

RESOLUTION NO. 122**A RESOLUTION OF THE CITY OF
WOODINVILLE, WASHINGTON, REGARDING
STONE HILL MEADOWS AND STONE HILL
VILLAGE APPEAL.**

This is a closed record appeal from the Hearing Examiner's decision on Stone Hill Meadows, PPA 96-026 and Stone Hill Village, PPA 96-028 (Stone Hill). The project proponents and property owners are Goshen Development/Robert Prehall, 1000 SE Everett Mall Way #201, Everett, WA 98208 and M2JD Holdings LP/Martin Robinett, 3601 Colby Ave., Everett, WA 98201.

WHEREAS, on October 15, 1996, the Hearing Examiner issued a decision regarding the Stone Hill proposals. This decision was timely appealed by Mr. Robert Margoshes, 18605 136th Ave. NE, Woodinville and Mr. Richard Reed, 18705 136th Ave. NE, Woodinville, and

WHEREAS, the City Council conducted a closed record appeal hearing, pursuant to WMC Chapter 17.17 on November 25, 1996, December 2, 1996, and December 9, 1996, and

WHEREAS, the City Council considered the record before the Hearing Examiner, which was contained in Exhibits A-G in the appeal materials submitted by staff, the oral arguments of the parties, and written submissions offered by the appellants at the closed record hearing. The City Council asked questions of the parties, the staff and the City Attorney, now therefore, based on the material identified above, the City Council resolves as follows:

1. The City Council finds that the appellants have failed to show that the Hearing Examiner's decision is in error and that there is substantial evidence in the record to support the Hearing Examiner's decision, with the exceptions noted herein.

2. The City Council denies the appeal and affirms the Hearing Examiner's decision with conditions as set forth in the written decision of October 15, 1996, as modified herein.

3. Paragraph 10 of the Hearing Examiner's decision, found in Exhibit F, page 16 of 20 shall be clarified to add the following: "This shall include, but not be limited to development as single-family detached units only with the garage at the rear of the property where practical. Where not practical, the houses will be designed by Jeffrey

deRoulet, AIA, or such other architect that is acceptable to both the applicant and the City of Woodinville and shall be reviewed by the City Planning Director, so that the front elevations of those houses with garages in the front harmonize architecturally, aesthetically and visually with those residences with garages at the rear.

4. Paragraph 3 of the Hearing Examiner's decision, found in Exhibit F, page 15 of 20 shall be clarified to add the following: "The applicants shall provide for adequate site distance for the corner where NE 186th transitions to 136th Ave. NE as set forth in Section 21.12.200 WMC as determined by the City."

5. Paragraphs 3, 4, and 5 of the Hearing Examiner's decision, found in Exhibit F, page 15 of 20 are amended to require the walkway to be constructed of asphalt with an extruded curb, according to City standards. The City Council finds that this amendment will assure greater safety for pedestrians, including school children, and is consistent with City standards.

6. Any person desiring to appeal this decision of the City Council must file and serve a land use petition in King County Superior Court within 21 days of the date of this Resolution.

RESOLVED this 16th day of December, 1996.

APPROVED by the Mayor this 16th day of December, 1996.



Robert R. Miller, Mayor

ATTEST:



James Katica, City Clerk/Treasurer