a plat alteration to the final plat of Regency Woods Division 1, designated Department of Development and Environmental Services Plat Alteration File No. L9300677.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:


SECTION 1. This ordinance does hereby adopt and incorporate herein the findings and conclusions contained in the report of the Department of Development and Environmental Services dated October 18, 1993, which was filed with the clerk of the council on October 28, 1993, and to approve subject to conditions a plat alteration to the final plat of Regency Woods Division 1, designated by the Department of Development and Environmental Services Plat Alteration File No. L9300677, and the council does hereby adopt at its action the recommendation(s) contained in said report.

INTRODUCED AND READ for the first time this 30th day of August, 1993.
PASSED this 1st day of November, 1993.

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON


chair

ATTEST:


Clerk of the Council

OCTOBER 18, 1993



DEPARTMENT OF DEVELOPMENT AND ENVIRONMENTAL SERVICES
 LAND USE SERVICES DIVISION
 KING COUNTY, WASHINGTON

REPORT AND RECOMMENDATION TO THE KING COUNTY COUNCIL

A. **SUBJECT:** Department of Development and Environmental Services
 File No. L9300677

Proposed Ordinance No. 93-641

Proposed Plat Alteration of Regency Woods Division
 No. 1

Located on the east side of 18th Place South at its
 terminus south of 376th Street

See Attachments 1 and 2 for vicinity map and detailed
 map of the proposed alteration.

B. **SUMMARY OF PROPOSED ACTION:**

This is a request for an alteration to the plat of Regency Woods
 Division No. 1, which was recorded on December 18, 1990. This
 alteration request is to reduce the building setback line from
 50 feet to 35 feet on Lots 89, 90 and 91.

See Attachment 2 for a copy of the proposed alteration plat map
 and Attachment 3 for a copy of the recorded plat map.

C. **SUMMARY OF RECOMMENDATION:**

APPROVE, subject to conditions.

D. **HISTORY:**

Preliminary approval of the proposed subdivision of Regency Woods
 Division 1 was granted by King County Ordinance No. 7850 on
 November 19, 1986, based on recommendations of the Zoning and
 Subdivision Examiner's Report and Decision dated October 22, 1986.
 The plat was recorded on December 18, 1990.

E. **THRESHOLD DETERMINATION OF ENVIRONMENTAL SIGNIFICANCE:**

An Environmental Impact Statement (EIS), dated August 1978, was
 prepared in accordance with the State Environmental Policy Act
 Guidelines, WAC 197-11. The Subdivision Technical Committee and
 staff from the Environmental Division reviewed this proposal and
 determined that it was within the scope of the EIS. Therefore, no
 additional environmental review was required per WAC 197-11-
 600(4).

F. **NOTICE AND PUBLIC HEARING:**

Public notice of the proposed alteration was given pursuant to
 KCC 19.39.030. The public was offered the opportunity to comment
 on or request a public hearing on the proposal. No comments or
 requests for a public hearing were received within the comment
 period. Consistent with KCC 19.39.040, the Department of
 Development and Environmental Services has conducted an admini-
 strative review of this proposal and prepared this report to the
 King County Council.

REGENCY WOODS DIVISION 1 PROPOSED PLAT ALTERATION
FILE NO. L9300677

G. FINDINGS, CONCLUSIONS, AND RECOMMENDATION:

Having reviewed the record in this matter, the Subdivision Technical Committee now makes and enters the following:

FINDINGS:

1. General Information:

Applicant: Chaffee Corporation
205 Lake Street South, Suite 101
Kirkland, WA 98083
(206) 822-5981

STR: SW 33-21-4

Location: Located on the east side of 18th Place
South at its terminus south of 376th Street

Zoning: S-R

Number of Lots: 3 lots proposed to be altered out of a
total of 212 recorded lots

Proposed Use: Detached single family residences
Sewage Disposal: City of Federal Way
Water Supply: City of Federal Way
Fire District: #39
School District: #210 - Federal Way

2. The request is to reduce the steep slope building setback line from 50 feet to 35 feet on Lots 89, 90 and 91 in order to create a larger buildable area on these lots. The applicant has submitted a geotechnical report, dated June 11, 1993 and prepared by Terra Associates, Inc., to investigate the subsurface and groundwater conditions in order to provide a recommendation for slope setbacks, foundations, and earthwork. This report concluded that the recorded 50-foot building setback line could be safely reduced to 35 feet, and that conventional spread footings could be used. The report also recommended that foundations be extended to the dense native sands at a depth of about five feet.

A geologist from the Department of Development and Environmental Services has reviewed this report, visited the site and concurs with the recommendations contained in that report.

H. CONCLUSION:

If approved subject to the conditions recommended below, the proposed plat alteration will be consistent with the goals and objectives of the King County Comprehensive Plan, the Federal Way Community Plan, Subdivision and Zoning Codes, and other official land use controls and policies of King County.

I. RECOMMENDATIONS:

GRANT approval of the proposed plat alteration subject to the following conditions:

1. The applicant shall prepare and submit a drawing of the approved alteration of the final plat to the Department of Development and Environmental Services for approval.
2. A 35-foot building setback line shall be established from the top of bank on Lots 89, 90 and 91. The building setback line shall be recorded on the final plat.

REGENCY WOODS DIVISION 1 PROPOSED PLAT ALTERATION
FILE NO. L9300677

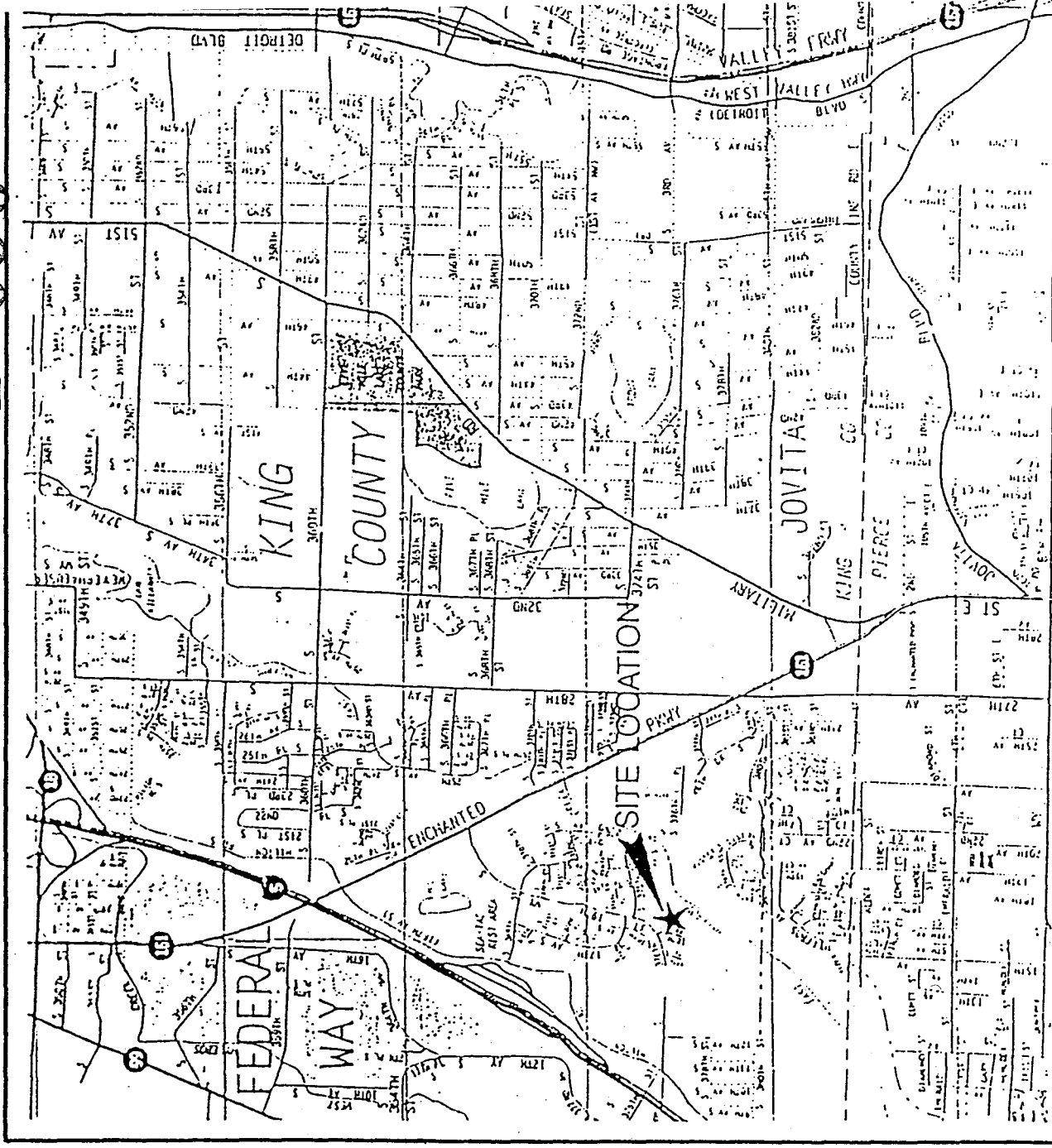
3. Building construction shall comply with the recommendations contained in the geotechnical report prepared by Terra Associates, Inc. dated June 11, 1993.
4. The final plat alteration shall be processed consistent with the provisions of KCC 19.32.
5. All persons with an ownership or security interest in property to be altered must sign the altered plat.
6. This approval is subject to the provisions of KCC 19.28.050 governing approval of a plat which addresses preliminary approval, revisions, engineering details, and approval time.

GK:PK:lm

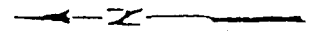
TRANSMITTED TO PARTIES LISTED HEREAFTER:

Chaffee Corporation, ATTN: Aileen D. Oppelaar
205 Lake Street South, Suite 101, Kirkland, WA 98083
Wayne & Judy Conley
37314 19th Place South, Federal Way, WA 98003
Connie McCrossin
2610 South 376th Place, Federal Way, WA 98003
Rich Hudson, Planner III, SEPA Section, Environmental Division
Steven C. Townsend, P.E., Supervising Engineer, Land Use
Inspection Section, DDES
Joe Miles, P.E., Supervising Engineer, Engineering Review Section
Peter Dye, P.E., Senior Engineer
Lisa Pringle, Supervisor, Site Plan Review Section
Elizabeth Lee, Planner III
Priscilla Kaufmann, Planner I
Randy Sandin, Supervisor, Site Development Services Section
Larry West, Environmental Scientist

11090



REF: Thomas Brothers' Maps, 1992.



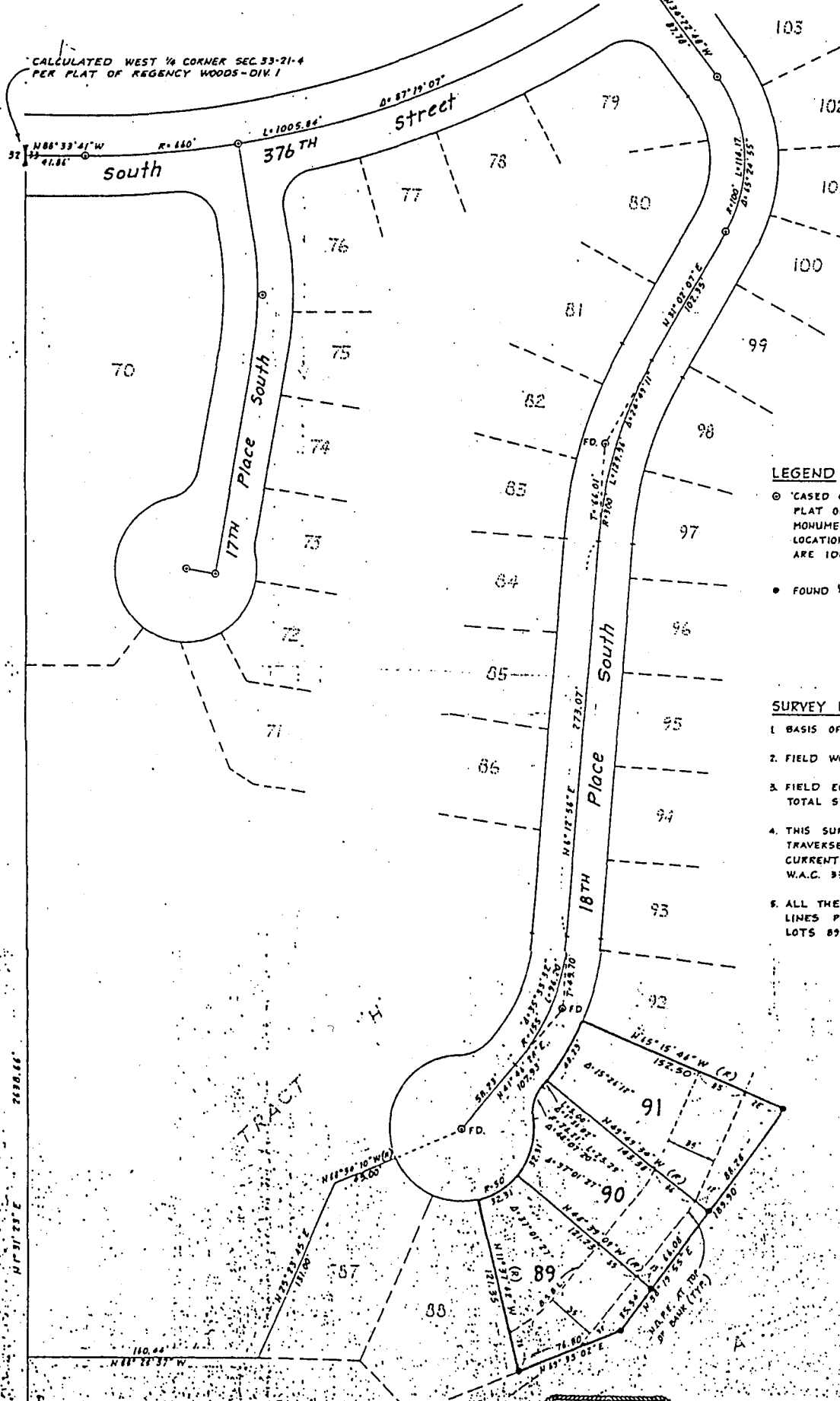
VICINITY MAP
 Regency Woods
 King County, Washington

Proj. No 2345	Date 5/93	Figure 1
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ATTACHMENT 1

REGENCY WOODS DIVISION 1

A PORTION OF THE SW1/4, SEC. 33 TWP., 21N., RG. 4E., W.M.
KING COUNTY, WASHINGTON
ALTERATION No.1

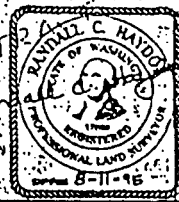


LEGEND

- CASED CONCRETE MONUMENT SET PER PLAT OF REGENCY WOODS-DIVISION 1. MONUMENTS FOUND IN THEIR CORRECT LOCATION AND USED FOR THIS SURVEY ARE IDENTIFIED "FD."
- FOUND 1/2" REBAR & CAP "S&A 15639"

SURVEY NOTES

1. BASIS OF BEARING - REGENCY WOODS DIV. 1.
2. FIELD WORK PERFORMED IN JUNE - 1993.
3. FIELD EQUIPMENT USED: LIETZ SET 3 TOTAL STATION
4. THIS SURVEY WAS PERFORMED BY FIELD TRAVERSE WITH FINAL RESULTS EXCEEDING CURRENT TRAVERSE STANDARDS IN W.A.C. 332-150-090.
5. ALL THE NAILS IN THE CURB ON THE LOT LINES PRODUCED WERE FOUND FOR LOTS 89, 90 & 91.

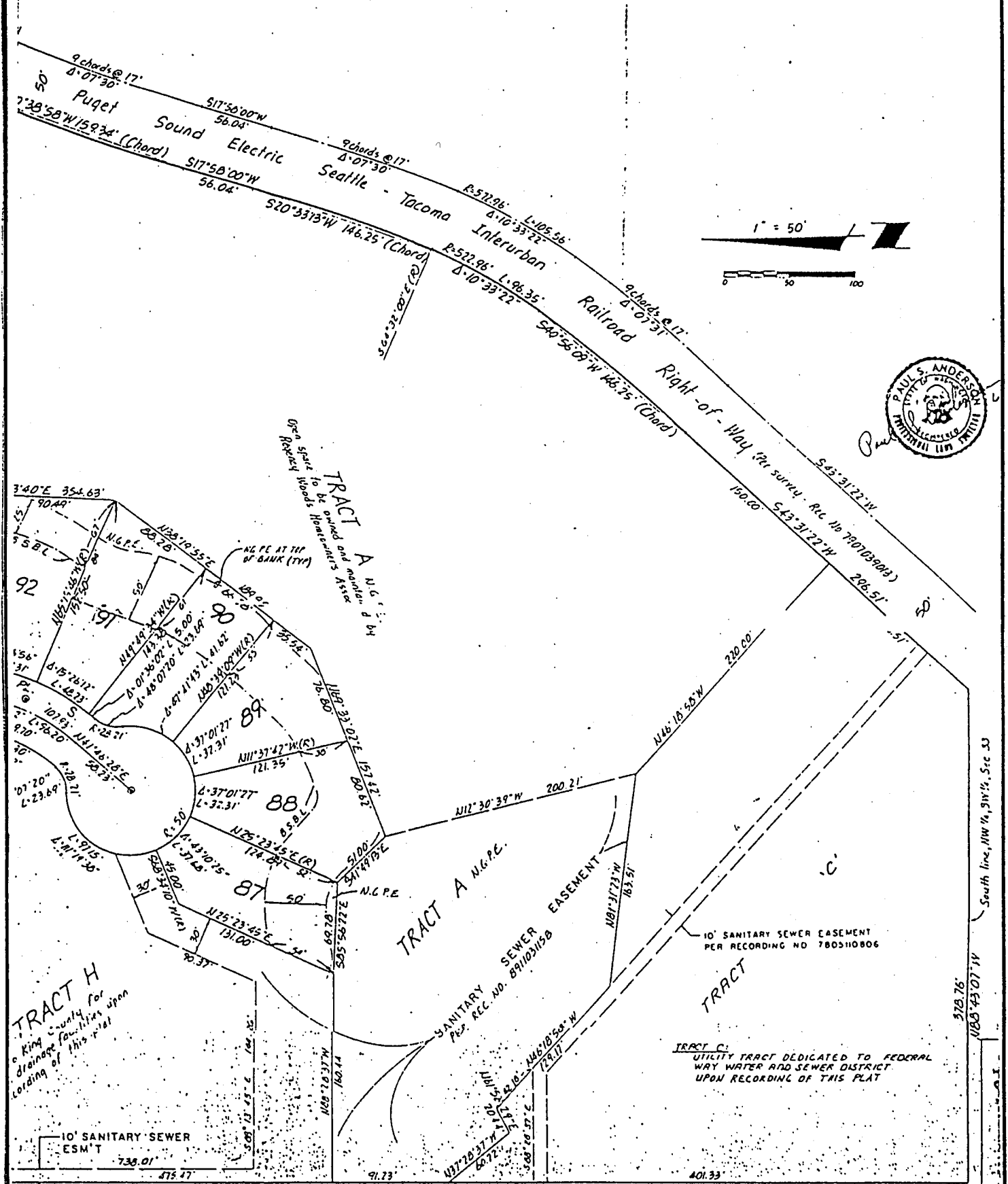
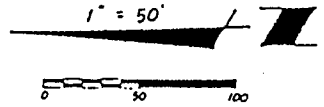


Stepan & Associates
ENGINEERING-PLANNING-SURVEYING
4610 SALMON CREEK LANE
DC HARBOR, WASHINGTON, 98135
TELEPHONE: (206) 851-7377
(FAX) 827-1680

REGENCY WOODS DIVISION I

154/93

PORTIONS OF SECTIONS 28 & 33, T.21N, R.4E, W.M.
KING COUNTY, WASHINGTON

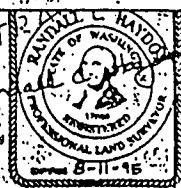


TRACT H
County for
drainage facilities upon
lotting of this tract

TRACT C:
UTILITY TRACT DEDICATED TO FEDERAL
WAY WATER AND SEWER DISTRICT
UPON RECORDING OF THIS PLAT

STEPAN & ASSOCIATES
FEDERAL WAY, WA
SHEET 13 OF 13

CALCULATED SECTION CORNER
PER PLAT OF REGENCY WOODS DIV I



Stepan & Associates

ENGINEERING-PLANNING-SURVEYING
4410 SALMON CREEK LANE
DC HARBOR, WASHINGTON, 98135
TELEPHONE: (206) 831-2377
FAX: 827-1888

B.A.L.D. FILE No/ 786-23