

RESOLUTION NO. R - 2822

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KIRKLAND APPROVING THE PRELIMINARY SUBDIVISION AND PRELIMINARY PLAT OF "KIRKSHIRE" AS APPLIED FOR BY SHERSTAD AND WILLIAMS, INC. BEING DEPARTMENT OF COMMUNITY DEVELOPMENT FILE NO. SP-81-17 AND SETTING FORTH CONDITIONS TO WHICH SUCH PRELIMINARY PLAT SHALL BE SUBJECT.

WHEREAS, the Department of Community Development has received application for a subdivision and preliminary plat of property within a Residential Single Family 8,500 zone and said application having been made by Sherstad and Williams, Inc. the owner of the real property described in said application; and

WHEREAS, pursuant to City of Kirkland Ordinance No. 2473 concerning environmental policy and the State Environmental Policy Act, an environmental checklist has been submitted to the City of Kirkland, reviewed by the responsible official of the City of Kirkland, and a negative declaration reached; and

WHEREAS, said environmental checklist and declaration have been available and accompanied the application throughout the entire review process; and

WHEREAS, the proposal for subdivision and preliminary plat has been submitted to the Kirkland Planning Commission who held public hearing thereon at their regular meeting of April 16, 1981; and

WHEREAS, the Kirkland Planning Commission, after public hearing and consideration of the recommendations of the Department of Community Development, did adopt certain Findings, Conclusions and Recommendations and did recommend approval of the subdivision and the preliminary plat subject to the specific conditions set forth in said recommendation, and

WHEREAS, the City Council, in regular meeting, did consider the environmental documents received from the responsible official, together with the recommendation of the Planning Commission.

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

Section 1. The Findings, Conclusions and Recommendations of the Kirkland Planning Commission as signed by the Chairperson thereof and filed in Department of Community Development File No. SP-81-17 are hereby adopted by the Kirkland City Council as though fully set forth herein.

Section 2. The subdivision and preliminary plat of "Kirkshire" is hereby given approval subject to the conditions set forth in the recommendations hereinabove adopted by the City Council.

Section 3. A certified copy of this Resolution, along with the Findings, Conclusions and Recommendations hereinabove adopted, shall be attached to and become a part of the evidence of the preliminary approval of said subdivision and preliminary plat to be delivered to the applicant.

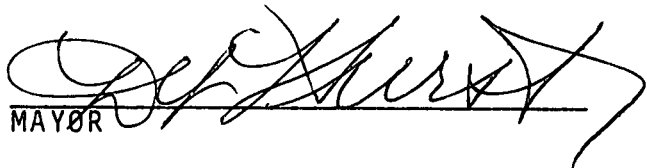
Section 4. Nothing in this Resolution shall be construed as excusing the applicant from compliance with all federal, state, or local statutes, ordinances, or regulations applicable to this subdivision other than as expressly set forth herein.

Section 5. Certified or conformed copies of this Resolution shall be delivered to the following:

- (a) Applicant
- (b) Department of Community Development for the City of Kirkland
- (c) Building and Fire Department of the City of Kirkland
- (d) Department of Project and Construction Management for the City of Kirkland
- (e) Public Services Department of the City of Kirkland
- (f) Office of the Director of Administration and Finance (ex officio City Clerk) for the City of Kirkland

PASSED by majority vote of the Kirkland City Council in regular, open meeting on the 4th day of May, 1981.

SIGNED IN AUTHENTICATION thereof on the 4th day of May, 1981.

  
MAYOR

ATTEST:

  
Director of Administration and Finance  
(ex officio City Clerk)

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DEPARTMENT OF COMMUNITY DEVELOPMENT

ADVISORY REPORT  
FINDINGS, CONCLUSIONS AND RECOMMENDATIONS

\_\_\_ PREPARED BY \_\_\_\_\_ DATE \_\_\_\_\_  
XX RECOMMENDED BY \_\_\_\_\_ DATE April 16, 1981  
\_\_\_ ADOPTED BY \_\_\_\_\_ DATE \_\_\_\_\_

\_\_\_ STAFF \_\_\_\_\_  
\_\_\_ BOARD OF ADJUSTMENT \_\_\_\_\_  
\_\_\_ HOUGHTON COMMUNITY COUNCIL \_\_\_\_\_  
XX PLANNING COMMISSION Carol Goddard  
\_\_\_ CITY COUNCIL AS INCORPORATED IN Carol Goddard, Chairperson

\_\_\_ RESOLUTION \_\_\_\_\_ ORDINANCE \_\_\_\_\_  
NUMBER \_\_\_\_\_  
DATE \_\_\_\_\_

FILE NUMBER: SP-81-17  
APPLICANT: Sherstad and Williams, Inc.  
PROPERTY LOCATION: South of NE 112th St. and W. of 112th Ave. N.E.

SUBJECT: PRELIMINARY SUBDIVISION OF "KIRKSHIRE"

HEARING/MEETING DATE: May 4, 1981

BEFORE: Kirkland City Council

EXHIBITS ATTACHED: See list on reverse (Exhibits "A" through "Q")

KIRKSHIRE - LIST OF EXHIBITS

- "A" - Application
- "B" - Environmental Checklist and Declaration
- "C" - Vicinity Map (see large map)
- "D" - Zoning and Location of Adjacent Structures
- "E" - Proposed Subdivision with Topography (see large map)
- "F" - Clearing Plan (see large map)
- "G" - Soils Report
- "H" - Environmentally Sensitive Areas Map for Site
- "I" - Revised Lot Lines and Location of Residence on Each Lot
- "J" - Slopes Map
- "K" - Cross Profile of Potential Residence on Each Lot
- "L" - Letter from Lake Washington School District
- "M" - Preliminary Road Grades
- "N" - Goldsmith and Associates Letter dated April 2, 1981
- "N1" - Clearing Plan for Road and Utility Construction
- "N2" - Clearing Plan for 13 Lot Scheme
- "N3" - Clearing Plan for 16 Lot Scheme
- "O" - Typical Model on 30% Slope
- "P" - Detailed Soils Report
- "Q" - Hold Harmless Agreement

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I. SUMMARY

A. DESCRIPTION OF PROPOSED ACTION

Kenneth Williams of Sherstad and Williams has submitted an application for a Preliminary Subdivision to divide a 4.3 acre parcel into 16 single family residential lots in a RS 8,500 zone. The property is located south of N.E. 112th Street and west of 112th Ave. N.E. The property has been designated in the Land Use Policies Plan for low density residential use at five dwelling units per acre. The application has been continued from the April 2, 1981 meeting to obtain a detailed soils report and a site plan for each lot.

The major issues are slope and tree retention, sewer service, street improvements and traffic.

B. RECOMMENDATIONS

Based on the major issues, facts and conclusions and Exhibits "A" through "Q" contained herein, we hereby recommend approval of this application subject to the following conditions.

1. This application is subject to the various requirements contained in the Land Use Policies Plan, the Kirkland Zoning Ordinance and the Subdivision Ordinance. It is the responsibility of the applicant to assure compliance with the various provisions contained in these ordinances.
2. Prior to approval of the Final Subdivision, the applicant shall:
  - a. Reduce the number of lots on the final plat linen from 16 to 15 by redesigning Lots 8, 9 and 10 into 2 lots (see Exhibit "I").
  - b. Submit a revised 15-lot building construction area plan showing a reduced clearing area on each lot. The building construction area for each lot will encompass the potential location of the residence, driveway and 10 foot clearing space for construction. Each

4/16/81  
4/10/81 (Revised)  
3/27/81/4620A/bk

building construction area shall have the minimum dimension necessary to construct a reasonable size residence and shall be located away from the 30% or greater slopes. Building construction areas shall be located and designed to minimize cut and fill (see Exhibits "F", "J" and "K").

- c. The edge of the building construction area for each lot towards the west and south property lines of the subdivision shall be noted on the final plat linen as a greenbelt easement. Note on the final plat linen that no grading, clearing, construction or excavation can occur within the greenbelt, except for normal landscaping, installation of utilities, or upon approval by the Building and Community Development Departments (see Exhibit "F").
- d. Submit a revised sewer plan, approved by the Public Services Department, that minimizes fill and excavation and reduces slope erosion in the southwest corner of the site (see Exhibit "E").
- e. Submit engineering construction drawings for street improvements on N.E. 112th Street, 112th Ave. N.E. and N.E. 111th Place for Public Services Department approval.
- f. Install or submit an approved monetary security device for the following street improvements on N.E. 112th Street, 112th Ave. N.E. and N.E. 111th Place:
  - (1) Street paving of 18 feet in width along the south side of N.E. 112th St. to match with the existing surface; street paving of 20 feet in width along the west side of 112th Ave. N.E. with a cul-de-sac at the south end; and street paving of 28 feet in width along the full width of N.E. 111th Place.

4/16/81  
4/10/81 (Revised)  
3/27/81/4620A/bk

- (2) A vertical curb, underground storm sewer with curb inlets and bicycle grates, a 5 foot wide landscaped strip between the curb and sidewalk, a 5 foot wide concrete sidewalk between the landscaped strip and the utility strip, and a utility strip adjacent to the property lines along the south side of N.E. 112th Street, the west side of 112th Ave. N.E. and both sides of N.E. 111th Street.
- (3) Red Maple, Scarlet Oak, Liquid Amber or London Plane street trees planted 30 feet on average in the center of the landscaped strip along the south side of N.E. 112th St., the west side of 112th Ave. N.E. and both sides of N.E. 111th Street. These street trees shall be a minimum of 2" in diameter at the time of planting with a canopy that starts at least 8 feet above finished grade. A section detail of the planting method of the landscaped strip is also required.
- g. Note on the final plat linen that the lots along 112th Ave. N.E. abutting the 20 foot wide easement road shall have no vehicular access to the easement road on Lots 12 and 13 (see Exhibit "E").
- h. Note on the final plat linen that Lots 1 and 3 shall have no vehicular access to the easement road for Lot 2 (see Exhibit "E").
- i. Relocate N.E. 111th Place from the entrance to the cul-de-sac to the north or south and away from any concentration of 30% or greater slopes so that excavation and fill is minimized (see Exhibits "E", "M" and "P").

4/16/81  
4/10/81 (Revised)  
3/27/81/4620A/bk

3. Prior to release of the final plat linen for recording, the applicant shall stake, rope and mark with brightly colored construction tape along the entire edge of the building construction area. The staking shall be inspected and approved by the Department of Community Development before any on-site grading occurs (see Exhibit "F").
4. Sign a hold harmless agreement, in a form acceptable by the City Attorney, holding the City harmless from all loss as a result of landslide or soil disturbance as shown in Exhibit "Q". The hold harmless agreement shall be recorded with the King County Department of Records and Elections.

## II. BACKGROUND

### A. SITE

The site contains an existing house facing N.E. 112th Street. The site is heavily vegetated with coniferous and deciduous trees and undergrowth. The slope of the property is towards the west, and some slopes are greater than 30%. The soil is a gravelly sandy loam of the Alderwood Series in the northern half and loamy fine sand of the Indianola Series in the south half of the property (see Exhibits "E" and "G").

### B. NEIGHBORHOOD

The area to the north, west, southwest and northeast is zoned single family at RS 8,500. To the north is the Alexander Graham Bell Elementary School and to the west and northeast are single family homes. To the east is Planned Area 9 and is zoned at RS 5,000. The area to the east and southeast is the proposed site of the NAN Village where attached multi-family units are being considered. The area to the south is the site of the old gravel pit. 112th Ave. N.E. is an undeveloped right-of-way that abuts the property to the east. (See Exhibits "C" and "D").

4/16/81  
4/10/81 (Revised)  
3/27/81/4620A/bk



III. MAJOR ISSUES, FACTS AND CONCLUSIONS

A. SLOPE AND TREE RETENTION

1. Statements of Fact

a. The Kirkland Subdivision Ordinance

Section 2.5.4 - Hazardous Geological Conditions: In areas of slopes equal to or greater than 15%, a detailed soils engineering report will be required prior to the approval of any preliminary plat. Special consideration for grading, fills or excavations shall be made by the Planning Commission.

b. Land Use Policies Plan - Juanita Heights Area.

Natural Elements - A system of potentially unstable slopes borders the area. These slopes are expected to remain stable if left in a natural condition. However, construction on or adjacent to these slopes may cause or be subject to landslides, excessive erosion, drainage or other problems associated with development on a slope. Therefore, a slope stability analysis is required prior to development on these potentially unstable slopes. Development is to be regulated on the slopes to minimize damage to life and property.

Living Environment - The north slope of Juanita Slough has been identified as potentially unstable. Development at existing zoned low residential densities will be permitted only if site specific geologic and soils analysis demonstrates the slope can accommodate such densities (see Exhibit "H").

c. The Environmentally Sensitive Areas Map and the Land Use Policies Plan have designated the southern half of the property as potentially unstable slope (see Exhibits "H" and "J").

4/16/81  
4/10/81 (Revised)  
3/27/81/4620A/bk

- d. The property is zoned as RS 8500 and is designated in the Land Use Policies Plan at 5 dwelling units per acre.
- e. The intent of the zoning designation at RS 8500 is to establish the maximum allowable density in a zone. The intensity of actual development is limited by the physical characteristics of the site as well as the zoning category. When subdividing a lot, slopes, drainage and other environmental factors must be considered in determining the appropriate minimum lot size.
- f. The Hugh Goldsmith and Associates soil analysis dated February 4, 1981 notes that the property has slopes greater than 15%. The soils analysis generally states that "None of the homes will be built on what can be considered a prohibitive slope.". (See Exhibit "G").
- g. The Earth Sciences soil report states that the slopes are stable except for "the very localized shallow movements on slopes of 35-40 percent" that "would likely be triggered by excessive precipitation". The report recommends that "whatever building pads are excavated on slopes steeper than 15%", footings should "be dug at least four feet below present and final adjacent grades". The report states that "the soil is an erosive type..." (see Exhibit "P").
- h. The northern half has gravelly sand loam soil and the southern half has loamy fine sand soil. Both soils will support building foundations but are subject to slippage on steep slopes (see Exhibits "G", "J" and "P").
- i. As noted on the slope map, all the lots have slopes greater than 30%. The steepest slope is 38% (see Exhibit "J").

4/16/81  
4/10/81 (Revised)  
3/27/81/4620A/bk

- j. The applicant proposes to divide the property into 16 lots. The 16-lot clearing plan requires 41% of the site to be cleared. The plan shows a 20 foot wide construction area around each residence. The residences on Lots 7 through 15 have only the minimum side yard setback (see Exhibits "E", "F", "J" and "N3").
- k. An alternative scheme of 13 lots shows a clearing plan that requires 35% of the site to be cleared. The plan shows the entire northern half of Lots 4 and 13 graded, even though the residences are located in the southern half of the lots (see Exhibit "N2").
- l. Placement of the residences on the 30% or greater slope will require a rockery to retain the grade and a stepped, concrete foundation (see Exhibits "I", "K" and "O").
- m. The lots range in size from 8,550 to 21,650 square feet. Lots 8, 9, 15 and 16 are just slightly larger than the required minimum square footage of 8,500 yet have slopes greater than 30%. All the proposed residences except on Lots 1 and 14 are placed directly on 30% or greater slopes. The subdivision averages 3.7 lots per acre (see Exhibits "E" and "J").
- n. The following approved RS 8500 subdivisions on potentially unstable slopes are compared with the proposed Kirkshire Subdivision:

4/16/81  
4/10/81 (Revised)  
3/27/81/4620A/bk

<u>Date</u>	<u>Name and Location</u>	<u>Maximum Percent of Slope</u>	<u>Average Lot Size</u>	<u>Number of Lots Approved</u>
2/2/81	<u>Kirkshire</u> NE 112th St. & 112th Ave. N.E. (SP-81-17)	38%	11,706 sq.ft.	--
4/21/80	<u>Sunny Hills</u> NE 110th St. & 108th Ave. NE (F-SUB-79-123(P))	15%	13,558 sq.ft.	Planning Commission reduced 1 lot because of slope and vegetation.
7/2/79	<u>Shangri-La</u> NE 116th & 101st Pl. NE. (P-SUB-79-35)	16-22%	11,761 sq.ft.	Planning Commission reduced 1 lot because of slope and vegetation.
6/4/79	<u>Walenta</u> NE 110th St. & 108th Ave NE. (P-SUB-79-29(P)).	15.8% avg.	12,251 sq.ft.	All lots approved.
12/4/78	<u>Spiritview</u> NE 62nd St & 102nd Ave. NE (F-SUB-78-57(H)).	5-15%	14,810 sq.ft.	All lots approved

- Average lot size is determined by dividing the number of lots into the square feet of property. Dedicated land is not computed into the lot size (see Exhibit "N").

4/16/81  
 4/10/81 (Revised)  
 3/27/81/4620A/bk

o. The proposed 16-lot Kirkshire Subdivision has the smallest average lot size but the greatest percent of slope of the five recently approved RS 8500 subdivisions on potentially unstable slopes as noted in the above chart.

p. Kirkland Subdivision Ordinance.

Section 2.5.5 - Tree Cutting Plan: Landscaping, planting and tree cutting plans shall be prepared by a landscape architect and submitted to the Planning Department prior to approval of the Final Plat on all areas which have been identified by the Kirkland Planning Department as having potentially hazardous geological conditions, soil limitations, or slopes equal to or greater than 15%.

Section 2.10.5 requires that "Natural features such as trees shall be preserved and kept in a natural state to the maximum extent possible."

q. Land Use Policies Plan - Juanita Heights Area.

Natural Elements: In all slope areas, existing vegetation should be preserved to the greatest extent feasible in order to help stabilize the slopes as well as to maintain natural drainage patterns.

r. The site is heavily vegetated with coniferous and deciduous trees. The soil analysis states that "The tree cover consists of well established second growth conifers with diameters of 6" to 24"." (see Exhibits "F" and "G").

s. The applicant has submitted preliminary clear cutting plans and elevation drawings. The applicant has indicated in the Environmental Checklist that approximately 35% of the site will be graded (see Exhibits "B", "F" and "J").

4/16/81  
4/10/81 (Revised)  
3/27/81/4620A/bk

- t. The 16 lot clear cutting plan submitted by the applicant will require 41% of the site to be cleared (see Exhibit "N3").
- u. Sewer service will require the extension of sewers across the 30% or greater slope in the southwest corner of the subdivision (see Exhibit "I").
- v. The City has a consistent policy of requiring greenbelt easements to retain the slope and existing vegetation.
- w. Lot 8's driveway is 90 feet in length and Lot 10's driveway is 55 feet in length (see Exhibit "I").
- x. The City has required previous applicants to sign hold harmless agreements for development on steep slopes (see Exhibit "Q").

## 2. Conclusions

- a. The property is inappropriate for a minimum lot size of 8,500 square feet because of the steep, potentially unstable slopes. The zoning designation at 5 dwelling units per acre/RS 8,500 establishes the smallest legal lot size that can be proposed. However, the zoning designation does not automatically entitle the applicant to the maximum development at the minimum lot size. The number of lots suitable for each property should be approved on an individual basis depending on the slopes, drainage, vegetation and other environmental factors, rather than a "blanket" approval of RS 8,500 lot sizes.
- b. To preserve the 30% or greater slopes and existing vegetation, to minimize fill, grading and excavation, and to reduce the length of the driveways on Lots 8 and 10, the subdivision should be reduced from 16 to 15 lots by redesigning Lots 8, 9 and 10 into two lots

4/16/81  
4/10/81 (Revised)  
3/27/81/4620A/bk

(See Exhibit "I") as outlined in Condition 2.a. The Planning Commission has reduced the number of lots in other subdivisions with lesser slopes because of slope conditions and significant vegetation.

- c. The Subdivision Ordinance and the Land Use Policies Plan support the reduction in number of lots. Section 2.5.4 of the Kirkland Subdivision Ordinance stipulates that special considerations shall be made for grading, fills or excavations for slopes greater than 15%. The Living Environment Section for the Juanita Heights Area states that the existing zoned low residential densities will be permitted only if site specific geologic and soils analysis demonstrates that the slope can accommodate such densities.
- d. The Earth Sciences soil analysis (see Exhibit "P") does not conclusively demonstrate that the slopes can accommodate 16 lots. The soils have been found to be erosive; a heavy rainfall can trigger erosion on the steep slopes. Excessive excavation for slopes 15% or greater will be required to install the building pads at least four feet below both present and final adjacent grades.
- e. Affordable housing considerations are not appropriate for the subject property. Affordable housing is an important objective when reviewing subdivisions with few environmental constraints. However, the subject property has severe environmental constraints because of the steep slopes. In addition, the cost of constructing residences on 30% or greater slopes with rockery, stepped foundation and extensive erosion control, and the cost of installing 112th Ave. N.E. with its necessary extensive regrading will raise the total cost of the Kirkshire residences beyond low or middle priced housing.

4/16/81  
4/10/81 (Revised)  
3/27/81/4620A/bk

- f. To preserve the steep slopes and the existing vegetation, an exact clearing and building construction area should be designated and a greenbelt easement should be established as outlined in Condition 2.b. and c. The building construction area for each lot would be established to allow for a 10 foot construction area next to the residences and to retain the steep slope and maximum vegetation. Building construction areas should be located and designed to minimize cut and fill. To insure that the existing vegetation and slope are retained, the building construction area on each lot should be staked, roped and marked as outlined in Condition 3.
- g. The proposed clearing areas as shown on both clearing plans (see Exhibits "N2" and "N3") are larger than necessary to construct the residences. The applicant has not shown clearing plans that minimize clearing and grading on the site. In the past, the Planning Commission has limited the construction area next to buildings to 10 feet in width. Clearing should be limited to within 10 feet of the residences and driveways as outlined in Condition 2.b.
- h. The applicant should sign and record a hold harmless agreement to hold the City harmless from all loss from landslides or soil disturbances as noted in Condition 4 because of the extensively steep slopes.

B. SEWER SERVICE

1. Statements of Fact

- a. Sewer service is available to the subdivision from a manhole on Lot 0044 abutting the southwest corner of the property. If the sewer is extended from the manhole on Lot 0044 to Lot 12 as shown on Exhibit "E", the Public Services Department must service the manhole on Lot 12 with a City truck via a paved access road.

4/16/81  
4/10/81 (Revised)  
3/27/81/4620A/bk



- b. The Public Services Department states that the access road to the manhole on Lot 12 would require a paved access road and possibly a retaining wall across the 30% or greater slope in the southwest corner of the subdivision (see Exhibit "E").
- c. Lots 12 and 13 have 30% or greater potentially unstable slopes where the proposed sewer access road is proposed (see Exhibits "E", "H", and "J").
- d. Having a sewer service access road behind the residence on Lots 12 and 13 and adjacent to Lot 14 will create a maintenance and security problem (see Exhibit "E").
- e. The Public Services Department recommends the sewer service plan be revised to show a sewer extended across the southern property line of Lot 12, from the southwest corner of the property to the 20 foot wide access and utility easement in front of Lot 12, and a private sewer extended from the manhole on Lot 12 across Lot 13 to Lots 14 and 15. Extending a public sewer across Lot 12 to the access road and extending a private sewer across Lots 13, 14 and 15 will eliminate the need for a paved access road and will minimize the amount of fill required on Lot 12 for extension of the sewer. The Public Services Department has indicated that a roto-rooter service can maintain the private sewer on Lots 13, 14 and 15 with a hand carried machine (see Exhibits "E" and "I").

## 2. Conclusions

To preserve more of the slope and maintain more of the vegetation, the sewer service plan should be reviewed by the Public Services Department and revised as noted in Condition 2.e.

4/16/81  
4/10/81 (Revised)  
3/27/81/4620A/bk

C. PUBLIC IMPROVEMENTS

1. Statements of Fact

a. Kirkland Subdivision Ordinance

Section 2.9.1(n): Street profiles and cross-sections shall be prepared on standard plan and profile paper and shall indicate the location and sizes of catch basins, culverts, drainage and drainage retention structures, water distribution system, sewage collection system, and shall be submitted for the approval of the City Engineer. All site improvements shall be designed in accordance with adopted standard plans and specifications of the City of Kirkland.

Section 2.11.9(a): Sidewalks shall be provided on both sides of all arterials adjoining the subdivision.

Section 2.12.1: No plat shall be granted final approval until all conditions required by the City Council and to which approval of the plat may be subject and all required public improvements together with each and all of the water, sewer and street improvements shown on said plat shall first be completed, at the expense of the subdivider or developer in accordance with the current City of Kirkland standard requirements and specifications including those for private work in the City rights-of-way, and approved by the City Engineer. Provided, however, that in lieu of full compliance herein prior to the final approval of such a plat, the subdivider or developer may deposit a performance and maintenance bond with the City of Kirkland.

b. Land Use Policies Plan - Juanita Heights Area

4/16/81  
4/10/81 (Revised)  
3/27/81/4620A/bk

Public Services/Facilities: N.E. 112th St. should remain as a collector arterial. Also, provisions for a pedestrian/bicycle way must be included especially to provide access to the elementary school.

- c. The Land Use Policies Plan and the Right-of-Way Designation map has noted N.E. 112th St. as a Collector Arterial, 112th Ave. N.E. as a Neighborhood Collector Street and N.E. 111th Pl. as a Cul-de-Sac Street (see Exhibits "C" and "D").
- d. N.E. 112th St. has no sidewalks, curbs, gutters or storm sewers along the south side of the road. The street paving is in need of resurfacing (see Exhibit "D").
- e. The City has no near future plans to improve N.E. 112th Street. The road is not scheduled in the Six-Year Road Improvement Plan for improvements. However, with the proposed NAN Village site to the southwest, N.E. 112th may be improved from 112th Ave. N.E. towards the east (see Exhibits "C" and "D").
- f. 112th Ave. N.E. is an undeveloped right-of-way. The property on the southeast side of the road is vacant. The road may be opened to the south depending on the NAN Village site (see Exhibit "D").
- g. N.E. 111th Place is the proposed cul-de-sac road to serve the subdivision. The entrance of the road is across a concentration of 30% or greater slopes. Because of the 30% or greater slope, the proposed location of N.E. 111th Place will require 11 feet of cut near the cul-de-sac and 11 feet of fill near the intersection of 112th Ave. N.E. (see Exhibit "M").

4/16/81  
4/10/81 (Revised)  
3/27/81/4620A/bk

- h. The areas to the north and south of the entrance of N.E. 111th Place have less concentration of 30% or greater slopes (see Exhibit "E").
- i. As authorized under the newly adopted Public Improvement Ordinance No. 2576, the Public Services Department now requires installation of 5 foot wide concrete sidewalks, vertical curbs, storm sewers with through curb inlets, bicycle grates and 2" in diameter street trees placed 30 feet on center for Collector Arterials, Neighborhood Collectors and Cul-de-Sacs.
- j. The applicant is not automatically subject to the Public Improvement Ordinance No. 2576 because the application was submitted shortly before adoption of the ordinance. However, the Public Services Department recommends the improvements of the Ordinance be installed because the same improvements have been required for other developments in the past and considers these improvements necessary to meet minimum City standards.
- k. School children walk along N.E. 112th St. to attend Alexander Graham Bell Elementary School and to take school buses to other school locations (see Exhibit "L").
- l. The Land Use Policies Plan has designated N.E. 112th St. as a Primary Pedestrian Way (page 358).

2. Conclusions

- a. The location of N.E. 111th Place is not appropriate because of the extensive cut and fill required to install the road over a 30% or greater slope. The entrance of the road should be relocated to the north or south where there are fewer than 30% or greater slopes as outlined in Condition 2.i.

4/16/81  
4/10/81 (Revised)  
3/27/81/4620A/bk

- b. To provide the required City public improvements, the applicant should install the sidewalks, street trees, street paving, landscaped strip, storm sewers, turn-arounds and bicycle grates for N.E. 112th St., 112th Ave. N.E., and 111th Pl. N.E. as outlined in Condition 2.e. and f. These improvements may be installed after recording of the final plat linen if an approved engineering design and a monetary security device are submitted before release of the recording document.
- c. Since N.E. 112th St. will not be improved by the City in the near future, half street improvements should be installed now to provide pedestrian access along the road and to begin upgrading the street.

D. TRAFFIC

1. Statements of Fact

- a. The Right-of-Way Designation map has noted 112th Ave. N.E. as a Neighborhood Collector street. 112th Ave. N.E. is an undeveloped right-of-way that will be improved by the applicant (see Exhibits "C" and "D").
- b. There are no near future street improvements scheduled for N.E. 112th St. (see Exhibits "C" and "D").
- c. The Public Services Department has had no indication of any traffic problems along N.E. 112th Street.
- d. The proposed 16 lot subdivision will generate 135 vehicular trip-ends per day. A 14 lot subdivision will generate 126 vehicular trip-ends per day. The vehicular trip end calculation of 7 trips per lot is based on J. Baerwald's Transportation and Traffic Engineering Handbook (1976).

4/16/81  
4/10/81 (Revised)  
3/27/81/4620A/bk

- e. Lots 14, 15 and 16 will access directly to 112th Ave. N.E. Lots 1 and 3 will access directly to N.E. 112th Street. Lot 2 will be served by a 15 foot wide access road. Lots 12 and 13 will be served by a 20 foot wide access road (see Exhibit "E").
- f. The Kirkland Subdivision Ordinance Section 3.5.3 requires a 15 foot wide access easement serving only one lot and a 20 foot wide access easement serving only two to four lots.

## 2. Conclusions

- a. The proposed subdivision will increase traffic on N.E. 112th Street by only a small percentage and should not cause a dramatic increase in traffic. However, as the neighborhood is developed to its maximum density, the future traffic flow on N.E. 112th St. may eventually become a problem.
- b. To ensure that Lots 14, 15 and 16 and Lots 1 and 3 do not use the abutting access easement road, the applicant should note on the final plat linen that no vehicular access is permitted as outlined in Condition 2.h. and i.

## IV. ALTERNATIVES

- A. The Planning Commission may approve 16 lots as proposed.
- B. The Planning Commission may deny the subdivision and recommend the applicant apply for a Planned Unit Development Permit and propose attached residences on the property. Attaching the structures would allow the placement of the residences further away from the 30% or greater slopes and thus may allow for possible approval of more units and lots.

4/16/81  
4/10/81 (Revised)  
3/27/81/4620A/bk