

RESOLUTION NO. R-2312

A RESOLUTION OF THE KIRKLAND CITY COUNCIL AUTHORIZING THE MAYOR AND THE DIRECTOR OF ADMINISTRATION AND FINANCE TO EXECUTE ON BEHALF OF THE CITY OF KIRKLAND A DEED TO A PORTION OF THE PROPERTY KNOWN AS THE KIRKLAND WATERSHED TO BE GRANTED IN EXCHANGE OF PROPERTIES BETWEEN ENVIRONMENT NORTHWEST, A WASHINGTON CORPORATION, AND THE CITY OF KIRKLAND.

WHEREAS, Environment Northwest developer of that certain proposed plat to be known as Sandhurst No. 3 and identified in the Kirkland Department of Community Development under its file No. SUB-75-04(H) has proposed to the City of Kirkland an exchange of the hereinafter described lands, and

WHEREAS, in said exchange the City of Kirkland will be receiving approximately 196,000 square feet of land in exchange for 26,000 square feet, and

WHEREAS, said exchange of land was a condition of the preliminary approval of said proposed plat, Sandhurst No. 3, by the Kirkland Planning Commission and concurred in by the Kirkland City Council, and

WHEREAS, the City Council finds that said exchange is in the public interest and will be to the public benefit,

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Kirkland as follows:

Section 1. The Mayor and the Director of Administration and Finance be and they hereby are authorized and directed to execute on behalf of the City of Kirkland a Warranty Deed from the City to Environment Northwest, a Washington Corporation as to the following described real property:

That portion of the SW 1/4 of the SE 1/4 of Sec. 17, Twp. 25 N. Range 5 EWM, in King County, Wash., described as follows:

Commencing at the NW corner of said subdivision; th N. 89°08'30" E. alg the N. line of said subdivision and the S. line of Wood's Addition to Kirkland, according to the plat recorded in Vol. 6 of Plats, Page 24, in King County, Wash. a distance of 685.68 ft; th S. 53°29'50" W. 45 ft. to the point of beginning; th continuing S. 53°29'50" W. 315.84 ft.; th

S. 12°04'10" W. 198.97 ft; th N. 75°15'00"
 E. 17.25 ft; th N. 40°30'00" E. 88.49 ft;
 th N. 17°15'00" E. 68.00 ft; th N. 45°00'00"
 E. 81.00 ft; th N. 57°00'00" E. 141.00
 ft; th S. 71°30'00" E. 101.00 ft; th N.
 26°00'00" W. 160 ft to the point of beginning.

Section 2. The Deed herein authorized to be executed on behalf of the City of Kirkland shall be delivered to the grantee therein named upon receipt by the City of Kirkland of a Warranty Deed properly executed by the owner thereof and conveying fee title with all real property taxes paid thereon as to the following described real property:

That portion of the SE 1/4 and of the SW 1/4 of Section 17, Township 25 North, Range 5 EWM, in King County, Washington described as follows:

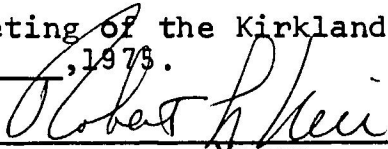
Beginning at the south 1/4 corner of said Section 17; thence south 89°09' west along said section line 247.60 feet; thence north 45°15' West 80.29 feet to the northeasterly margin of pipeline right-of-way and the true point of beginning; thence along said Northeasterly margin North 49°54'30" East 746.13 feet; thence North 89°47'05" East 304.05 feet; thence North 44°42'10" West 360 feet; thence North 12°04'10" East 335.01 feet; thence North 53°29'50" East 360.84 feet to the North line of the Southwest 1/4 of the Southeast 1/4 of said Section 17; thence West 655.68 feet to the East margin of County Road; thence South along said East margin 305.93 feet; thence West 30 feet; thence South 533.36 feet; thence South 49°54'30" West 505.47 feet to the railroad right-of-way; thence South 45°15' East 130.34 feet to the true point of beginning; EXCEPT that portion thereof conveyed to the State of Washington for Secondary State Highway No. 2-A by deed recorded under Auditor's File No. 4762639.

EXCEPT that portion lying within the following described tract: That portion of the Southwest 1/4 of the Southeast 1/4 of Section 17, Township 25 North, Range 5 EWM, King County, Washington, described as follows:

Commencing at the Northwest corner of said subdivision; thence North 89°08'30" East along the North line of said subdivision and the South line of Wood's Addition to Kirkland as recorded in Volume 6 of Plats, Page 24, records of said county a distance of 50 feet to the Easterly margin of Secondary State Highway No. 2-A

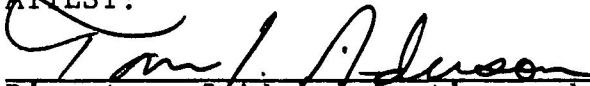
Midlakes to Kirkland also known as 108th Avenue N.E. and the point of beginning. Thence continuing North 89°08'30" East along said North line, 635.68 feet; Thence South 53°29'50" West 45 feet; thence South 26°00'00" East 160 feet; thence North 71°30'00" West 101 feet; thence South 57°00'00" West 141 feet; thence South 45°00'00" West 81 feet; thence South 17°15'00" West 68 feet; thence South 40°30'00" West 88.49 feet; thence South 75°15'00" West 192.91 feet; thence North 39°46'26" West 164.68 feet to the Easterly margin of said 108th Avenue N.E.; thence Northerly along said margin as follows: North 79°55'25" East 10 feet to a point on the arc of a curve from which the center bears North 79°55'25" East 1850.00 feet distant; thence Northerly along said curve to the right through a central angle of 4°30'00" an arc distance of 145.30 feet; thence South 84°25'25" West 10 feet to a point on the arc of a curve from which the center bears North 84°25'25" East 1860 feet distant; thence Northerly along said curve to the right through a central angle of 4°57'00" an arc distance of 160.69 feet to a point of tangency; thence North 0°37'35" West 12.76 feet to the point of beginning.

ADOPTED in regular meeting of the Kirkland City Council on the 7th day of July, 1973.



 Mayor

ATTEST:



 Director of Administration and Finance
 (ex officio City Clerk)

- C. 6. a. (a) additional acreage would be required, (b) footage would be acquired upon a developed street, (c) there would be continuity of ownership from Lake Washington Blvd. to 108th Ave. N.E. as the sewer-water department owns a strip 30 foot in width from the Blvd. to the N.P.R.R. Co. 2. The City of Kirkland extended a sanitary sewer facility through Sandhurst #2 to the westerly boundary of 108th Ave. N.E. at about the 100 foot contour line. This facility could be purchased and extended. 3. Water mains and fire hydrants would be required and extended from 108th Ave. N.E. to serve the footage. 4. Traffic from the proposed plat would add to the perennial problem of mismatched intersections. This mismatch exists and there appears little that can be done to alleviate this without some major street revisions extending from north of N.E. 45th St. to the south through the valley."

Memo from Public Service Department dated April 29, 1975:

- "Streets. 1. The south one-half of N.E. 45th St. would be improved to City standards including sidewalks allowing for a street width of 16 feet from center line. 2. Concrete curb, gutter and sidewalk to be installed along the plat frontage on 108th Ave. N.E. The three existing storm drain inlets along this frontage to be connected with curb and gutter. Asphaltic concrete paving would be installed between the curb and gutter and the existing paving. The curb to be extended southerly to meet the asphalt curb on the fill. 3. The cul-de-sac to be improved to City standards. Beauty bark is not to be used in the landscaped island. 4. All alders to be removed along the 108th Ave. N.E. right-of-way to improve the sight distance. Water. The area is between two pressure zones. The feeder line must come from 108th Ave. N.E. and deadend at the entrance to the cul-de-sac. Services to lots 16 and 17 would be extended from there. Domestic service can be provided by a six inch main to the entrance of the cul-de-sac and a four inch main extended to the end of the cul-de-sac. Fire flows will probably require an eight inch main to the entrance of the cul-de-sac. Sanitary sewers. 1. The existing eight inch sewer is located on the northwest corner of the intersection of the Sandhurst Entrance and 108th Ave. N.E. 2. There is a crossing of 108th Ave. N.E. with the east end of this crossing identified by the manhole shown on the drawing. This is a dead sewer and needs to be tied into Item 1. 3. An 8 inch stub will be provided to the north out of both manholes on N.E. 45th St., extended clear of the permanent street paving for future extension of the sewer service. Storm Drains. There has to be some guarantee that, if the inlet plugs at the end of the cul-de-sac, the storm water has a route to flow overland without causing exorsion or flooding some house. The staff will review the design and is willing to discuss solutions with the developer."

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- C. 6. b. Kirkland Department of Fire Services. Memorandum dated April 14, 1975: "1. One fire hydrant will need to be installed in the cul-de-sac. This hydrant is to be served by no less than an 8" main, if it is a dead-end main. The main may be 6" in diameter if it is a circulating main. 2. Sufficient room must be maintained at the end of the cul-de-sac to permit the turning of fire department apparatus. This will require a minimum of 31 feet turning radius."
- Memorandum dated April 28, 1975: "... We now must reevaluate our position since we now understand that there is no water supply on N.E. 45th St. In addition to the required hydrant in the cul-de-sac we now will require the installation of an additional hydrant on N.E. 45th St. in the vicinity of 109th Pl. N.E."
- c. Kirkland Building Department. Memorandum dated 4/7/75: "... I feel that if properly developed that this could be a very attractive plat. By the contours shown on this map it appears that individual site drainage may become a problem. General soils tests should be performed along the edge of the embankment along the west and south side of this plat at the time of platting to determine the stability of the soils. These tests should not however prevent the building department from requiring additional soils tests on individual problem areas that may develop. The street number designations appear to be correct as per current addressing policy."
- d. Kirkland Park Department. Minutes of Park Board Meeting 3/12/75: "Watershed Trade - Mr. William Eby, of the Subdivision Management Co., 10717 N.E. 196th, Bothell, presented to the Board a title and survey as requested by the Park Board. The Park Board approves concepts and will follow with comments to the Planning Commission."
- Verbal communication: There appears to be no real conflict with the Park Department in the density or intensity of the usage and the future park use as a "Natural Park" with trails and paths. This proposal appears to protect the existing drainageways from the watershed, however, a landscaping strip should be provided along the top of the slope, along the eastern edge of lot 17 and along 108th to provide for maximum buffering and separation between the residential use and the park use.
- e. Lake Washington School District. No correspondence to date.
- f. King County Soil and Water Conservation District. 5/8/75, 5/6/75/ 4/29/75

4/29/75



DEPARTMENT OF COMMUNITY DEVELOPMENT
ADVISORY REPORT
FINDINGS, CONCLUSIONS AND RECOMMENDATIONS

PREPARED BY _____ DATE _____

RECOMMENDED BY _____ DATE May 8, 1975

ADOPTED BY _____ DATE _____

STAFF _____

BOARD OF ADJUSTMENT _____

HOUGHTON COMMUNITY COUNCIL _____

PLANNING COMMISSION _____

CITY COUNCIL AS INCORPORATED AN _____

R-2311 RESOLUTION _____ ORDINANCE _____

NUMBER _____

DATE _____

FILE NUMBER SUB-75-04(H)

APPLICANT ENVIRONMENT NORTHWEST, INC.

PROPERTY LOCATION 108th Ave. N.E. and N.E. 45th St.

SUBJECT SANDHURST #3 SUBDIVISION

HEARING/MEETING DATE May 19, 1975

BEFORE KIRKLAND CITY COUNCIL

EXHIBITS ATTACHED (A) Site Plan (B) Vicinity Map (C) Zoning Map (D) Schedule

(E) PREL. STORM DRAINAGE & SOILS REPORT (F) TITLE REPORT (G) ENVIRON-

MENTAL ASSESSMENT (H) UTILITIES MAP PER A. KNUITSON MEMO.

John Cushing
John Cushing, Chairperson

FINDINGS:

A. SUMMARY OF THE PROPOSED ACTION:

1. This is an application for a formal subdivision of 17 lots to be located within the southeast corner of the intersection of 108th St. N.E. and N.E. 45th St., within an RS 8.5 zone.
2. In this proposal, the applicant has indicated that within this design it would be necessary to use that flat portion of the City's property southward from the boundary of the subject property (adjacent to lots 13, 14, 15, 16 and 17) to the top of the bank. This property totals approximately 26,000 square feet. In lieu of purchasing said City property the applicant has proposed a trade of a parcel 160,000 square feet in area, located southward and westward of the proposed platted area, and along the walls and bottom of a drainage ravine.
3. Justification of project. The proposed plat lies within an area zoned RS 8,500 (Single Family Residential). The subject property is undeveloped land with a gradual slope, and therefore more suited to single family residential dwellings. It is also conveniently located on transit system, near to the freeway and Evergreen Point Floating Bridge.

B. HISTORICAL BACKGROUND:

4. Cultural. Subject property is presently undeveloped, and no dwelling units exist on the subject property.
5. Legal. The subject property was contained within King County, however, entirely surrounded by the City of Kirkland. It appears that this was one of three enclosures which were not annexed into the City of Houghton prior to its consolidation with the City of Kirkland. In Ordinance No. 2191, the City of Kirkland did give notice of its intention to annex three unincorporated territories consisting of islands within the City of Kirkland, of which this subject property was one parcel. The King County Boundary Review Board received no request for review and did not itself choose to invoke jurisdiction. Therefore, on April 5, 1975, subject property did become a part of the City of Kirkland.

C. GOVERNMENTAL COORDINATION:

6. The following agencies were contacted and the following is a summary of their comments:
 - a. Kirkland Public Service Department. Memo from Public Service Department dated 2/5/75: "1. The land trade indicates that 6.5 acres are offered in exchange for 5 acres. In addition to this acreage, there is a proposal to deed additional land to meet the open space requirements. The land to be traded is a sewer-water department facility. There are advantages to the trade.

RMW

Findings, Cont'd

F. NEIGHBORHOOD CHARACTERISTICS

- 20. Zoning. The zoning of the surrounding property consists entirely of residential single family R-500, and public zoned land, being that portion of the watershed property to the east and southeast. (See Exhibit C).
- 21. Adjacent land use. Adjacent land use consists of portions of undeveloped tracts of land to the south, and the existing land use of surrounding property is of a residential single family character.
- 22. Comprehensive Plan. As indicated on the City of Houghton Comprehensive Plan, the subject property as located within the platted area generally appears to be classified as low density residential, which is defined as primarily single family houses located on average size lots, consisting of three to seven dwelling units per acre.
That portion of the property which appears to be on the slopes or within the ravine on either side of 108th is classified as "park".
- 23. Population/Density. Generally, this area is low density single family residential population, (3-5 dwelling units per acre) with approximately 100 dwelling units within 500 feet of the subject property, at a general density of approximately 4 dwelling units per acre. (See enclosed exhibit regarding densities of individual housing units in this area.)
- G. LOCAL ZONING AND/OR LAND USE POLICY PLANS.
 - 24. The applicant has submitted an environmental assessment and Addendum, which received a negative declaration from the responsible official on April 28, 1975.
 - 25. The applicant is required to provide for the preservation of outstanding natural or cultural features such as scenic spots, watercourses or historical sites (Section 2.5.3).
 - 26. In areas of slopes equal to or greater than 15%, a detailed soils engineering report will be required prior to the approval of the preliminary plat. (Section 2.5.4.)
 - 27. A tree cutting plan for all developments shall be required indicating those trees over 6" in caliper which will be cut and which will remain (Section 2.5.5).
 - 28. The use of water retention basin to minimize surface runoff or erosion damage potential may be required. (Section 2.5.6).

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Findings, Cont'd

- G.
 - 29. With regard to the required open space, all subdivisions shall reserve at least 5% of total land area for neighborhood or community park or recreation sites or open spaces (Section 2.5.9).
 - 30. All proposed streets within the subdivision must be constructed to City specifications as provided for in Section 2.11.3.
 - 31. All vertically aligned profile grades shall be connected with a vertical curve which shall have a minimum site distance of 1,000 feet on primary arterial, 500 feet on secondary arterials and 300 feet on all other streets. (Section 2.11.4(e))
 - 32. Corner lots are required to be larger than interior lots and if platted adjacent to a major arterial (108th Ave. N.E.) shall be layed out so as to provide access to streets other than arterials. (Section 2.11.8(g) and (i)).
 - 33. Lot averaging may be allowed by Section 2.11.8(h), Kirkland Subdivision Ordinance.
 - 34. The Kirkland Subdivision Ordinance requires that all utilities be undergrounded (Section 2.12.3).
 - 35. Kirkland Waterfront Master Program, Conservation Element, Policy 3.a. Excessive soil erosion and sedimentation and other polluting elements should be prevented from entering and adversely affecting the lake and its constituent water-courses.
Policy 3.b. The destruction of watercourses feeding into Lake Washington should be discouraged.

CONCLUSIONS:

A. Summary of the Proposed Action:

- 1. Of the 8.4 total acres of the proposed property, the applicant proposes to plat only approximately 4.5 acres. Much of the subject property is located on the sides of the drainage ravine, and on either side of 108th Ave. N.E. Due to the fact that much of this property is unsuitable for building purposes, the applicant has proposed a trade of 160,000 square feet of property for the 26,000 square feet of fairly level City-owned property adjacent to lots 13 through 17. (See Exhibit "A").
- 2. The subject property which the applicant would receive in this trade is presently within the Kirkland watershed, and therefore "Water Department" property. However, the subject property has been considered as Park property in the Kirkland Park and Open Space Plan.

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Findings, Cont'd

C. 6. City of Bellevue Planning Department. No correspondence to date.

h. Washington State Highway Department District #7. No correspondence to date.

D. EXISTING PHYSICAL CHARACTERISTICS:

7. Slope. The proposed area to be platted is basically sloping from the northeast to the southwest, with an average slope of approximately 5%. That portion of the property which is not to be platted, consisting of the major portion of the property on the side of the drainage ravine, and that portion which forms the basin of that ravine, is extremely sloping, being approximately 45%, and is located within the #3 Hazardous Slope Classification of "Unstable Land".

8. Soils. According to the King County Soils Survey, 1974, the proposed platted portion of the subject property, appears to be Alderwood Gravelly Sandy Loam (A9C), 6-15% slope; whereas that portion of the property on the side and bottom of the ravine, appears to consist of Alderwood Gravelly Sandy Loam (A9D), 15-30% slope. The applicant has submitted a preliminary soils report prepared by George Cook, Professional Engineer.

9. Geology. The geology of the proposed site appears to consist of Vashon Till (Qt).

10. Water. In the bore pits made by George Cook, Professional Engineer, no water was found. However, it should be noted that within the Watershed property, the slopes are being drained through the use of a 36" concrete pipe sunk at the base of the slope. Groundwater is collected in this pipe and is discharged through pipes to a collector basin, where the water is then discharged into the watercourse.

11. Vegetation. The subject property should be noted as a unique feature within the Houghton Community, due to the fact that it is one of the few remaining undeveloped wooded tracts east of the railroad. Vegetation within the proposed plat consists largely of deciduous trees, being alder and maple approximately 50 to 60 feet tall, with some Madrona and a small portion of cedar and Douglas Fir in the location of proposed lots 3, 4 and 5. In the area to be platted, there is a markedly minimal amount of undergrowth.

Findings, Cont'd

D. 12. Wildlife Habitat. It does not appear that the subject property contains any significant wildlife habitats. However, this property along with the City of Kirkland Watershed property, in those portions of the undeveloped property to the south, make up a sizeable area of undeveloped and well-vegetated land of approximately 150 to 200 acres in size. This total area is significant, due to the unique property of such a large undeveloped tract of land within a highly urbanized area.

E. PUBLIC UTILITIES:

13. Streets. Ingress and egress from all developed lots will be off of N.E. 45th St. and the cul-de-sac, being 109th Pl. N.E. As identified in the Kirkland Circulation and Arterial Plan, 108th Ave. N.E. is a major arterial, whereas N.E. 45th St. is a neighborhood street.

14. Paths/Trails. 108th Ave. N.E. is identified as an urban trail, however, there is no sidewalk along that arterial. Further, the applicant proposes to install sidewalks on the southern side of N.E. 45th St. for the entire length of the subject property.

15. Water Supply. At the present time there is an existing 12" main along 108th Ave. N.E., and a dead-end 4" main approximately 500 feet to the north on 110th Ave. N.E. Please refer to Public Service and Fire Department comments with regard to the installation of the water system.

16. Fire Hydrants. There appears to be no fire hydrant within 250 feet of the subject property. Please refer to Fire Department comments in regard to the location of fire hydrants.

17. Sanitary Sewers. There is an existing 8" sewer located on the northwest corner of the intersection of N.E. 44th St. and 108th Ave. N.E. (Sandhurst #1 and #2 entrance). This line appears to be at a lower elevation than the proposed sanitary sewer line from Sandhurst 5.

18. Storm Sewers. On the eastern side of Lake Washington Blvd., there is a 15" culvert which runs into an open ditch down the slope, and into the watercourse.

19. Public Transportation. The subject property is served by two Metro Transit Routes 255 and 256.

17. Adjacent Land Users. It appears that the development of the subject property may have an impact upon the City of Kirkland watershed property, however, this impact may be mitigated with proper setback requirements and landscaping buffers along the top of the bank.

18. Comprehensive Plan. It would appear that development of this subject property and the trade and dedication of approximately 196,000 square feet of property to the City of Kirkland, would be consistent with the former City of Houghton Comprehensive Plan for Park Space within this area. It should be noted that the addition of said open space should be of low maintenance responsibility, and provide a physical and identity buffer between the residential single family community and the developed property to the south. Non-development of this property within the sides and bottom of this ravine should maintain this "green belt" identity.

19. Population/Density. The density of the subject property appears to be consistent with other previous subdivisions within the Houghton community. With 17 proposed dwelling units times the City average of 2.8 persons per dwelling unit, this proposed subdivision should increase the City population by approximately 47 persons and would contribute approximately 12 to 17 school age children to total enrollment. These additional children would require approximately one-third additional classroom and associated facilities within Lake Washington School District.

G. Local Zoning and/or Land Use Policy Plans.

20. Pursuant to the soils report by George Cook, preliminary soils investigation may be acceptable with a preliminary plat. A final soils investigation shall be required prior to approval of a final plat.

21. The applicant will be required to provide a tree cutting plan to the City of Kirkland, Department of Community Development, prior to construction of required utilities or any development within this proposed plat, indicating all trees over 6" in caliper, and locating those which will remain and those which will be removed.

22. The applicant will be required to provide the City of Kirkland Department of Community Development with final engineering drawings and calculations with respect to minimizing surface runoff and erosion. The engineering calculations shall be computed for a 10 year one hour storm, and said calculations and drawings shall be submitted to the Department of Community Development, reviewed and approved prior to construction of required utilities or any development of this proposed subdivision.

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G. 23. With regard to the required amount of open space, the applicant has proposed to dedicate to the City of Kirkland 20% of the total land area to be platted, with a remaining 160,000 square feet, to be traded to the City of Kirkland, for the 26,000 square feet adjacent to lots 13 through 17. In total, the applicant proposes to deed or trade approximately one-half of an 8-acre parcel to the City.

24. The applicant has proposed to upgrade the south side of N.E. 45th St. develop 109th Pl. N.E. to minimum City standards.

25. With regard to the size of corner lots, Lot #1 should be increased in width along N.E. 45th St., Lot #17 should also be widened to provide for a natural landscaping buffer along the eastern property line, to reduce the potential impacts on the subject property with the development of the watershed as a park.

26. Lot averaging has been used for this proposed plat, and the applicant has proposed 11.7% of the lot to be minimum lot size of 7650 square feet. Only 10% sub-standard lots are permitted under Section 2.11.8(h) of the Kirkland Subdivision Ordinance. Due to the above, the applicant would need to apply for and receive a variance to this requirement, re-aggregate the number of existing lots, or reduce the number of lots within this proposed subdivision by one.

27. The applicant will be required to underground all utilities.

28. In dedding and trading the approximate total of 190,000 square feet of open space to the city and with respect to requirements of storm water retention systems, it appears that the applicant will minimize soil erosion and destructive effects on watercourses leading into Lake Washington.

RECOMMENDATIONS:

Based upon the foregoing Findings and Conclusions, we hereby recommend approval of this preliminary plat of Sandhurst #3 located in Exhibit "A" subject to the following conditions:

1. Prior to approval of the final plat that the applicant shall be required to re-design the proposed plat and submit it to the Department of Community Development for review insomuch as the following shall be accomplished:

a. That no more than 10% sub-standard lots shall be allowed within the proposed subdivision.

b. That corner lots shall be increased in width along N.E. 45th St. (proposed lots 1 and 17).

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Amended
by R-2311

R-2312

Conclusions, Cont'd

- B. Historical Background:
- C. Governmental Coordination:
3. Comments from the Public Service, Building and Fire Services and Park Department should be carried over as Recommendations where applicable.
 4. Lake Washington School District, King County Soil and Water Conservation District, City of Bellevue Planning Department and the Washington State Highway Department District No. 7 were contacted regarding this application but no correspondence has been received to date.
 - D. Existing Physical Characteristics:
 5. Slope. While the slope of the area to be platted does not appear to be an apparent hazard to development, further consideration should be given to the property line alignment of Lots 9, 10, 11 and 12 with property lines located part way down the slope (40 to 25 feet) from the top of the bank. In the other proposed lots, being Lots 13 through 17, the applicant has located the property line along the top of the bank, being that portion of the property to be traded by the City.
 6. Basically, that portion of the property which lies below the top of the bank(to the south), is that property which has been identified as "Unstable Land", within the #3 Classification of the Hazardous Slope Map. All other property appears to be within Classification #1 "Stable Land".
 7. Soils. Although the King County Soils Survey, 1974, would indicate that the subject property is of an Alderwood Gravelly Sandy Loam in nature, from on-site analysis, it would appear that the subject property may consist of an Everett Gravelly Sandy Loam. With regard to the preliminary soils report prepared by George Cook, Professional Engineer, it is suggested that a minimum setback from the top of the bank of 15 to 20 feet be required, and that minimal disturbance of natural tree growth and groundcover be allowed within 10 feet of the top of the bank (Lots 9 through 17).
 8. Prior to the applicant receiving final approval for this proposed plat, the application shall be required to submit a detailed soil engineering report by a licensed soils engineer or engineering geologist. Said report shall review the above mentioned recommended setbacks for the subject property, and should comment on the engineering feasibility of this project. Preliminary recommendation for building setbacks and screening easements along the top of the bank should be reviewed prior to final approval of this subdivision.

Conclusions, Cont'd

- D. 9. Water. With respect to the preliminary storm drainage report provided by George Cook, Professional Engineer, estimated storm drainage flow generated from this project for a 10 year 1 hour storm would be approximately 2.34 cubic feet per second. Prior to the construction of any improvements or any development whatsoever within this proposed plat, and after final approval, the applicant should be required to submit and receive approval from The Department of Community Development regarding final engineering calculations and drawings for storm water and runoff for a 10 year one hour storm, and the methods of handling said storm water runoff during construction, and after development of the proposed utilities.
10. Vegetation. As indicated in the preliminary report by George Cook, and as mentioned in the Park Department comments, there should be a setback along the top of the bank, with a buffer strip back from the top of the bank, in which no existing vegetation is disturbed. Further, a 10 foot landscaping buffer strip should be required along the eastern property line of Lot 17 to buffer that lot from any future development in the watershed. A similar requirement should be placed on Lots 1, 7 and 8 for a 10 foot strip along 108th Ave. to reduce auto noise.
- E. Public Utilities
11. Streets. Please refer to Public Service Department comment, Governmental Coordination.
 12. Water Supply. Please refer to Public Service and Fire Department comments, Governmental Coordination.
 13. Fire Hydrants. Please refer to Fire Department comments, Governmental Coordination.
 14. Sanitary Sewers. Please refer to the Public Service Department comment, Governmental Coordination.
 15. Storm Sewers. Storm sewers, improvements and storm retention systems should be required pursuant to recommendation of final engineering calculations and recommendations, and the Public Service Department comments, Governmental Coordination.
- F. Neighborhood Characteristics
16. Zoning. All lots except proposed Lot 14 do meet the minimum area dimensional requirements of the RS 8.5 zone, being only 95 to 97 feet in depth. The minimum depth is 100 feet in an RS 8.5 zone. A computer printout verifying lot area should be required with the final plat.

8. Sight lines at the corner of 45th and 108th Ave. N.E. and sidewalks on the east side of 108th Ave. should be studied with the Public Service Department and Park Department and their recommendations be incorporated into the final plat.
9. Ingress and egress of proposed Lot 4 shall be from 109th Pl. N.E.
10. Prior to Planning Commission or Houghton Community Council review of the final plat the applicant shall be required to tag or mark those trees within the plat which will be removed by home construction, and have the Department of Community Development review and approve said tagging.

5/6 & 5/3/75
4/29/75

Recommendations, Cont'd

c. That in the re-design of the proposed subdivision that Lot 14 shall meet a minimum 100 foot depth requirement for that of a lot within an RS 8.5 zone.

2. Prior to the installation of any public utilities, grading, clearing or other development within this preliminary plat, the applicant and City shall accomplish the dedication of property to the City for the fulfillment of the open space requirement. Further, that the applicant and the City shall accomplish the exchange of conveyances, consisting of the applicant trading the approximately 160,200 square feet for the 26,000 square feet owned by the city.
3. Prior to the installation of any required utilities, grading, clearing or other development within this preliminary plat, the applicant shall submit engineering calculations and design for proposed storm water retention system, and erosion measures to be taken during construction and after development, to include design for an overflow system from the cul-de-sac of 109th Pl. N.E., which would include an overflow slot in the curb, and a grass swail between Lots 8 and 9.

4. The following utility improvements will be required to be installed:

1. The south one-half of N.E. 45th St. would be improved to City standards including sidewalks allowing for a street width of 16 feet from centerline.
 2. The applicant shall install asphaltic curb to connect with the asphalt curb on the fill to the south, and the applicant to develop a pathway within the street right-of-way on the east side of 108th Ave. N.E., to the approval of the Director of Department of Public Services.
 3. The cul-de-sac to be improved to City standards. Beauty bark shall not be used in the landscaped island.
 4. All alders to be removed or pruned along the 108th Ave. N.E. right-of-way to improve the sight distance.
- Water: The feeder line must come from 108th Ave. N.E. and dead-end at the entrance to the cul-de-sac. Services to Lots 16 and 17 would be extended from there. Domestic service can be provided by a six inch main to the entrance of the cul-de-sac and a four inch main extended to the end of the cul-de-sac. However, Department of Fire Services will require an eight inch main to the entrance of the cul-de-sac and extended south along 109th Pl. N.E. and to provide a fire hydrant at the entrance of the cul-de-sac (either proposed Lot 4 or 16) and one hydrant located within the cul-de-sac.

Recommendations, Cont'd

Sanitary Sewers: 1. The existing 8 inch sewer is located on the northwest corner of the intersection of the Sandhurst Entrance and 108th Ave. N.E.

2. There is a crossing of 108th Ave. N.E. with the east end of this crossing identified by the manhole shown on the drawing. This is a dead sewer and needs to be tied into Item 1. (Exhibit H)
3. An 8 inch stub will be provided to the north out of both manholes on N.E. 45th St., extended clear of the permanent street paving for future extension of the sewer service.

Storm Sewer: There has to be some guarantee that, if the inlet plugs at the end of the cul-de-sac, the storm water has a route to flow overland without causing erosion or flooding some house. The Staff will review the design and is willing to discuss solutions with the developer.

All utilities shall be undergrounded.

5. The following clauses shall be indicated on the face of the final plat linen:

- a. The maintenance of the island in the right-of-way to be borne by the owners of Lots 6 through 12.
 - b. A minimum 20 foot rear yard setback from the top of the bank for proposed Lots 8, 9, 10, 11, 12, 13, 14, 15, 16, and 17.
 - c. A minimum 10 foot natural screening easement will be provided along the exterior property lines of the proposed plat being within proposed Lots 1, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16 and 17, and no vegetation removal will be allowed within this area. These preliminary setback and screening easement dimensions shall be reviewed and will be subject to modifications prior to approval of the final plat.
6. Prior to final plat approval, the following will be required:
- a. Submission of a closure printout verifying lot areas in conformance with the RS 8.5 zone, and lot averaging requirement found in Section 2.11.8(h) of the Kirkland Subdivision Ordinance, and
 - b. A final soils report prepared by a licensed soils engineer registered to practice in the State of Washington, or an engineering geologist regarding the engineering feasibility of the proposed plat, and reviewing the proposed setback and natural screening easements along the top of the bank.

Amended
by R-2311 7.

Pursuant to the re-design of the proposed plat, the applicant may extend the southern property line down the top of the bank along proposed Lots 13-17. This lot enlargement is allowed to allow better street access into the proposed park and would also allow Lot 14 to become a minimum lot.