

RESOLUTION NO. 553

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON, APPROVING THE PRELIMINARY PLAT OF PUGET ESTATES (PP-80-1) AND APPROVING THE HEARING EXAMINER'S RECOMMENDATIONS.

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WHEREAS, pursuant to the Community Development Guide, the Hearing Examiner held a public hearing on May 21, 1980, for the purpose of considering the application of Puget Sound Environmental Group, Inc. for preliminary plat approval of Puget Estates, file no. PP-80-1, and

WHEREAS, at the conclusion of said hearing and after consideration of the input received, review of the file, and personal inspection of the subject site and surrounding area, said Hearing Examiner prepared his findings of fact, conclusions and recommendations, and forwarded the same to the City Council for their consideration, and

WHEREAS, having reviewed the findings of fact, conclusions and recommendations of the Hearing Examiner and being fully advised,

THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON, HEREBY RESOLVES AS FOLLOWS:

Section 1. The preliminary plat of Puget Estates (PP-80-1) is hereby approved and the findings, conclusions and recommendations of the Hearing Examiner are hereby accepted and approved.

Section 2. The approval set forth in Section 1 above is subject to the conclusions and recommendations of the Hearing Examiner, a copy of which is attached hereto as Exhibit "A" and which is incorporated in full by this reference.

RESOLVED this 19 day of August, 1980.

CITY OF REDMOND



MAYOR, CHRISTINE T. HIMES

ATTEST/AUTHENTICATED:



CITY CLERK, PAUL F. KUSAKABE

FILED WITH THE CITY CLERK: August 14, 1980  
PASSED BY THE CITY COUNCIL: August 19, 1980  
SIGNED BY THE MAYOR: August 19, 1980

FINDINGS AND RECOMMENDATIONS  
OF THE HEARING EXAMINER OF THE  
CITY OF REDMOND

Res. No. 553  
8-19-80

EXHIBIT "A"

IN THE MATTER OF THE APPLICATION OF THE  
PUGET SOUND ENVIRONMENTAL GROUP, INC.  
FOR THE APPROVAL OF PRELIMINARY PLAT

FILE NO. PP-80-1  
Puget Estates

RECOMMENDATION: The application of the Puget Sound  
Environmental Group, Inc. should be  
granted subject to the conditions  
stated.

INTRODUCTION

Puget Sound Environmental Group, Inc., Redmond, Washington, hereinafter referred to as Applicant, has applied for approval of a 14-lot single family plat located west of 162nd Avenue N.E. and north of N.E. 112th Street in Redmond, Washington, and more particularly described as:

Parcel C of Short Plat No. 676064, as recorded under Auditor's File No. 7608240831, Records of King County, Washington. Being a portion of the northeast quarter of Section 35, Township 26 North, Range 5 east, WM in King County, Washington, described as follows: Beginning at a point on the north line of said Section 35, a distance of 1785 feet east of the NW corner of said northeast quarter; thence east along said north line, 330 feet; thence south 1320 feet; thence west 330 feet; thence north to the point of beginning. EXCEPT those portions within northeast 116th Street and 162nd Avenue N.E. Together with that portion of the NE quarter of the NE quarter of said Section 35, lying southerly and easterly of the South and East lines of said hereinabove described Parcel C; lying westerly of the west line of said 162nd Avenue, and east of the southerly prolongation of the west line of said hereinabove described parcel C.

A hearing on the request was held before the Hearing Examiner of the City of Redmond, on May 21, 1980. After due consideration of the evidence presented by the Applicant; evidence elicited during the public hearing; and as a result of the personal inspection of the subject property and surrounding areas of the Hearing Examiner, the following findings of facts and conclusions shall constitute the recommendation of the Hearing Examiner on this application.

FINDINGS OF FACT

1. The Applicant has applied for approval of a 14-lot single family plat of property located west of 162nd Avenue N.E. and north of N.E. 112th Street, Redmond, Washington, and more particularly described as:

Parcel C of Short Plat No. 676064, as recorded under Auditor's File No. 7608240831, Records of King County, Washington. Being a portion of the northeast quarter of Section 35, Township 26 North, Range 5 east, WM in King County, Washington, described as follows: Beginning at a point on the north line of said Section 35, a distance of 1785 feet east of the northwest corner of said northeast quarter; thence east along said north line, 330 feet; thence south 1320 feet; thence west 330 feet; thence north to the point of beginning. EXCEPT those portions within northeast 116th Street and 162nd Avenue N.E. Together with that portion of the NE quarter of the NE quarter of said Section 35, lying southerly and easterly of the South and East lines of said hereinabove described Parcel C; lying westerly of the west line of said 162nd Avenue, and east of the southerly prolongation of the west line of said hereinabove described parcel C.

2. The above described parcel is approximately 5.19 acres and it has a zoning classification of R-3, Suburban Estates, as established in the Redmond Community Development Guide; and has a Land Use Plan designation of Suburban Estates, as established in the Redmond Community Development Guide.
3. There is no development on the above described property at this time. To the north of the property is a development of single family residence on a large tract; to the south of the property is Elementary School Site #21 of the Lake Washington School District; to the east of the property is 162nd Avenue N.E. and there is no development east of the street; and to the west of the property is the proposed plat of Tiffany Park, which is a 21-lot subdivision.

4. The topography is fairly flat, with a gentle rise from east to west with less than a 3% slope.
5. The property is forested with mostly deciduous and some coniferous trees.
6. The surface geology is glacial outwash. The soil is Alderwood with Gravelly Sand Loam which is moderately well drained.
7. There are no development limitations on the above described property.
8. The Applicant has submitted with his application a copy of the preliminary plat of the Puget Estates. A copy of this plat is attached hereto as Attachment 1, and is hereby incorporated as part of these findings and conclusions.
9. As shown on the preliminary plat submitted by the Applicant, the access to the proposed subdivision would be off 162nd Avenue N.E. onto N.E. 113th Court. N.E. 113th Court cul-de-sacs in the center portion of the subdivision with a turn-around space which is adequate for fire and police services. N.E. 113th Court provides access to lots 1 through 6. Another access to the proposed subdivision is off 162nd Avenue N.E. onto N.E. 112th Street. N.E. 112th Street will be extended through the proposed subdivision, commonly known as Tiffany Park, which is to the west of the land in question. N.E. 112th Street provides access to lots 7 through 14.
10. With the proposed extension of N.E. 112th Street across the south portion of the property, and the N.E. 113th cul-de-sac on the north portion of the property, traffic circulation is adequate with street exit and entry points.
11. As shown, on the preliminary plat as submitted by the Applicant, N.E. 113th Court is a fifty (50) foot street that has a ninety (90) foot cul-de-sac. N.E. 112th Street is a fifty-four (54) foot street.
12. Sidewalks are recommended by the Public Works Department of the City of Redmond. The sidewalks recommended are to be within the subdivision in order to provide adequate circulation.
13. Access to the School Site #21, which is to the south of the proposed subdivision, will be through the proposed walkway as required in the Tiffany Park Subdivision. Further, sidewalks should be provided along 162nd Avenue N.E. to the east of the proposed subdivision in order to provide further safety precautions for pedestrians.
14. The Redmond Community Development Guide requires a proposed bikeway along 162nd Avenue N.E. Therefore, the Public Works Department of the City of Redmond has recommended that part of the street improvements necessary along the west side of 162nd Avenue N.E. be used for bikeway purposes.
15. Pursuant to the State Environmental Policy Act a final Declaration of Non-significance was issued on March 13, 1980.
16. The gross tract area of the proposed subdivision is 5.19 acres of which there are no development limitations. The total road area in the subdivision is .66 acres, which leave a net developable area of 4.53 acres. With 3 units per net area allowed in an R-3 zoning district, the total maximum density permitted for this subdivision is 13.59 lots.
17. The Applicant of this preliminary plat has submitted plans for a 14 lot plat, which is in excess of the 13.59 lots maximum as allowed under the zoning laws of the City of Redmond.
18. The Planning Department of the City of Redmond has recommended approval of the preliminary plat of Puget Estates, subject to the following conditions:

I. STREETS AND UTILITIES

- A. Street improvements including asphalt streets, concrete curb and gutters, concrete sidewalks, storm sewers, street signs, street lights and other underground utilities will be required within the subdivision.
- B. The following lots shall not be permitted driveway access to 162nd Avenue N.E. - lots 1, 6, 7 and 14.

- C. Installation of water and sanitary sewer utilities shall be in accordance with City of Redmond standards.
- D. Half street improvements including concrete curb and gutter, concrete sidewalks, storm drainage, street lights, underground power and asphalt paving (to a width of seventeen (17) feet from center line) are required in 162nd Avenue N.E. including a bikelane with appropriate signing.
- E. The sixteen (16) inch water main in 162nd Avenue N.E. must be extended to the north boundary of the site.
- F. Adequate fire truck turn around at the end of N.E. 112th Street if not completed in conjunction with Tiffany Park subdivision.

## II. STORM DRAINAGE

- A. A storm drainage study shall be conducted and plans developed to maintain existing runoff rate and acceptable water quality during and after construction. All data provided by the Applicant shall be reviewed and subject to approval by the Department of Public Works prior to construction.
- B. Within each lot of the proposed subdivision, the downspouts and yard drains shall connect to the storm drainage system or storm drainage shall be handled by another system acceptable to the City, if required.
- C. A perforated storm drainage pipe, French drain sewer system, will be required behind the sidewalk lying in front of lots to intercept surface drainage. The location of the French drain sewer system shall be shown on the plans.
- D. A groundwater collection system such as interception and collector ditches should be provided as determined necessary by the Department of Public Works. Care shall be taken to avoid removal of desirable trees. At side lot lines, drainage shall be directed away from the lot below.
- E. A plan shall be provided to handle drainage and erosion during the construction period.
- F. At time of construction, additional on-site easement to control drainage may be required.

## III. CLEARING AND GRADING

- A. All cuts and fills shall be stabilized by seeding or other acceptable methods.
- B. Clearing of trees and grading shall be limited for those areas necessary for installation of walkways, utilities, streets and residential units. A clearing and grading plan shall be approved by the Public Works Department.
- C. Any dangerous trees shall be removed.

- 19. On the same date of this hearing, a hearing for approval of a preliminary plat for land adjacent to the west boundary of the proposed subdivision, and commonly called Tiffany Park, was held.
- 20. Testimony was received during the Tiffany Park preliminary plat approval hearing in which the Applicant of Tiffany Park requested that the Puget Estates subdivision be required to dedicate five feet of land on the west boundary of lot 11 in the Puget Estates Plat for purposes of a walkway to the proposed school site. The Applicant of Puget Estates objected to this testimony. The basis for the objection was speculation that children would not use the walkway that would be located a distance from any intersection. Further basis for the objection of the Applicant was that this walkway would increase parking along N.E. 112th Street causing difficulty to the residents of that area.
- 21. The Applicant was in agreement with the recommendations of the City of Redmond Planning Department.

## CONCLUSIONS

- 1. The application is for the approval of a 14-lot single family plat for a subdivision known as Puget Estates. The proposed subdivision is located west of 162nd Avenue N.E. and north of N.E. 112th Street in the City of Redmond, Washington, and is more particularly described as:

Parcel C of Short Plat No. 676064, as recorded under Auditor's File No. 7608240831, Records of King County, Washington. Being a portion of the northeast quarter of Section 35, Township 26 North, Range 5 east, W.M.

in King County, Washington, described as follows: Beginning at a point on the north line of said Section 35, a distance of 1785 feet east of the NW corner of said northeast quarter; thence east along said north line, 330 feet; thence south 1320 feet; thence west 330 feet; thence north to the point of beginning. EXCEPT those portions within northeast 116th Street and 162nd Avenue N.E. Together with that portion of the NE quarter of the NE quarter of said Section 35, lying southerly and easterly of the South and East lines of said hereinabove described Parcel C; lying westerly of the west line of said 162nd Avenue, and east of the southerly prolongation of the west line of said hereinabove described parcel C.

2. The zoning on the above described property is R-3 Suburban Estate, and the Land Use Plan designation is Suburban Estate as established in the Redmond Community Development Guide.
3. The proposed 14-lot subdivision is not in compliance or conformity with the City of Redmond Land Use Regulations as set forth in 20C.00.000. In particular the proposal violates Section 20C.10.250(10) and 20C.10.250(15) of the Redmond Community Development Guide which requires three units per net acre in an R-3 zone. The maximum density that can be permitted in this subdivision is 13.59 lots instead of the 14 lots as proposed by the Applicant.
4. The Applicant has submitted a site plan which is attached hereto as Attachment A which shows the lot layout, the size of the lots, the access and circulation and size of the streets.
5. It is the recommendation of the Planning Department of the City of Redmond that the application be granted subject to the conditions as listed in 18 of the findings above.
6. The Applicant is in agreement with the City of Redmond Planning Department's recommendation.

#### RECOMMENDATIONS

For each of the above reasons, the recommendation of the Hearing Examiner to the Redmond City Council, on the approval of the proposed preliminary subdivision known as Puget Estates, more particularly described as:

Parcel C of Short Plat No. 676064, as recorded under Auditor's File No. 7608240831, Records of King County, Washington. Being a portion of the northeast quarter of Section 35, Township 26 North, Range 5 east, WM in King County, Washington, described as follows: Beginning at a point on the north line of said Section 35, a distance of 1785 feet east of the NW corner of said northeast quarter; thence east along said north line, 330 feet; thence south 1320 feet; thence west 330 feet; thence north to the point of beginning. EXCEPT those portions within northeast 116th Street and 162nd Avenue N.E. Together with that portion of the NE quarter of the NE quarter of said Section 35, lying southerly and easterly of the south and east lines of said hereinabove described Parcel C; lying westerly of the west line of said 162nd Avenue, and east of the southerly prolongation of the west line of said hereinabove described parcel C.

is as follows: the application of Puget Sound Environmental Group, Inc. should be granted subject to the following conditions:

#### I. STREETS AND UTILITIES

- A. Street improvements including asphalt streets, concrete curb and gutters, concrete sidewalks, storm sewers, street signs, street lights and other underground utilities will be required within the subdivision.
- B. The following lots shall not be permitted driveway access to 162nd Avenue N.E. - Lots 1, 6, 7 and 14.
- C. Installation of water and sanitary sewer utilities shall be in accordance with City of Redmond standards.
- D. Half street improvements including concrete curb and gutter, concrete sidewalks, storm drainage, street lights, underground power and asphalt paving (to a width of seventeen (17) feet from center

- line) are required in 162nd Avenue N.E. including a bikelane with appropriate signing.
- E. The sixteen (16) inch water main in 162nd Avenue N.E. must be extended to the north boundary of the site.
  - F. An adequate fire truck turn around at the end of N.E. 112th Street, if not completed in conjunction with Tiffany Park subdivision, shall be provided.

## II. STORM DRAINAGE

- A. A storm drainage study shall be conducted and plans developed to maintain existing runoff rate and acceptable water quality during and after construction. All data provided by the Applicant shall be reviewed and subject to approval by the Department of Public Works prior to construction.
- B. Within each lot of the proposed subdivision, the downspouts and yard drains shall connect to the storm drainage system or storm drainage shall be handled by another system acceptable to the City, if required.
- C. A perforated storm drainage pipe, French drain sewer system, will be required behind the sidewalk lying in front of lots to intercept surface drainage. The location of the French drain sewer system shall be shown on the plans.
- D. A groundwater collection system such as interception and collector ditches should be provided as determined necessary by the Department of Public Works. Care shall be taken to avoid removal of desirable trees. At side lot lines, drainage shall be directed away from the lot below.
- E. A plan shall be provided to handle drainage and erosion during the construction period.
- F. At time of construction, additional on-site easement to control drainage may be required.

## III. CLEARING AND GRADING

- A. All cuts and fills shall be stabilized by seeding or other acceptable methods.
- B. Clearing of trees and grading shall be limited for those areas necessary for installation of walkways, utilities, streets and residential units. A clearing and grading plan shall be approved by the Public Works Department.
- C. Any dangerous trees shall be removed.

## IV. ADDITIONS

- A. That the Applicant submit, when applying for approval of a final plat of this subdivision, a lot layout that conforms to the Land Use Regulations as set forth in Chapter 20C.00.000, and more particularly meets the density requirements of an R-3 zoned tract as set forth in 20C.10.250(10) and 20C.10.250(15).

Entered this 25<sup>th</sup> day of June, 1980, pursuant to the authority granted under Sections 20F.10.080(10) and 20F.20.030 of the Community Development Guide of the City of Redmond.

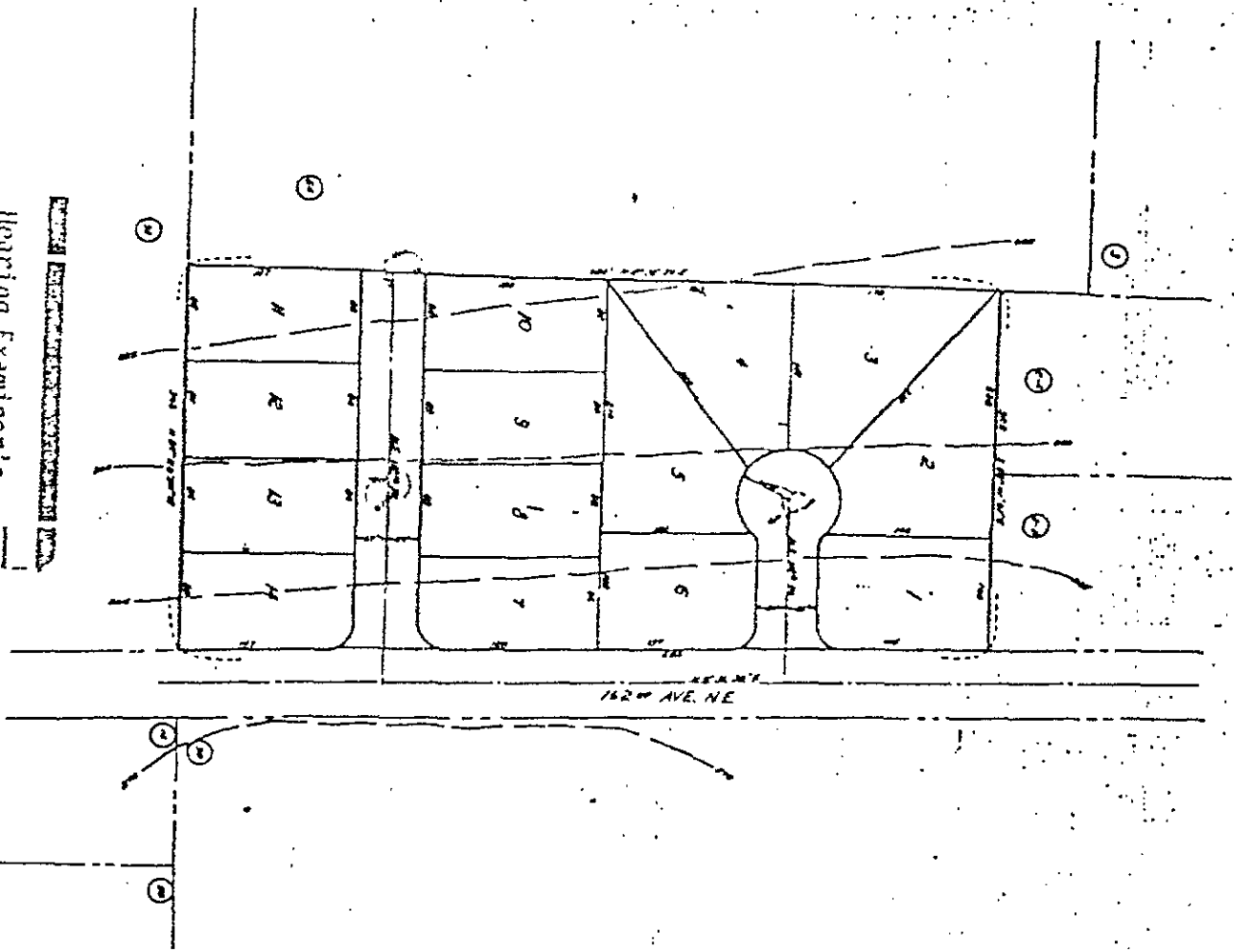


James M. Driscoll  
Hearing Examiner

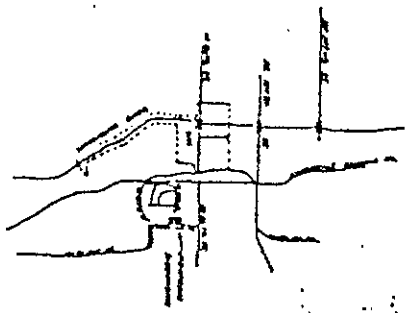
### NOTICE OF RIGHT TO APPEAL

Pursuant to Section 20F.20.140(05), Redmond Development Guide, written appeals alleging specific error of fact or other grounds for appeal may be filed with the Department of Planning and Community Development within fourteen (14) days of the date of the Hearing Examiner's final action. In this matter, any appeal must be received by the Department prior to 5:00 p.m., on July 9<sup>th</sup>, 1980.

# EXHIBIT C-3



Hearing Examiner's



VICINITY MAP

1. The purpose of this map is to show the location of the site relative to the surrounding streets and landmarks.  
 2. The site is located at the intersection of 162nd Ave. NE and 164th Ave. NE.  
 3. The site is bounded by 162nd Ave. NE to the south, 164th Ave. NE to the north, and 163rd St. NE to the west.  
 4. The site is situated on a corner lot.  
 5. The site is shown in relation to the surrounding streets and landmarks.  
 6. The site is shown in relation to the surrounding streets and landmarks.  
 7. The site is shown in relation to the surrounding streets and landmarks.  
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 9. The site is shown in relation to the surrounding streets and landmarks.  
 10. The site is shown in relation to the surrounding streets and landmarks.

The purpose of this map is to show the location of the site relative to the surrounding streets and landmarks. The site is located at the intersection of 162nd Ave. NE and 164th Ave. NE. The site is bounded by 162nd Ave. NE to the south, 164th Ave. NE to the north, and 163rd St. NE to the west. The site is situated on a corner lot. The site is shown in relation to the surrounding streets and landmarks.



PRELIMINARY PLAT OF  
 PUGET ESTATES  
 PREPARED BY  
 [Signature]  
 DATE: [Date]