

781002- 20

COPY

MOTION # 3758

BEFORE THE KING COUNTY COUNCIL

SUBJECT: ZONING

SUB-TITLE: PRELIMINARY PLAT

PETITIONER: SHOREWOOD HILLS

781002- 20

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9-22-78.

Introduced by: Councilman Dunn

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MOTION NO. 3758 78-982

A MOTION concurring with the recommendation of the Zoning and Subdivision Examiner regarding the Preliminary Plat of SHOREWOOD HILLS, designated Building and Land Development File No. 878-3.

BE IT MOVED by the Council of King County:

This motion does hereby adopt and incorporate herein as its own findings and conclusions the findings and conclusions contained in the report of the Zoning and Subdivision Examiner dated September 7, 19 78 which was filed with the Clerk of the Council on September 22, 19 78, regarding the Preliminary Plat of SHOREWOOD HILLS designated by the Building and Land Development Division, Department of Planning and Community Development File No. 878-3, and the Council does concur with the recommendations contained in said report.

PASSED at a regular meeting of the King County Council this 2nd day of October, 19 78.

KING COUNTY COUNCIL  
KING COUNTY, WASHINGTON

Ruby Chow  
VICE Chairman

ATTEST:

Dorothy M. Ruess  
DEPUTY Clerk of the Council

101000-20

78-982

DATE: September 22, 1978

TO: COUNCIL ADMINISTRATOR/CLERK OF KING COUNTY COUNCIL

THE ATTACHED ~~ORDINANCE~~/MOTION IS FOR INTRODUCTION

RECEIVED

'78 SEP 22 PM 3:46

CLERK  
KING COUNTY COUNCIL

10/2/78 - HOLD ONE WEEK.

Robert B. Dunn  
Robert B. Dunn

KING COUNTY COUNCIL

MEMORANDUM

DATE: October 13, 1978

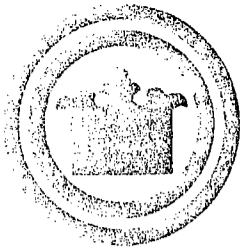
TO: Zoning and Subdivision Examiner  
Building and Land Development  
FROM: Deputy Clerk-King County Council  
SUBJECT: BALD File No. 878-3

Please note the changes made on Page 5 of the Zoning and Subdivision Examiner's report.

10/2/78 - HOLD ONE WEEK.

10/2/78 - HOLD ONE WEEK.

TRACY J. OWEN, Dist. No. 1  
ROBERT B. DUNN, Dist. No. 2  
BILL REAMS, Dist. No. 3  
BERNICE STERN, Dist. No. 4  
RUBY CHOW, Dist. No. 5  
MIKE LOWRY, Dist. No. 6  
PAUL BARDEN, Dist. No. 7  
BOB GREIVE, Dist. No. 8  
GARY GRANT, Dist. No. 9



King County Council

78-982758

Bruce C. Laing, Zoning & Subdivision Examiner

Room E-189, King County Courthouse  
Seattle, Washington 98104  
344-3460

September 22, 1978

Mrs. Dorothy Owens, Deputy Clerk  
King County Council  
Suite 402  
B U I L D I N G

RE: Building and Land Development File No. 878-3

Dear Mrs. Owens:

Attached you will find the report of the Zoning and Subdivision Examiner recommending that the Council approve subject to conditions the PRELIMINARY PLAT OF SHOREWOOD HILLS. Also attached is a motion indicating the Council's concurrence with said report.

Please assign a proposed motion number to the motion.

If the attached motion is passed by the Council, please transmit a copy to the Building and Land Development Division, Department of Planning and Community Development.

Very truly yours,

Bruce C. Laing  
ZONING AND SUBDIVISION EXAMINER

BCL:nlw

cc: Building and Land Development Division

781002-20

September 7, 1978

OFFICE OF THE ZONING AND SUBDIVISION EXAMINER  
KING COUNTY, WASHINGTON

REPORT AND RECOMMENDATION TO THE KING COUNTY COUNCIL.

SUBJECT: Building and Land Development File No. 878-3  
Proposed Plat of SHOREWOOD HILLS

61.2 acres lying southwesterly of Innis Arden Way, extending to North 160th if extended, and between Second Avenue N.W. and 10th Avenue N.W., if extended.

SUMMARY OF RECOMMENDATIONS:

Technical Committee preliminary: Approve subject to conditions.  
 Technical Committee final: Approve subject to conditions.  
 Examiner: Approve subject to conditions.

PRELIMINARY REPORT: The Technical Committee report was received by the Examiner on July 27, 1978.

PUBLIC HEARING: After reviewing the Technical Committee report, examining available information on file with the application and visiting the subject property and surrounding area, the Examiner conducted a public hearing on the application as follows:

The hearing on Item 878-3 was opened by the Deputy Examiner at 12:12 P.M., August 3, 1978.

Mr. Faucher, Technical Committee, offered the following exhibits:

- Exhibit No. 1 - Preliminary report dated August 3, 1978.
- Exhibit No. 2 - Application dated June 6, 1978.
- Exhibit No. 3 - Environmental Checklist dated June 6, 1978.
- Exhibit No. 4 - Declaration of Non-significance dated June 10, 1978.
- Exhibit No. 5 - Affidavit of Posting indicating July 1, 1978 as date of posting.
- Exhibit No. 6 - Revised plat dated July 5, 1978.

Mr. Faucher made the following changes to the Technical Committee's preliminary report:

- Page 1, Item A, Summary of Proposed Action should refer to "108 lots" not "110 lots".
- Page 1, Item B, General Information, Number of Lots should state: "108" not "110".

781002-20

Page 1, Item C, History/Background, third paragraph, first sentence should refer to the revised plat dated "July 5, 1978" not "June 19, 1978".

Correspondence received subsequent to the preparation of the Technical Committee's report is as follows:

Memo from the King County Division of Hydraulics dated July 5, 1978 making recommendations.

Mr. Faucher summarized the Technical Committee's preliminary report and recommendation.

The Examiner directed questions to Mr. Faucher.

Speaking in support was:

Albert Chenoweth, representing applicant  
P.O. Box 32  
Lynnwood, Washington 98036

Mr. Faucher responded to questions of Mr. Chenoweth at the request of the Examiner.

Mr. Faucher reduced the Technical Committee's setback requirement from 30 to 25 feet.

Mr. Chenoweth continued with his presentation.

Also speaking in support was:

Bob Jones  
P.O. Box 32  
Lynnwood, Washington 98036

Mr. Faucher responded to questions of Mr. Jones.

Mr. Chenoweth offered the following exhibit:

Exhibit No. 7 - Colored version of Exhibit No. 6.

Expressing concerns and/or opposition were:

Pendleton Miller, attorney representing the Highlands and the  
3800 Rainier Bank Tower Seattle Golf Club  
Seattle, Washington 98101

Richard Lankford  
17020 - 10th Avenue N.W.  
Seattle, Washington 98177

Ivan Doig  
17021 - 10th Avenue N.W.  
Seattle, Washington 98177

David Daly  
944 N.W. Innis Arden Way  
Seattle, Washington 98177

The Examiner and Mr. Faucher responded to questions of Mr. Daly.

101006-20

Expressing concerns was:

Shashi Shah  
7314 - 21st Avenue N.W.  
Seattle, Washington 98117

Mr. Doig made additional comments.

Speaking in support was:

James Sinclair  
617 N.W. 175th  
Seattle, Washington 98177

Mr. Doig responded to comments of Mr. Sinclair. Mr. Chenoweth responded.

Discussion took place among the participants.

All proponents and opponents having given their presentation, the participants responded with cross-examination and rebuttal.

Mr. Faucher responded to testimony of the participants at the request of the Examiner.

Speaking in support was:

John Steendahl  
720 - 6th North  
Edmonds, Washington 98020

Asking questions was:

Joan Lankford  
17020 - 10th N.W.  
Seattle, Washington 98177

The Examiner and Mr. Faucher responded to Ms. Lankford.

Stating support was:

Harford Choate  
20241 - 20th Place N.E.  
Seattle, Washington 98155

At 1:25 P.M., August 3, 1978, this matter was continued to August 24, 1978 for administrative purposes.

\* \* \* \* \*

The hearing on Item 878-3 was closed by the Deputy Examiner on August 24, 1978.

FINDINGS, CONCLUSIONS & RECOMMENDATIONS: Having reviewed the record in this matter, the Examiner now makes and enters the following:

FINDINGS:

1. General Information:

- Zoning: RS-15,000
- Acreage: 61.2
- Number of Lots: 108
- Sewage Disposal: Ronald Sewer District
- Water Supply: City of Seattle
- Fire District: #4
- School District: #412

781002-20

2. Approval of this application will constitute a "major action" under the provisions of R.C.W. 43.21C and W.A.C. 197-10. The applicant submitted an environmental checklist with the application. After reviewing the environmental checklist, the Manager of the Building and Land Development Division made a threshold determination that approval of this application will not have a significant adverse impact upon the quality of the environment and that an environmental impact statement is not required. The Building and Land Development Division transmitted a proposed declaration of non-significance to other agencies with jurisdiction on June 22, 1978. After the elapse of fifteen days following the transmittal and after reviewing comments submitted by agencies with jurisdiction and by other parties, the Manager of the Building and Land Development Division adopted the proposed declaration as a final declaration of non-significance. At the public hearing on this application a representative of the Building and Land Development Division reported that having considered the comments and testimony by agencies with jurisdiction and by other parties, having visited the subject property, and having evaluated the natural, physical and social systems related to this application, the Building and Land Development Division reaffirms its determination that approval of this application will not have a significant adverse impact on the quality of the environment and an environmental impact statement is not required.

3. The public hearing on this proposed plat was continued for three weeks for administrative purposes in order to allow time for representatives of certain properties to review and comment on preliminary drainage plans and their impact on Boeing Creek. The following letters are acknowledged and made a part of the hearing record:

<u>Date Written</u>	<u>Date Received</u>	<u>Name</u>
August 18, 1978	August 22, 1978	Lankford
August 21, 1978	August 22, 1978	Miller
August 23, 1978	August 23, 1978	Breskin
August 23, 1978	August 24, 1978	Miller
August 23, 1978	August 24, 1978	Hall
August 24, 1978	August 25, 1978 (Postmarked August 24, 1978)	Miller

4. The environmental assessment contained in Paragraphs A through M of the Building and Land Development's Preliminary Report for the August 3, 1978 public hearing as amended at the hearing is considered accurate in substance and is adopted into this report by reference.

5. The proposed plat lies north of the Highlands and the Seattle Golf and Country Club and south of the Shoreline Community College and a new County park to the west of the college. Portions of the property have severe slopes and a potential for erosion if disturbed. These portions are identified on the plat as native growth protection areas in the rear of oversized lots. Specific building sites are identified on the most critical lots. Preliminary drainage plans have been reviewed by participants and found to be responsive to the concerns of property owners adjacent to Boeing Creek.

781002-20



6. The Subdivision Technical Committee recommended that the subject subdivision, revised and received July 5, 1978 be granted preliminary approval subject to the following conditions for final plat approval:
  - (1) Compliance with all platting regulations of Resolution No. 11048 and subject to standard conditions of preliminary plat approval.
  - (2) The dimensions of all lots shall meet the minimum requirements of the RS 15,000 zone classification, or shall be as shown on the face of the approved preliminary plat, whichever is greater.
  - (3) Storm drainage plans shall be approved by the Department of Public Works, Hydraulics Division. Said drainage plans shall comply with King County Ordinance No. 2281.
  - (4) Provide and maintain pollution separation facilities to insure pollutants from the site do not enter the natural drainage system.
  - (5) Provide and maintain temporary sedimentation collection facilities to insure sediment laden water does not enter the natural drainage system. These facilities must be in operation prior to clearing and building construction, and satisfactorily maintained until construction and landscaping are completed and the potential for on-site erosion has passed.
  - (6) All retention/detention ponds required pursuant to Ordinance Nos. 2281 and 2812 may be required to be located in separate tracts with a drainage easement for maintenance. If the pond is not adjacent to a roadway, a fifteen (15) foot crushed rock roadway within an easement for ingress and egress will be required between the pond and a roadway.
  - (7) Temporary storm water retention/detention facilities must be constructed and in operation prior to land clearing and/or other construction, unless otherwise approved by the Division of Hydraulics.
  - (8) All permanent storm water control facilities required under Ordinance Nos. 2812 and 2281 must be in operation prior to recording of the final plat, unless otherwise approved by the Division of Hydraulics.
  - (9) The applicant must obtain approval of the King County Fire Marshal for the adequacy of the water supply in regards to fire flow under the standards of King County Ordinance No. 3087.
  - (10) No direct access to Innis Arden Way shall be permitted from any lot other than Lot 7 of Division No. 1. The access point of Lot No. 7 shall have a minimum site distance along Innis Arden Way of 400 feet.
  - (11) All cul-de-sacs on private roads shall have a minimum radius of 35 feet.
  - (12) Maintenance of all planter islands and retention and storm water facilities including the separation of pollutants will be done by a workable homeowner's association.

781002-20

- (13) A complete soils report shall be required prior to any construction, grading or other site preparation.
  - (14) The soils report shall be taken into consideration in compiling overall specifications for construction, grading and site preparation. The Technical Committee shall be responsible for these specifications, and may require any or all specification to be shown on final plat. Lot and street revisions may also be required.
  - (15) A minimum setback of 25 feet shall be maintained from any slope in excess of 40%. This line shall be drawn on the final plat, measured from the front lot line. No building activity shall take place within this 25 foot zone. If the soils report recommends a greater setback it may be necessary to increase this setback.
  - (16) All slopes in excess of 40% shall be placed in a native growth protection easement. These areas shall be delineated on the plat. No disruption of soil or vegetation may occur in this area.
  - (17) All lots shall provide at least 5,000 square feet of building area and shall conform to the steep slope guidelines. Details of conformance and interpretation shall be the responsibility of the Technical Committee.
  - (18) A paved walkway shall be constructed along the south side of NW Innis Arden Way. If the land north of the proposed plat and adjoining Innis Arden Way is acquired for a public park prior to the final plat approval, a walkway on the north side of Innis Arden Way, extending the length of the plat, shall be required as a condition of the final plat approval, in lieu of construction on the south side.
  - (19) Four-hundred feet of sight distance shall be required for each of the two street access points from the plat onto N.W. Innis Arden Way and for the access of Lot No. 7. The measurement shall be according to methods approved by the Technical Committee.
  - (20) Operation and maintenance of all detention/retention facilities shall be the responsibility of the developer.
7. Exhibit No. 7, which was submitted by the applicant at the public hearing, depicts by color code the areas intended to remain in their natural condition - either because of excessive slope or because of special screening or landscaping needs. The only indication of the intended width of green belts for screening purposes is a notation on the plat that 15 feet adjacent to Innis Arden Way would remain in a greenbelt. The applicant has indicated by correspondence during the continuance that it was his intent that a 20 foot natural area would be placed along the south boundary of the plat, adjacent to the Highlands. Representatives of the Highlands are seeking a 40 foot greenbelt easement and a security fence along this boundary. Developed building sites in the Highlands typically exceed one acre. Both the proposed plat and the Highlands are within a large RS-15,000 zone.

02-200187

CONCLUSIONS:

- 1. Based upon the whole record, and according substantial weight to the determination of environmental significance made by the Division of Building and Land Development, it is concluded that

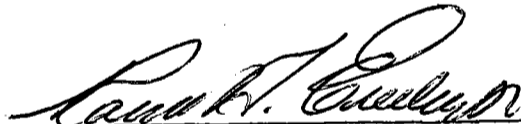
approval of this subdivision as recommended below would not constitute a major action significantly affecting the quality of the environment. All evidence of environmental impact relating to the proposed action and reasonable alternatives to the proposed action have been included in the review and consideration of this action.

- 2. If approved subject to the conditions recommended below, the proposed subdivision will comply with the goals and objectives of the Comprehensive Plan, Subdivision and Zoning Codes, and other official land use controls and policies of King County.
- 3. If approved subject to the conditions recommended below, this proposed subdivision will make appropriate provision for the public health, safety and general welfare and for drainage ways, streets, other public ways, water supply, and sanitary wastes; and it will serve the public use and interest.
- 4. The conditions recommended in the Division of Building and Land Development's preliminary report are in the public interest and are reasonable requirements. Fencing and greenbelt screening has not, as a matter of policy, been required between single-family properties in the same density zone in King County. The 20 foot greenbelt proposed by the applicant recognizes the difference between the actual density of the proposed plat and the lower density of the already developed portions of the Highlands and is an appropriate private response to concerns expressed by the Highlands.

RECOMMENDATION:

Approve the proposed plat subject to the conditions recommended in Items 6(1) through 6(20) above.

ORDERED THIS 7th day of September, 1978.



Robert A. Eveleigh  
DEPUTY ZONING AND SUBDIVISION EXAMINER

TRANSMITTED this 7th day of September, 1978 by certified mail to the parties of record:

- W.E. Boeing, Jr.
- Albert W. Chenoweth
- Bob Jones
- Pendleton Miller
- Mr. & Mrs. Richard Lankford
- Mr. & Mrs. Ivan Doig
- Mr. & Mrs. Daly
- Stewart Ballinger
- Richard O. Miller
- Richard C. Swanson
- G. Chris Kosmes, Jr.
- Shashi Shah
- Mr. & Mrs. James E. Sinclair

NOTED

John R. Steendahl  
 William Rademaker  
 Charles I. Stone/Edward W. Kuhrau  
 Donald R. Drew  
 Jeff Foro  
 Ronald A. Murphy  
 Hanford B. Choate  
 Larry R. Simonson  
 Palmer Simonson  
 Donald E. Borchers  
 John Magnusson

TRANSMITTED this 7th day of September, 1978 to the following:

King County Division of Building and Land Development  
 King County Department of Public Works and Transportation  
 King County Department of Health  
 Washington State Highway Department

Pursuant to Chapters 20.24.170 and 20.24.190 of the King County Code, request for reconsideration or notice of appeal must be filed in writing on or before September 21, 1978. If a notice of appeal is filed on or before September 21, 1978, the appellant will have until September 28, 1978 to file written appeal arguments. The original and 15 copies of said arguments shall be filed with the Clerk of the King County Council.

Pursuant to Chapter 20.24.210 of the King County Code: "Action of the Council Final. The action of the Council approving or rejecting a decision of the Examiner shall be final and conclusive unless within twenty (20) days from the date of the action an aggrieved party or person obtains a writ of certiorari from the Superior Court in for the County of King, State of Washington, for the purpose of review of the action taken."

RAE:nlw

781002-20

TO: ZONING EXAMINER

FROM: Dorothy M. Owens, Deputy Clerk

RE: NOTICE OF APPEAL  
APPEAL ARGUMENTS BY WILLIAM L. SHANNON

FILE NO: 878-3 Shorewood Hills

DATE FILED: 10-31-78

*mo 375-8*

781002-20



SHANNON & WILSON, INC.  
Geotechnical Consultants

W-2140-13

1105 North 38th Street • Seattle, Washington 98103 • Telephone: (206) 632-8020 • Cable: GEOSAW

October 30, 1978

Mr. & Mrs. J. Wesley Sage  
1023 NW 166th Street  
Seattle, WA 98177

File No. 878

CLERK  
KING COUNTY COUNCIL

70 OCT 31 PM 3:08

RECEIVED

781002-20

Dear Mr. & Mrs. Sage:

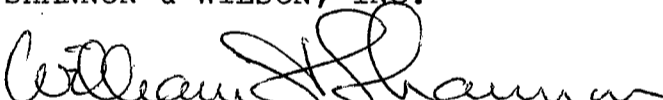
At your request, I advised you in November 1977 regarding the erosion and slides which were occurring on your property due to storm flood flows on Boeing Creek. As a result of my opinion, you had a rock revetment built to control the erosion of your property by the Creek.

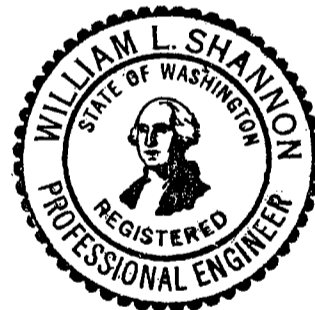
A substantial portion of this erosion was due to deflection of storm water flows by down trees from property on the south side of Boeing Creek. I recommended to you at that time that these down trees should be removed as to eliminate current deflection against your slope. I also pointed out that the creek could undermine the rock revetment in the future. Continued current deflection against the rock revetment on your side of the Creek could accelerate undermining, in my opinion.

It is my opinion that the conditions in the creek would be improved by cutting down the trees on the south side of the creek for a distance of about 50 feet above the creek, leaving a 2- to 3-foot high stump, limbing the down trees, and allowing the trunk and limbs to decompose on the slope. This action should not cause additional landsliding or erosion on the already unstable slope. Brush and young alder will quickly take over the slope, in my opinion.

Sincerely,

SHANNON & WILSON, INC.

  
William L. Shannon, P.E.

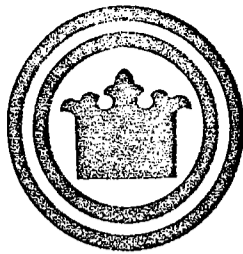


WLS:vlb

William L. Shannon, P.E. • Stanley D. Wilson, P.E. (consultant)  
Earl A. Sibley, P.E. • Walter L. Wright, P.E. • Raymond P. Miller, P.E. • Sigmund D. Schwarz, P.G. • David E. Hilts, P.E. • Derek H. Cornforth, P.E.  
M. Mike Alizadeh, P.E. • Rohn D. Abbott, P.E. • Robert J. Deacon, P.G. • George Yamane, P.E. • Maurice D. Veatch, P.G.

Seattle • Spokane • Portland • San Francisco • Fairbanks • St. Louis

TRACY J. OWEN, Dist. No. 1  
ROBERT B. DUNN, Dist. No. 2  
BILL REAMS, Dist. No. 3  
BERNICE STERN, Dist. No. 4  
RUBY CHOW, Dist. No. 5  
MIKE LOWRY, Dist. No. 6  
PAUL BARDEN, Dist. No. 7  
BOB GREIVE, Dist. No. 8  
GARY GRANT, Dist. No. 9



King County Council

Bruce C. Laing, Zoning & Subdivision Examiner

Room E-189, King County Courthouse  
Seattle, Washington 98104  
344-3460

October 10, 1978

Alan F. Hall  
Mullavey, Prout, Grenley, Hall & Sonkin  
2401 Northwest 65th  
Seattle, Washington 98117

RE: Building and Land Development File No. 878-3  
Proposed Plat of SHOREWOOD HILLS

Dear Mr. Hall:

Our records indicate that the enclosed Examiner's report and recommendation to the King County Council dated September 7, 1978 regarding the above referenced matter was never transmitted to you. Your name and address were inadvertently omitted from our list of parties of record to receive this report.

In light of this error we are extending the time period for recourse in this matter by you on behalf of your clients, Mr. & Mrs. Sage, as follows:

Pursuant to Chapter 20.24.170 and 20.24.190 of the King County Code, request for reconsideration or notice of appeal must be filed in writing on or before October 24, 1978. If a notice of appeal is filed on or before October 24, 1978, the appellant will have until October 31, 1978 to file written appeal arguments. The original and 15 copies of said written appeal arguments shall be filed with the Clerk of the King County Council.

If we can be of further assistance in this matter, please do not hesitate to contact this office.

Very truly yours,

Robert A. Eveleigh  
DEPUTY ZONING & SUBDIVISION EXAMINER

RAE:cmp

cc: Building and Land Development Division  
Albert W. Chenoweth

CLERK  
KING COUNTY COUNCIL

OCT 31 PM '78

RECEIVED

781002-20

see attached  
Alan F. Hall  
10/31/78

TO: ZONING EXAMINER

FROM: Dorothy M. Owens, Deputy Clerk

RE: NOTICE OF APPEAL  
APPEAL ARGUMENTS - Mullavey, Prout, Grenley, Hall & Sonkin  
//////////

FILE NO: 878-3 - SHOREWOOD HILLS

DATE FILED: 10/26/78

781002-20



**MULLAVEY, PROUT, GRENLEY, HALL & SONKIN**

*attorneys and counselors at law*

2401 N.W. SIXTY-FIFTH SEATTLE, WASHINGTON 98117  
(206) 789-2511

RECEIVED  
KING COUNTY ZONING &  
SUBDIVISION EXAMINER

CHARLES N. MULLAVEY  
RICHARD L. PROUT  
HENRY W. GRENLEY  
ALAN F. HALL  
IRVING A. SONKIN

October 18, 1978

OCT 20 1978

A.M. P.M.  
7 8 9 10 11 12 1 2 3 4 5 6

Mr. Robert A. Eveleigh, Deputy  
Zoning and Subdivision Examiner  
Room E-189, King County Courthouse  
Seattle, Washington 98104

Re: Building and Land Development File No. 878-3  
Proposed Plat of SHOREWOOD HILLS

Dear Mr. Eveleigh:

This is to advise you that we desire to appeal the above referenced decision. I simply do not have time enough to review the information which you sent me and I will need additional time to do so. I would be willing to withhold our appeal if you would be willing to promise in writing that you would extend the appeal time for two additional weeks.

We are now attempting to work something out with the developers and also with the county so that my clients are protected from future erosion and in particular from the alders that slide down the side of the Boeing Creek opposite from them which cause erosion problems to their bank.

If you cannot agree in writing to extend the appeal time for an additional two weeks then this appeal stands and we will want to definitely appeal this matter.

Thank you for your attention to this matter.

Very truly yours,

*Alan F. Hall*

Alan F. Hall

AFH:cak

cc: Mr. and Mrs. Wesley Sage

KING COUNTY COUNCIL  
CLERK

OCT 26 AM 9:58 '78

RECEIVED

781002-20

ANCHORS WEST BUILDING

TO: ZONING EXAMINER

FROM: Dorothy M. Owens, Deputy Clerk

RE: ~~NOTICE OF APPEAL~~  
APPEAL ARGUMENTS - Richard N. Davis

FILE NO: 1178-3 - SUNRIDGE ESTATES

DATE FILED: 12/12/78

781002-20

December 10, 1978

RECEIVED  
78 DEC 12 PM 1 00

Clerk of the King County Council  
King County Council Offices  
Suite 402 King County Courthouse  
Seattle, WA 98104

CLERK  
KING COUNTY COUNCIL

Subject: Appeal Arguments

Building and Land Development File No. 1178-3  
Proposed Plat of Sunridge Estates; 19.8 acres  
lying between 24th and 28th Streets S.E., and  
between 238th and 240th Avenues S.E.

Summary:

The neighborhood residents feel that the subject plat should be held on call until the East Lake Sammamish Community Plan can be reviewed by the Council, and the density requirement established at that time.

Members of the Council:

We, the undersigned neighborhood residents, would like to present the below list of appeal arguments regarding the decision by the Zoning and Sub-division Examiner on the above-mentioned application.

Rebuttal Arguments

In regard to the examiner's report and recommendations of November 22, 1978, we wish to rebut the following from the section on "Findings," Item 5, page 4:

References is made to the density of the existing development to the south of S.E. 28th St. In this area, lot sizes vary from 1/3 to 2 1/2 acres, with an average slightly over one acre. However, the properties to the West have two dwellings per 30+ acres, four families live on at least 16 acres to the North, and two dwellings are to be found on the 10+ acres to the East.

There is also mention of the housing shortage in the Greater Seattle Area. However, the 30,000 families requiring immediate housing relief generally fall within the low and middle income categories. Most of the homes in the proposed Sunridge Estates will be priced in excess of \$100,000. Current real estate surveys show no shortage in this classification of housing.

781002-20

A brief discussion was held with Ms. Madeline Shean, the county representative in charge of the East Lake Sammamish Community Plan. She emphasized that the primary purpose of the proposed rezoning was to provide controlled growth, not permanent size restrictions. We would estimate that of the current homes in "The Plateau", 30% or more have been built in the last four years. However, many associated facilities and services have not had a chance to equilibriate.

1. The Pine Lake elementary and junior high schools are already crowded. It takes at least two years for a new school to mature from conception to the operational phase. Along with the 54-home development currently under construction (S.E. 32nd Street and 240th Ave. S.E.), there will be 75 new families whose children will be attending these schools within the next year and a half in this immediate area alone.
2. The zoning which controls minimum lot size per family dwelling can always be reduced in the future as the needs of the community require.
3. Police and fire protection appear to already be stretched. It takes time to convert the new tax revenue the homes on such a development will generate into operational facilities.
4. Results from the last general election showed that nearly sixty percent of the voters were willing to increase their own taxes to help preserve farm land in King County. This could easily be interpreted as support for controlled growth in the County as a whole.

Conclusion:

The proposed development is inconsistent with the density recommendation of the proposed East Lake Sammamish Plateau Communities Plan. It is our understanding that this plan will be considered in the first or second quarter of 1979. This will be a complicated and controversial issue deciding whether government has or wants the right to control growth at the rate at which it can provide adequate services and facilities. The development as proposed would be an irreversible subdivision of the property. The local residents, both present and future, could be left with a creation which may be deemed undesirable by a decision-making process encompassing a scope much broader than the review of this isolated plat. Would it not be better to wait for the results of this detailed study, than to wish that, at some time in the future, we had?

<i>Susan D. Needham</i>	<i>John A. Silvestri</i>
<i>D. Thomas Needham</i>	<i>Jerrison Spriggs</i>
<i>Nancy Silvestri</i>	<i>Rufus A. Davis</i>
<i>Madhat Gallie</i>	<i>George James</i>
<i>John B. Davis</i>	<i>Larry Stone</i>
<i>Dawn Davis</i>	<i>Stephen J. ...</i>
	<i>Janice Judd</i>

781002-20

Thomas and Susan Needham	23921 S.E. 28th
John and Nancy Silvestri	23911 S.E. 28th
Deborah Gallie	23836 S.E. 24th
Richard N. and Valerie Davis	23833 S.E. 28th
Jemison Spriggs	23838 S.E. 24th
Richard L. and Sonja Davis	2842 238th S.E.
Larry Moore	2817 238th S.E.
Steve and Janelle Judd	23815 S.E. 28th
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Sincerely Yours



Richard N. Davis  
Representative

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