

RESOLUTION R-5193

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KIRKLAND APPROVING THE SUBDIVISION AND FINAL PLAT OF MARINWOOD BEING DEPARTMENT OF PLANNING AND BUILDING FILE NO. SUB14-01891 AND SETTING FORTH CONDITIONS TO WHICH SUCH SUBDIVISION AND FINAL PLAT SHALL BE SUBJECT.

1 WHEREAS, a subdivision and preliminary plat of Marinwood was
2 approved by the City Council on August 3, 2015; and
3

4 WHEREAS, thereafter the Department of Planning and Building
5 received an application for approval of subdivision and final plat, said
6 application having been made by Steve Anderson of LDC representing
7 the Pulte Group, the owner of the real property described in said
8 application, which property is within a Residential Single Family RSA 6
9 zone; and
10

11 WHEREAS, pursuant to the City of Kirkland's Concurrency
12 Management System, KMC Title 25, a concurrency application has been
13 submitted to the City of Kirkland, reviewed by the responsible Public
14 Works official, the concurrency test has been passed, and a concurrency
15 test notice issued; and
16

17 WHEREAS, pursuant to the State Environmental Policy Act, RCW
18 43.21C and the Administrative Guideline and local ordinance adopted to
19 implement it, an environmental checklist has been submitted to the City
20 of Kirkland, reviewed by the responsible official of the City of Kirkland,
21 and a negative determination reached; and
22

23 WHEREAS, said environmental checklist and determination have
24 been made available and accompanied the application throughout the
25 entire review process; and
26

27 WHEREAS, the Director of the Department of Planning and
28 Building did make certain Findings, Conclusions and Recommendations
29 and did recommend approval of the subdivision and the final plat,
30 subject to specific conditions set forth in said recommendation; and
31

32 WHEREAS, the City Council, in regular meeting, did consider the
33 environmental documents received from the responsible official,
34 together with the recommendation of the Planning Commission.
35

36 NOW, THEREFORE, be it resolved by the City Council of the City
37 of Kirkland as follows:
38

39 Section 1. The Findings, Conclusions and Recommendations of
40 the Director of the Department of Planning and Building, filed in
41 Department of Planning and Building File No. SUB14-01891, are adopted
42 by the Kirkland City Council as though fully set forth herein.
43

44 Section 2. Approval of the subdivision and the final plat of
45 Marinwood is subject to the applicant's compliance with the conditions

46 set forth in the recommendations hereinabove adopted by the City
47 Council.

48
49 Section 3. Nothing in this resolution shall be construed as
50 excusing the applicant from compliance with all federal, state or local
51 statutes, ordinances or regulations applicable to this subdivision, other
52 than as expressly set forth herein.

53
54 Section 4. A copy of this resolution, along with the Findings,
55 Conclusions and Recommendations hereinabove adopted shall be
56 delivered to the applicant.

57
58 Section 5. A completed copy of this resolution, including Findings,
59 Conclusions and Recommendations adopted by reference, shall be
60 certified by the City Clerk who shall then forward the certified copy to
61 the King County Department of Assessments.

62
63 Passed by majority vote of the Kirkland City Council in open
64 meeting this 19th day of April, 2016.

65
66 Signed in authentication thereof this 19th day of April, 2016.


DEPUTY MAYOR

Attest:


City Clerk



CITY OF KIRKLAND
Planning and Building Department
 123 Fifth Avenue, Kirkland, WA 98033 425.587.3225
www.kirklandwa.gov

MEMORANDUM
ADVISORY REPORT
FINDINGS, CONCLUSION, AND RECOMMENDATIONS

To: Eric R. Shields, AICP, Planning Director
From: Tony Leavitt, Senior Planner
Date: April 5, 2016
File: Marinwood Final Subdivision, File No. SUB14-01891

I. RECOMMENDATION

Approve the Final Subdivision application for the Marinwood Plat

II. BACKGROUND

- A. The applicant is Steve Anderson of LDC, Inc. representing Pulte Group
- B. This is a final subdivision application to approve a 48-lot subdivision on an 8.58-acre site (see Attachment 1).
- C. The site is located at 12860 and 13030 136th Avenue NE (see Attachment 2).

III. HISTORY

On August 3, 2015; the Kirkland City Council approved the Marinwood Preliminary Subdivision as part of the Marinwood Preliminary and Final Planned Unit Development applications (see Attachment 3). A SEPA Determination of Non-significance was issued on April 7, 2015.

IV. ANALYSIS

A. Approval Criteria

1. Facts: Section 22.16.080 of the Kirkland Municipal Code discusses the conditions under which the final plat may be approved by the City Council. These conditions are as follows:
 - a. Consistency with the preliminary plat, except for minor modifications; and
 - b. Consistency with the provisions of the Subdivision Ordinance and RCW 58.17.
2. Conclusion: The applicant has complied with all of the conditions that were placed on the preliminary subdivision application (File No. SUB13-01508) by the Hearing Examiner. Prior to recording of the plat, the applicant will submit a security with the City to cover all remaining public improvements and utilities as required by the preliminary subdivision approval.

V. CHALLENGE, JUDICIAL REVIEW, AND LAPSE OF APPROVAL

- A. Section 22.16.070 of the Kirkland Municipal Code states that any person who disagrees with the report of the Planning Director may file a written challenge to City Council by delivering it to the City Clerk not later than the close of business of the evening City Council first considers the final plat.
- B. Section 22.16.110 of the Kirkland Municipal Code allows the action of the City in granting or denying this final plat to be reviewed in King County Superior Court. The petition for review must be filed within 21 calendar days of the issuance of the final land use decision by the City.
- C. Section 22.16.130 of the Kirkland Municipal Code states that unless specifically extended in the decision on the plat, the plat must be submitted to the city for recording with King County within six (6) months of the date of approval or the decision becomes void; provided, however, that in the event judicial review is initiated per Section 22.16.110, the running of the six (6) months is tolled for any period of time during which a court order in said judicial review proceeding prohibits the recording of the plat.

VI. APPENDICES

Attachments 1 through 3 are attached.

- 1. Final Plat
- 2. Vicinity Map
- 3. City Council Decision

Review by Planning Director:

I concur I do not concur

Comments: _____



April 5, 2016

Eric R. Shields, AICP

Date

cc: Applicant
File: SUB14-01891

OWNER'S CERTIFICATE

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF INTEREST IN THE LAND HEREBY SUBDIVIDED, HEREBY DECLARE THIS PLAT TO BE THE GRAPHIC REPRESENTATION OF THE SUBDIVISION MADE HEREBY AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS AND AVENUES NOT SHOWN AS PRIVATE HEREON AND DEDICATE THE USE THEREOF FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH NECESSARY STREETS FOR PUBLIC HIGHWAY PURPOSES AND ALSO THE RIGHT TO MAKE ALL NECESSARY STREETS FOR PUBLIC HIGHWAY PURPOSES AND ALSO THE RIGHT TO MAKE THEREON IN THE ORIGINAL, REASONABLE GRADING OF SAID STREETS AND TRACTS SHOWN ON THIS PLAT FOR ALL PUBLIC PURPOSES AS INDICATED THEREON, INCLUDING BUT NOT LIMITED TO PARKS, OPEN SPACE, UTILITIES AND DRAINAGE UNLESS SUCH EASEMENTS OR TRACTS ARE SPECIFICALLY IDENTIFIED ON THIS PLAT AS BEING DEDICATED OR CONVEYED TO THE PERSON OR ENTITY IDENTIFIED IN THIS PLAT AS BEING THE PERSON OR ENTITY IDENTIFIED TO CONVEY SUCH STREETS, EASEMENTS, OR TRACTS TO THE PERSON OR ENTITY IDENTIFIED AND FOR THE PURPOSE STATED.

FURTHER, THE UNDERSIGNED OWNERS OF THE LAND HEREBY SUBDIVIDED WAVE FOR THEMSELVES, THEIR HEIRS AND ASSIGNS AND ANY PERSON OR ENTITY DERIVING TITLE FROM THE UNDERSIGNED, ANY AND ALL CLAIMS FOR DAMAGES AGAINST THE CITY OF KIRKLAND, CONSTRUCTION OR MAINTENANCE OF THE PUBLIC STREETS, AVENUES, OR TRACTS OF SUBDIVISION OTHER THAN CLAIMS RESULTING FROM INADEQUATE MAINTENANCE BY THE CITY OF KIRKLAND.

FURTHER, THE UNDERSIGNED OWNERS OF THE LAND HEREBY SUBDIVIDED, AGREE FOR THEMSELVES, THEIR HEIRS AND ASSIGNS TO INDEMNIFY AND HOLD THE CITY OF KIRKLAND, ITS SUCCESSORS AND ASSIGNS, HARMLESS FROM ANY DAMAGE, INCLUDING ANY COSTS OF DEFENSE, INCURRED BY THE CITY OF KIRKLAND, ITS SUCCESSORS AND ASSIGNS, CAUSED BY ALTERATIONS OF THE GROUND OR IMPROVED THEREON, INCLUDING ANY COSTS OF OR SUB-SURFACE WATER FLOWS WITHIN THIS SUBDIVISION OR BY ESTABLISHMENT, CONSTRUCTION OR MAINTENANCE OF THE ROADS WITHIN THIS SUBDIVISION. PROVIDED THIS WAIVER AND INDEMNIFICATION SHALL NOT BE CONSTRUED AS RELINQUISHING THE CITY OF KIRKLAND, ITS SUCCESSORS OR ASSIGNS, FROM LIABILITY FOR DAMAGES, INCLUDING THE COSTS OF DEFENSE, INCURRED BY THE CITY OF KIRKLAND, ITS SUCCESSORS, OR ASSIGNS.

THIS SUBDIVISION, DEDICATION, WAIVER OF CLAIMS AND AGREEMENT TO HOLD HARMLESS IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNERS, IN WITNESS WHEREOF, WE SET OUR HANDS AND SEALS:

ELITE HOMES OF WASHINGTON, INC., A WASHINGTON CORPORATION

SIGNED _____

BY: _____ (DATE)

STATE OF WASHINGTON }
 COUNTY OF KING } SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT THE PERSON WHO APPEARED BEFORE ME AND SIGNED THIS INSTRUMENT ON BEHALF OF SAID PERSON IS THE PERSON WHO APPEARED BEFORE ME AND SIGNED THIS INSTRUMENT ON BEHALF OF SAID PERSON. I AM NOT AWARE OF ANY OTHER PERSONS WHO APPEARED BEFORE ME AND SIGNED THIS INSTRUMENT ON BEHALF OF SAID PERSON. I AM NOT AWARE OF ANY OTHER PERSONS WHO APPEARED BEFORE ME AND SIGNED THIS INSTRUMENT ON BEHALF OF SAID PERSON.

SIGNATURE _____ (STAMP OR SEAL)
 TITLE _____
 MY APPOINTMENT EXPIRES _____

RECORDING CERTIFICATE

PLAT FOR RECORD BY THIS DAY
 OF _____ AD AT _____ MINUTES PAST
 O'CLOCK _____ M AND RECORDED IN VOLUME _____ OF PLATS,
 ON PAGE _____ RECORDS OF KING COUNTY, WASHINGTON.

MANAGER _____ SUFF. OF RECORDS

LAND SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT OF "MARINWOOD CONCRETE REPAIRS" IS THE FINAL PLAT OF THE SUBDIVISION MADE HEREBY AND IS THE GRAPHIC REPRESENTATION OF THE SUBDIVISION MADE HEREBY AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS AND AVENUES NOT SHOWN AS PRIVATE HEREON AND DEDICATE THE USE THEREOF FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH NECESSARY STREETS FOR PUBLIC HIGHWAY PURPOSES AND ALSO THE RIGHT TO MAKE ALL NECESSARY STREETS FOR PUBLIC HIGHWAY PURPOSES AND ALSO THE RIGHT TO MAKE THEREON IN THE ORIGINAL, REASONABLE GRADING OF SAID STREETS AND TRACTS SHOWN ON THIS PLAT FOR ALL PUBLIC PURPOSES AS INDICATED THEREON, INCLUDING BUT NOT LIMITED TO PARKS, OPEN SPACE, UTILITIES AND DRAINAGE UNLESS SUCH EASEMENTS OR TRACTS ARE SPECIFICALLY IDENTIFIED ON THIS PLAT AS BEING DEDICATED OR CONVEYED TO THE PERSON OR ENTITY IDENTIFIED IN THIS PLAT AS BEING THE PERSON OR ENTITY IDENTIFIED TO CONVEY SUCH STREETS, EASEMENTS, OR TRACTS TO THE PERSON OR ENTITY IDENTIFIED AND FOR THE PURPOSE STATED.

MICHAEL ROBERT BERBER, PROFESSIONAL LAND SURVEYOR
 STATE OF WASHINGTON CERTIFICATE NO. 4391



MARINWOOD
 NE 1/4, NW 1/4, SEC 27, T1N 28 N, RGE 5 E, W.M.,
 KING COUNTY, WASHINGTON

CITY OF KIRKLAND APPROVALS

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

EXAMINED, REVIEWED AND APPROVED BY THE CITY OF KIRKLAND PRESIDENT TO THE SUBDIVISION PROVISIONS OF TITLE 22 (LAND SUBDIVISION), KIRKLAND MUNICIPAL CODE, THIS _____ DAY OF _____ 20____

DIRECTOR, DEPARTMENT OF PLANNING AND BUILDING DEPARTMENT

DEPARTMENT OF PUBLIC WORKS

EXAMINED AND APPROVED THIS _____ DAY OF _____ 20____

DIRECTOR, PUBLIC WORKS DEPARTMENT

TREASURER, CITY OF KIRKLAND

KING COUNTY DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED THIS _____ DAY OF _____ 20____

KING COUNTY ASSESSOR

DEPUTY KING COUNTY ASSESSOR

KING COUNTY TAX ACCOUNT NUMBER(S) 2728099008, 2728609024, 2728609073.

MANAGER, KING COUNTY OFFICE OF FINANCE

DEPUTY

EASEMENT NOTES

- A 10 FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF KIRKLAND, THE MARINWOOD HOMEOWNERS ASSOCIATION, PUDET SOUND ENERGY, COMCAST AND FRONTIER COMMUNICATIONS AND WOODHOLE WATER DISTRICT, ADJACENT TO ALL LOTS B THROUGH & LOTS 25 THROUGH 29 AND LOTS 43 THROUGH 46 AS DEPICTED ON THIS PLAT MAP (SEE SHEETS 3 OF 4 AND 4 OF 4).
- A 20 FOOT AND 16.5 FOOT PUBLIC DRAINAGE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF KIRKLAND OVER THAT PORTION OF LOT 7 AS DEPICTED ON THE PLAT MAP (SEE SHEET 4 OF 4).
- A PUBLIC DRAINAGE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF KIRKLAND OVER THE ENTIRETY OF TRACT A (SEE SHEET 4 OF 4).
- A PUBLIC DRAINAGE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF KIRKLAND OVER THE ENTIRETY OF TRACT B (SEE SHEET 3 OF 4).
- A PUBLIC DRAINAGE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF KIRKLAND OVER THE ENTIRETY OF TRACT C (SEE SHEET 3 OF 4).
- A PUBLIC DRAINAGE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF KIRKLAND OVER THE ENTIRETY OF TRACT E (SEE SHEET 4 OF 4).
- A 20 FOOT PUBLIC WATER EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE WOODHOLE WATER DISTRICT OVER THAT PORTION OF LOTS 43, 44, 45 AND 46 AS DEPICTED ON THE PLAT MAP (SEE SHEET 4 OF 4).
- A 20 FOOT PUBLIC WATER EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE WOODHOLE WATER DISTRICT OVER THAT PORTION OF LOTS 43, 44, 45 AND 46 AS DEPICTED ON THE PLAT MAP (SEE SHEET 4 OF 4).
- A 20 FOOT PUBLIC WATER EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE WOODHOLE WATER DISTRICT OVER THAT PORTION OF LOTS 43, 44, 45 AND 46 AS DEPICTED ON THE PLAT MAP (SEE SHEET 4 OF 4).
- A 10 FOOT PUBLIC DRAINAGE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF KIRKLAND OVER THAT PORTION OF LOTS 31, 32, 39 AND 44 AS DEPICTED ON THE PLAT MAP (SEE SHEET 4 OF 4).
- A 20 FOOT PUBLIC DRAINAGE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF KIRKLAND OVER THAT PORTION OF LOTS 14 AND 21 AS DEPICTED ON THE PLAT MAP (SEE SHEET 3 OF 4 AND 4 OF 4).
- A 10 FOOT PUBLIC WATER EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE WOODHOLE WATER DISTRICT OVER THAT PORTION OF LOTS 9 AND 9 AS DEPICTED ON THE PLAT MAP (SEE SHEET 4 OF 4).
- UPON RECORDING OF THIS PLAT, A PUBLIC STORMWATER EASEMENT OVER THE ENTIRE TRACT B STORMWATER VAULT ASSOCIATED PUBLIC STORM DRAINAGE FACILITIES, AND ACCESS FOR NECESSARY MAINTENANCE AND REPAIR SHALL BE SHARED EQUALLY BETWEEN THE OWNERS OF THE VERBOLUARY ACCESS SHALL BE THE RESPONSIBILITY OF THE CITY OF KIRKLAND.
- UPON RECORDING OF THIS PLAT, A PRIVATE ACCESS EASEMENT OVER THE ENTIRE TRACT A IS GRANTED AND CONVEYED TO THE OWNERS OF LOTS 7 AND 8. THE MAINTENANCE, REPAIR AND ACCESS FOR NECESSARY MAINTENANCE AND REPAIR SHALL BE SHARED EQUALLY BETWEEN THE OWNERS OF LOTS 7 AND 8.
- UPON RECORDING OF THIS PLAT, A PRIVATE ACCESS EASEMENT OVER THE ENTIRE TRACT C IS GRANTED AND CONVEYED TO THE OWNERS OF LOTS 25 THROUGH 28. THE MAINTENANCE, REPAIR AND ACCESS FOR NECESSARY MAINTENANCE AND REPAIR SHALL BE SHARED EQUALLY BETWEEN THE OWNERS OF LOTS 25 THROUGH 28.
- UPON RECORDING OF THIS PLAT, A PRIVATE ACCESS EASEMENT OVER THE ENTIRE TRACT E IS GRANTED AND CONVEYED TO THE OWNERS OF LOTS 43 THROUGH 46. THE MAINTENANCE, REPAIR AND ACCESS FOR NECESSARY MAINTENANCE AND REPAIR SHALL BE SHARED EQUALLY BETWEEN THE OWNERS OF LOTS 43 THROUGH 46.
- UPON RECORDING OF THIS PLAT, A PRIVATE DRAINAGE EASEMENT OVER THE EAST 10 FEET OF LOT 29 AS SHOWN ON SHEET 3 OF 4 HEREOF, IS HEREBY GRANTED AND CONVEYED TO LOT 20 OWNERS OF LOTS 29 AND 30. SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR AND/OR RECONSTRUCTION OF THAT PORTION OF THE DRAINAGE FACILITIES THEY HAVE THE MAINTENANCE, REPAIR AND/OR RECONSTRUCTION OF THAT PORTION OF THE COMMONLY USED STORM DRAINAGE LOCATED UPSTREAM FROM THE POINT OF CONNECTION OF THAT RESPECTIVE LOT OWNER.
- UPON RECORDING OF THIS PLAT, A PRIVATE STORM EASEMENT OVER THE EAST 10 FEET OF LOT 14 AS SHOWN ON SHEET 4 OF 4 HEREOF, IS HEREBY GRANTED AND CONVEYED TO LOT 15, THE OWNERS OF LOT 15, SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR AND/OR RECONSTRUCTION OF THAT PORTION OF THE COMMONLY USED STORM DRAINAGE LOCATED UPSTREAM FROM THE POINT OF CONNECTION OF THAT RESPECTIVE LOT OWNER.
- UPON RECORDING OF THIS PLAT, A PRIVATE STORM EASEMENT OVER THE EAST 10 FEET OF LOT 14 AS SHOWN ON SHEET 4 OF 4 HEREOF, IS HEREBY GRANTED AND CONVEYED TO LOT 15, THE OWNERS OF LOT 15, SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR AND/OR RECONSTRUCTION OF THAT PORTION OF THE COMMONLY USED STORM DRAINAGE LOCATED UPSTREAM FROM THE POINT OF CONNECTION OF THAT RESPECTIVE LOT OWNER.
- UPON RECORDING OF THIS PLAT, A PRIVATE DRAINAGE EASEMENT OVER THE EAST 10 FEET OF LOTS 14, 15 AND 16 AS SHOWN ON SHEET 4 OF 4 HEREOF, IS HEREBY GRANTED AND CONVEYED TO LOTS 14, 15, 16 AND 17. THE OWNERS OF LOTS 14, 15 AND 16 SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR AND/OR RECONSTRUCTION OF THAT PORTION OF THE DRAINAGE FACILITIES THEY HAVE THE MAINTENANCE, REPAIR AND/OR RECONSTRUCTION OF THAT PORTION OF THE COMMONLY USED STORM DRAINAGE LOCATED UPSTREAM FROM THE POINT OF CONNECTION OF THAT RESPECTIVE LOT OWNER.
- A 10 AND 16.5 FOOT PUBLIC WATER EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE WOODHOLE WATER DISTRICT OVER THAT PORTION OF LOT 7 AS DEPICTED ON THE PLAT MAP (SEE SHEET 4 OF 4).

RECORDING NO. _____

VOL./PAGE _____

A.F. NO. _____

MARINWOOD

CITY OF KIRKLAND FILE NUMBER: SB14-01891
 NE 1/4, NW 1/4, SEC 27, T1N 28 N, RGE 5 E, W.M.,
 CITY OF KIRKLAND, KING COUNTY, WASHINGTON

DATE: 1-4-2016
 DRAWING FILE NAME: 13-1785W-EP
 SCALE: N.T.S.
 JOB NUMBER: 13-176

SHEET: 1 OF 4

VOL/PG _____



3500 N. 20TH ST. SUITE 100
 WASHINGTON, WA 98022
 WWW.LDCGROUP.COM

NE 1/4, NW 1/4, SEC 27, T14N 28N, R05E 5E, W.M.,
 KING COUNTY, WASHINGTON

MARINWOOD

RECORDING NO. VOL/PAGE

LEGAL DESCRIPTION

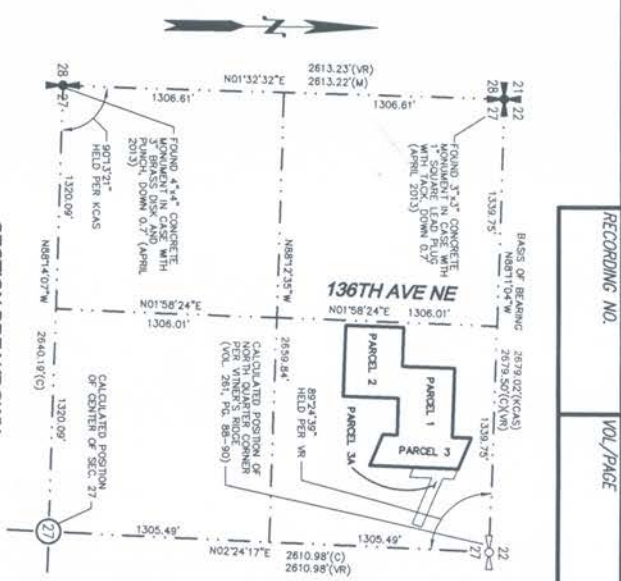
PARCEL 1: CITY OF KIRKLAND LOT LINE ALTERATION NO. 14-01883 AS RECORDED JULY 30, 2015 AS RECORDED NO. 2015070900001, RECORDS OF KING COUNTY, WASHINGTON.
PARCEL 2: THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 28 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DISTANT QUARTER 02.00' OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 28 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DISTANT QUARTER 02.00' OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 28 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, EXCEPT THE WEST 30 FEET THEREOF.
 (BING KNOW AS LOTS 4 AND 5, EXCEPT THE EAST 200 FEET IN BLOCK 172 OF THE UNRECORDED PLAT) OF BURE AND PARKER'S KIRKLAND ADDITION, DIVISION #29, AN UNRECORDED PLAT.)

PARCEL 3: THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 28 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SUBDIVISION, DISTANT NORTH 89°41'27" EAST, 640.0 FEET FROM THE SOUTHWEST CORNER THEREOF;
 THENCE NORTH 02°20' WEST, 246.06 FEET;
 THENCE NORTH 89°41'27" EAST, 30.0 FEET TO THE TRUE POINT OF BEGINNING;
 THENCE NORTH 02°20' WEST, 246.06 FEET;
 THENCE SOUTH 89°00'30" WEST, 200.0 FEET;
 THENCE NORTH 02°20' WEST, 526.14 FEET;
 THENCE SOUTH 02°20' EAST, 526.14 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 3K: TOGETHER WITH AN EASEMENT FOR ingress, egress, UTILITIES AND ROAD PURPOSES ACROSS THE FOLLOWING DESCRIBED TRACT OF LAND:
 BEGINNING AT THE NORTHEAST CORNER OF THE ABOVE DESCRIBED PARCEL 1;
 THENCE SOUTH 89°00'30" EAST, 64.42 FEET;
 THENCE SOUTH 89°00'30" EAST, 64.42 FEET;
 THENCE SOUTH 131°49' WEST, 60.54 FEET;
 THENCE SOUTH 131°49' WEST, 294.78 FEET;
 THENCE SOUTH 02°20' EAST, 134.15 FEET;
 THENCE SOUTH 89°00'30" WEST, 200.0 FEET;
 THENCE NORTH 02°20' WEST, 263.00 FEET TO THE POINT OF BEGINNING.

EXCEPTIONS FROM TITLE
 1. SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "WELL RESTRICTIONS" RECORDED MAY 9, 1986 AS RECORDEES NO. 6025766 OF OFFICIAL RECORDS (AFFECTS PARCEL 3)
 2. SUBJECT TO THE TERMS, COVENANTS, CONDITIONS AND RESTRICTIONS AS CONTAINED IN RECORDED LOT LINE ADJUSTMENT (BOUNDARY LINE REVISION) 14-01883;
 RECORDED JULY 30, 2015
 (AFFECTS PARCEL 1)
 RECORDED JULY 30, 2015
 (AFFECTS PARCEL 1)

1. ADDRESSING SHALL BE IN ACCORDANCE WITH KIRKLAND BUILDING DIVISION POLICY MANUAL NUMBER 9.001, ASSIGNMENT OF STREET NUMBERS AND ROAD SIGNAGE.
2. UTILITY MAINTENANCE: EACH PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE STORM WATER STUB FROM THE POINT OF USE ON THEIR OWN PROPERTY TO THE POINT OF A PERMANENT STUB. PERMANENT STUBS SHALL BE MAINTAINED AND REPAIRED BY THE PROPERTY OWNERS SHARING SUCH STUB. THE JOINT USE AND MAINTENANCE SHALL "RUN WITH THE LAND" AND WILL BE BINDING ON ALL PROPERTY OWNERS WITHIN THIS SUBDIVISION, INCLUDING THEIR HEIRS, SUCCESSORS AND ASSIGNS.
3. PUBLIC RIGHT-OF-WAY SPOKAY AND VEGETATION MAINTENANCE: EACH PROPERTY OWNER SHALL BE RESPONSIBLE FOR KEEPING THE SPOKAY ADJUTING THE SUBJECT PROPERTY CLEAN AND LITTER FREE. THE PROPERTY OWNER SHALL ALSO BE RESPONSIBLE FOR THE MAINTENANCE OF THE VEGETATION WITHIN THE ABUTTING LANDSCAPE STRIP. THE MAINTENANCE SHALL "RUN WITH THE LAND" AND WILL BE BINDING ON ALL PROPERTY OWNERS WITHIN THIS SUBDIVISION, INCLUDING THEIR HEIRS, SUCCESSORS AND ASSIGNS.
4. ALL BUILDING DOWNSPOUTS, FOOTING DRAINS, AND DRAINS FROM ALL IMPERVIOUS SURFACES SUCH AS PATIOS AND DRIVEWAYS SHALL BE CONNECTED TO THE PERMANENT STORM DRAIN OUTLET AS SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS # 13813-0070 ON FILE WITH THE CITY OF KIRKLAND. ALL CONNECTIONS OF DRAINS SHALL BE CONSTRUCTED AND APPROVED PRIOR TO THE FINAL BUILDING INSPECTION APPROVAL. THE SYSTEMS SHALL BE CONSTRUCTED AT THE TIME OF THE BUILDING PERMIT AND SHALL COMPLY WITH PLANS ON FILE.
5. TOTAL LOT COVERAGES ARE NOT TO EXCEED 50% FOR ALL 48 LOTS AND TRACTS A, B, C, D AND E. THE APPLICANT SHALL PROVIDE TRACKING OF TOTAL LOT COVERAGE WITH EACH BUILDING PERMIT IN THE PLAT.
6. TOTAL FLOOR AREA RATIO (FAR) OF ALL HOMES IS RESTRICTED TO 50% OF THE AREA OF THE 48 LOTS AND TRACTS A, B, C, D AND E, AND ALL DEDICATED ROADS. THE APPLICANT SHALL PROVIDE TRACKING OF TOTAL FLOOR AREA WITH EACH BUILDING PERMIT IN THE PLAT.
7. UPON RECORDING OF THIS PLAT, TRACT A, A UTILITY AND PRIVATE ACCESS TRACT, IS CONVERTED TO THE MARINWOOD HOMEOWNERS ASSOCIATION (HOA) AND ITS SUCCESSORS IN INTEREST. THE MAINTENANCE OF TRACT A SHALL BE THE RESPONSIBILITY OF LOTS 7 AND 8. SEE EASEMENT NOTE 14 FOR PRIVATE ACCESS EASEMENT LOCATED ON TRACT A AND ASSOCIATED MAINTENANCE RESPONSIBILITIES.
8. UPON RECORDING OF THIS PLAT, TRACT B, AN OPEN SPACE AND STORMWATER TRACT, IS CONVERTED TO THE MARINWOOD HOMEOWNERS ASSOCIATION (HOA) AND ITS SUCCESSORS IN INTEREST. THE TRACT IS SUBJECT TO A PUBLIC PEDESTRIAN, ACCESS AND USE EASEMENT. THE MAINTENANCE OF TRACT B GROUNDS AND PUBLIC AMENITIES BE THE RESPONSIBILITY OF THE MARINWOOD HOA. SEE EASEMENT NOTE 13 FOR PUBLIC PEDESTRIAN ACCESS EASEMENT LOCATED ON TRACT B AND ASSOCIATED MAINTENANCE RESPONSIBILITIES.
9. UPON RECORDING OF THIS PLAT, TRACT C, A UTILITY AND PRIVATE ACCESS TRACT, IS CONVERTED TO THE MARINWOOD HOMEOWNERS ASSOCIATION (HOA) AND ITS SUCCESSORS IN INTEREST. THE MAINTENANCE OF TRACT C SHALL BE THE RESPONSIBILITY OF LOTS 25, INTEREST IN THE MARINWOOD HOA AND ITS SUCCESSORS IN INTEREST. THE TRACT IS SUBJECT TO A PUBLIC PEDESTRIAN, ACCESS AND USE EASEMENT. THE MAINTENANCE OF TRACT C GROUNDS AND PUBLIC AMENITIES SHALL BE THE RESPONSIBILITY OF THE MARINWOOD HOA.
10. UPON RECORDING OF THIS PLAT, TRACT D, AN OPEN SPACE TRACT, IS CONVERTED TO THE MARINWOOD HOMEOWNERS ASSOCIATION (HOA) AND ITS SUCCESSORS IN INTEREST. THE TRACT IS SUBJECT TO A PUBLIC PEDESTRIAN, ACCESS AND USE EASEMENT. THE MAINTENANCE OF TRACT D GROUNDS AND PUBLIC AMENITIES SHALL BE THE RESPONSIBILITY OF THE MARINWOOD HOA.
11. UPON RECORDING OF THIS PLAT, TRACT E, A UTILITY AND PRIVATE ACCESS TRACT, IS CONVERTED TO THE MARINWOOD HOMEOWNERS ASSOCIATION (HOA) AND ITS SUCCESSORS IN INTEREST. THE MAINTENANCE OF TRACT E SHALL BE THE RESPONSIBILITY OF LOTS 48, INTEREST IN THE MARINWOOD HOA AND ITS SUCCESSORS IN INTEREST. THE TRACT IS SUBJECT TO A PUBLIC PEDESTRIAN, ACCESS EASEMENT LOCATED ON TRACT C AND ASSOCIATED MAINTENANCE RESPONSIBILITIES.



LDC
 THE ONE ENGINEERING GROUP
 1401 NE 20th St, #100
 Woodinville, WA 98072
 www.LDCgroup.com

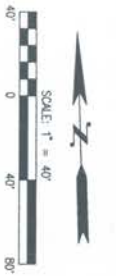
Engineering
 Structural
 Planning
 Survey

Ph: 425.498.1188
 Fx: 425.482.2880

MARINWOOD
 CITY OF KIRKLAND FILE NUMBER: SUB14-01891
 NE 1/4, NW 1/4, SEC 27, T14N 28N, R05E 5E, W.M.,
 CITY OF KIRKLAND, KING COUNTY, WASHINGTON

DRAWN BY: DATE: DRAWING FILE NAME: SCALE: JOB NUMBER:
 VJT 1-4-2016 13-178SV-EP N.T.S. 13-176

SHEET: 2 OF 4



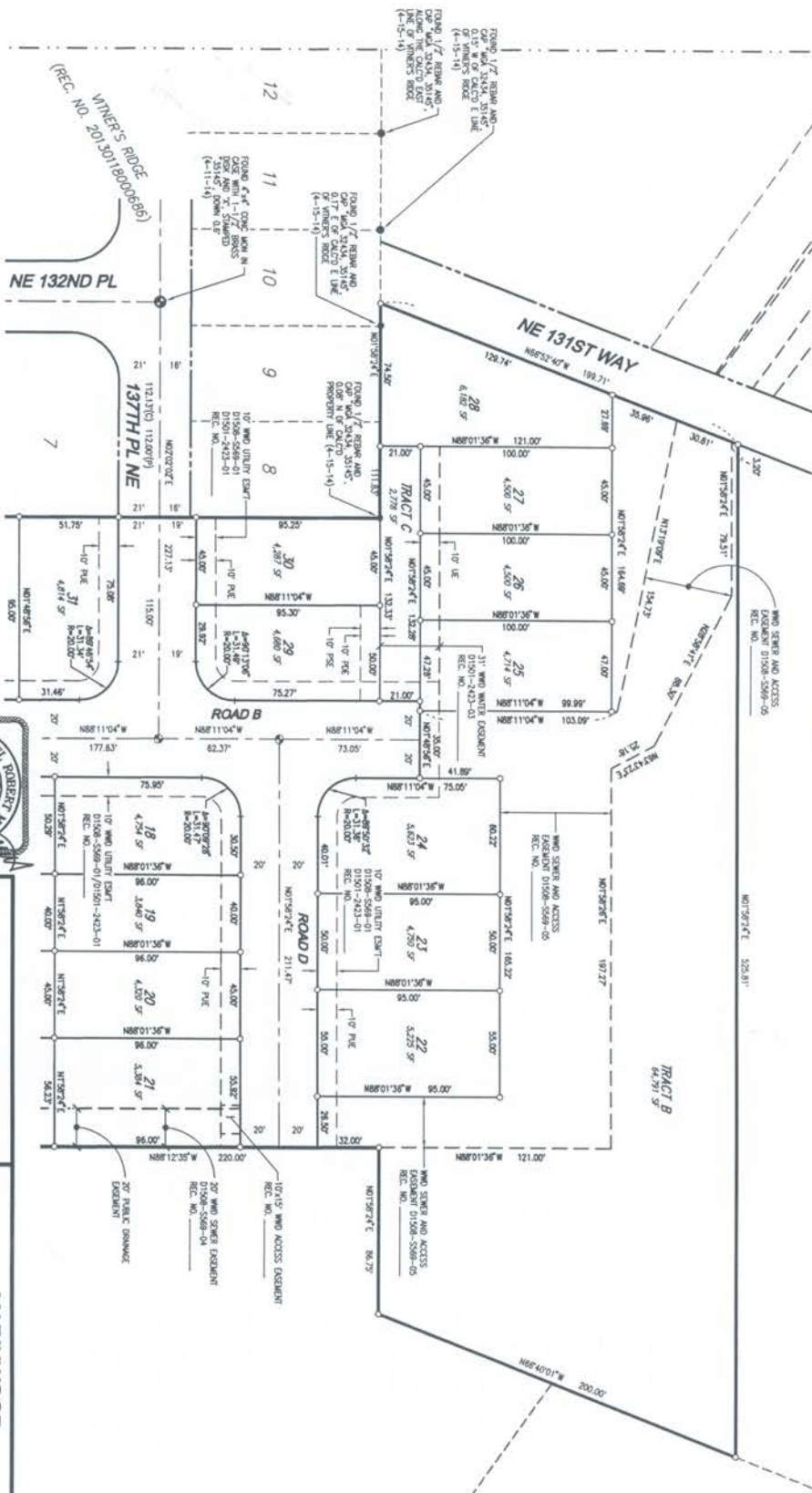
MARINWOOD
 NE 1/4, NW 1/4, SEC 27, T2N 28 N, R2E 5 E, W.M.,
 KING COUNTY, WASHINGTON

SURVEY INSTRUMENTATION
 SURVEYING PERFORMED IN CONJUNCTION WITH THIS MAPPING UTILIZED THE FOLLOWING EQUIPMENT AND PROCEDURES:
 5" ROBOTIC TOTAL STATION MAINTAINED TO MANUFACTURER'S SPECIFICATIONS AS REQUIRED BY WAC-352-130-100.
 PROCEDURE USED: FIELD TRAVERSE WITH ACCURACY MEETING OR EXCEEDING THE REQUIREMENTS OF WAC-352-130-090.

BASIS OF BEARING
 THE MONUMENTED NORTH LINE OF SECTION 27, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., AS THE BEARING N 88°17'04" W PER GPS OBSERVATION.

LEGEND

- FOUND MONUMENT AS NOTED
 - ⊕ SET CONCRETE MONUMENT WITH BRASS
 - ⊙ SET IN SLOPE FOR HIGH POINT
 - SET 1/2" DIA. ALUMINUM WITH CHANCE
 - LOCOPRO COM - PLS 48981 - PROPERTY CORNER
 - FOUND REBAR AND CAP AS NOTED
- PFC PRIVATE DRAINAGE EX easment (SEE DRAWING SHEET 1 OF 4)
 PSE PRIVATE SEWER EX easment (SEE DRAWING SHEET 1 OF 4)
 WMO WOODMANVILLE WATER DISTRICT EX easment
 ESWT EX easment
 PAE PUBLIC UTILITY EX easment



LDC
 THE CIVIL ENGINEERING GROUP
 Engineering
 Structural
 Planning
 Survey

14201 NE 202th St, #100
 Woodinville, WA 98072
 Ph: 425.908.1988
 Fx: 425.942.2880
 www.LDCeng.com

MARINWOOD
 CITY OF KIRKLAND FILE NUMBER: SUB14-01891
 NE 1/4, NW 1/4, SEC 27, T2N 28 N, R2E 5 E, W.M.,
 CITY OF KIRKLAND, KING COUNTY, WASHINGTON

DRAWN BY: DATE: 1-4-2016
 DRAWING FILE NAME: 13-176S-FP
 N.T.S. SCALE: JOB NUMBER: 13-176

SHEET: 3 OF 4
 VOL/PC

RECORDING NO. _____
 VOL/PAGE _____

REFERENCE LINE

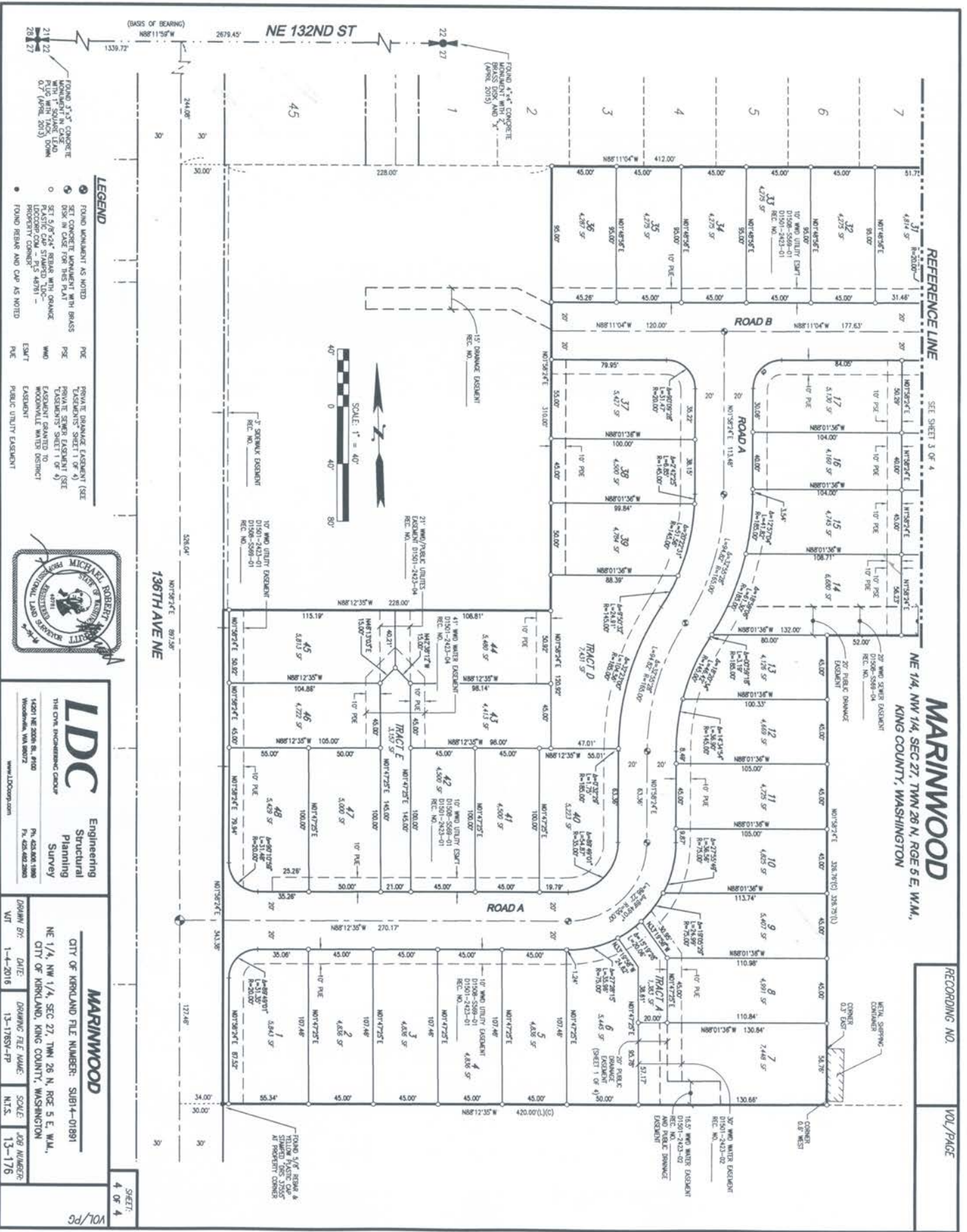
SEE SHEET 3 OF 4

MARINWOOD

NE 1/4, NW 1/4, SEC 27, T14N 26 N, R5E 5 E, W.M.,
 KING COUNTY, WASHINGTON

RECORDING NO.

VOL/PAGE



LEGEND

- FOUND MONUMENT AS NOTED
- SET CONCRETE MONUMENT WITH BRASS DISK IN CASE FOR THIS PLAT
- SET 5/8" x 4" REBAR WITH GRADUATED PLASTIC CAP STAMPED "LDC-PROPERTY CORNER" 48871 - PROPERTY CORNER
- FOUND REBAR AND CAP AS NOTED
- PRIVATE DRAINAGE EASEMENT (SEE EASEMENTS SHEET 1 OF 4)
- PRIVATE SEWER EASEMENT (SEE EASEMENTS SHEET 1 OF 4)
- EASEMENT GRANTED TO PROXIMATELY ADJACENT DISTRICT EASEMENT
- PUBLIC UTILITY EASEMENT



LDC
 Engineering
 Structural
 Planning
 Survey

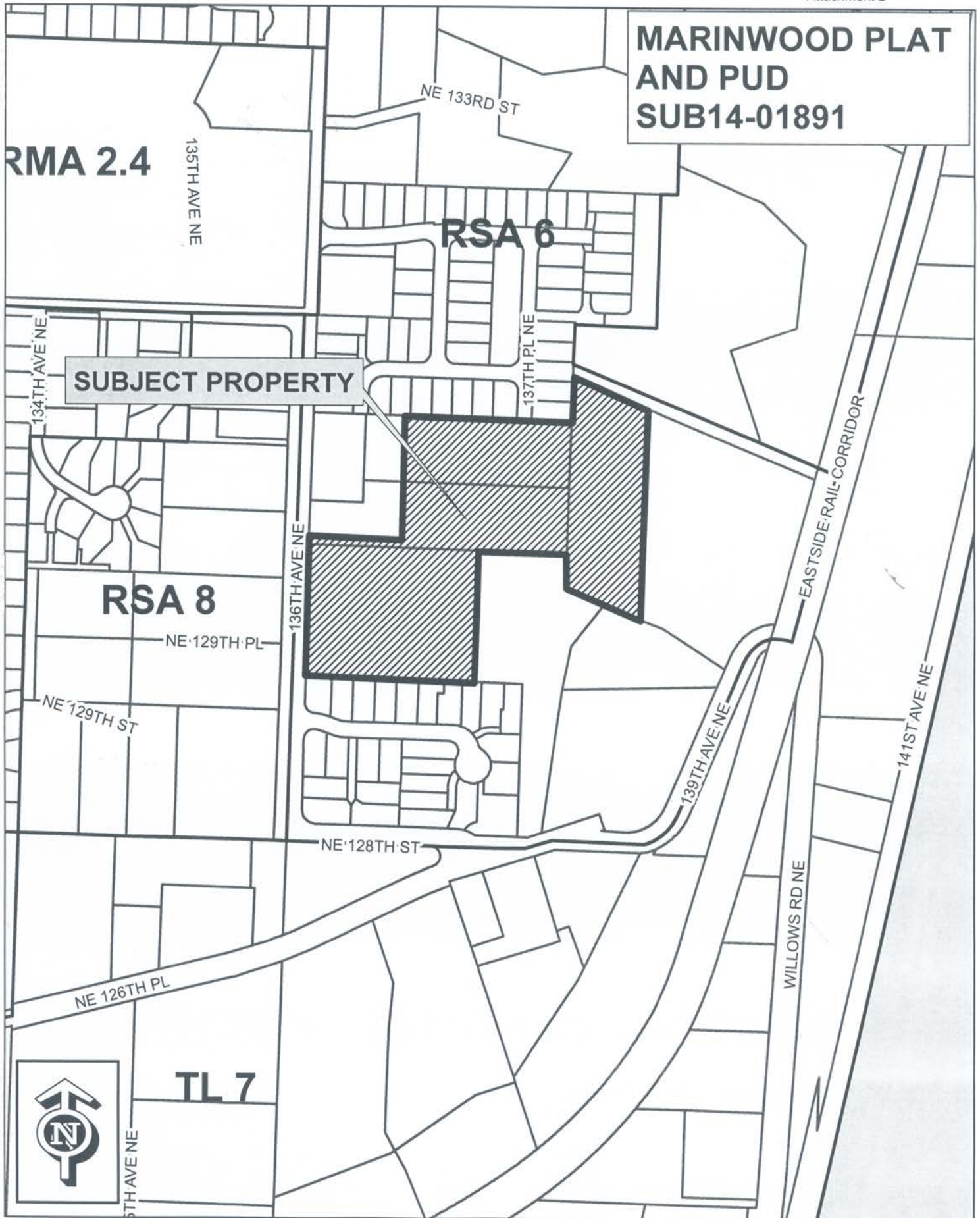
MARINWOOD

CITY OF KIRKLAND FILE NUMBER: SUB14-01891
 NE 1/4, NW 1/4, SEC 27, T14N 26 N, R5E 5 E, W.M.,
 CITY OF KIRKLAND, KING COUNTY, WASHINGTON

DRAWN BY	DATE	DRAWING FILE NAME	SCALE	JOB NUMBER
WJT	1-4-2016	13-1789-PP	N.T.S.	13-176

SHEET:
 4 OF 4
 VOL/PC

**MARINWOOD PLAT
AND PUD
SUB14-01891**



ORDINANCE O-4488

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO LAND USE; APPROVAL OF A PRELIMINARY (AND FINAL) PUD AND PRELIMINARY SUBDIVISION AS APPLIED FOR BY STEVE ANDERSON FOR THE PULTE GROUP IN DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT FILE NO. SUB14-01891 AND ZON14-01888; AND SETTING FORTH CONDITIONS OF APPROVAL.

WHEREAS, the Department of Planning and Community Development received an application, pursuant to Process IIB, for a Preliminary (and Final) Planned Unit Development ("PUD") and Preliminary Subdivision filed by Steve Anderson for the Pulte Group as Department of Planning and Community Development File No. SUB14-01891 and ZON14-01888 for a 48 lot development within a Single-Family Residential (RSA) 6 zone known as Marinwood ("Development"); and

WHEREAS, pursuant to the City of Kirkland's Concurrency Management System, Kirkland Municipal Code Title 25, a concurrency application was submitted to the City of Kirkland, reviewed by the responsible Public Works official, the concurrency test has been passed, and a concurrency test notice issued; and

WHEREAS, pursuant to the State Environmental Policy Act, chapter 43.21C RCW, and the Administrative Guidelines and local ordinance adopted to implement it, an environmental checklist was submitted to the City of Kirkland, reviewed by the responsible official of the City of Kirkland, and a determination of non-significance was issued; and

WHEREAS, the environmental checklist and determination have been available and accompanied the application through the entire review process; and

WHEREAS, the application was submitted to the Kirkland Hearing Examiner who held hearing a hearing on June 22, 2015; and

WHEREAS, the Kirkland Hearing Examiner after her public hearing and consideration of the recommendations of the Department of Planning and Community Development adopted Findings, Conclusions and Recommendations and recommended approval of the Process IIB Permit subject to the specific conditions set forth in the recommendations; and

WHEREAS, the City Council, in regular meeting, considered the environmental documents received from the responsible official, together with the recommendation of the Hearing Examiner; and

WHEREAS, the Kirkland Zoning Ordinance requires approval of this application for a PUD to be made by ordinance.

NOW, THEREFORE, the City Council of the City of Kirkland do ordain as follows:

Section 1. The Findings, Conclusions, and Recommendations of the Kirkland Hearing Examiner, as signed by her and filed in Department of Planning and Community Development File No. SUB14-01891 and ZON14-01888, a copy of which is attached to this ordinance as Exhibit A and incorporated by this reference, are adopted by the Kirkland City Council, with the following clarifications modifications:

A. Open Space Tracts B and D of the Development shall be open to public access and use. Appropriate signage shall be posted indicating that the open space is available for public use.

B. As part of the recording of the final plat for the Development, the applicant shall dedicate a public access and use easement over Open Space Tracts B and D.

C. Open Space Tracts B and D of the Development shall be maintained by the Development homeowner's association. The homeowner's association shall be responsible for any claims arising from use of Open Space Tracts B and D, subject to the protections of RCW 4.24.210, the Washington recreational immunity statute.

Section 2. The City Council approves the application for a preliminary and final PUD and a preliminary subdivision, subject to the conditions set forth in the Findings, Conclusions, and Recommendations and Section 1 of this ordinance including the following public benefits as outlined in the application submitted to the City: onsite public open space and associated improvements, offsite right-of-ways improvements and the installation of a Rectangular Rapid Flash Beacon (RRFB) cross walk.

Section 3. The Process IIB Permit shall be issued to the applicant subject to the conditions set forth in the Findings, Conclusions, and Recommendations adopted by the City Council and Section 1 of this ordinance.

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

Section 5. Failure on the part of the holder of the permit to initially meet or maintain strict compliance with the standards and conditions to which the Process IIB Permit is subject shall be grounds for revocation in accordance with Ordinance No. 3719, as amended, the Kirkland Zoning Ordinance.

Section 6. This ordinance shall be in full force and effect five (5) days from and after its passage by the City Council and publication pursuant to Kirkland Municipal Code 1.08.017, in the

summary form attached to the original of this ordinance and by this reference approved by the City Council as required by law.

Section 7 A complete copy of this ordinance, including the Findings, Conclusions and Recommendations adopted by reference, shall be certified by the City Clerk, who shall then forward the certified copy to the King County Department of Assessments.

Section 8. A certified copy of this ordinance, together with the Findings, Conclusions, and Recommendations adopted by reference, shall be attached to and become a part of the Process IIB Permit provided to the permittee.

Passed by majority vote of the Kirkland City Council in open meeting this 3rd day of August, 2015.

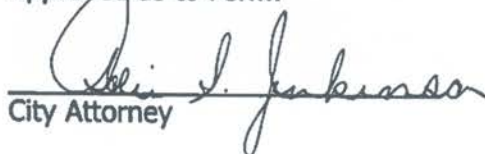
Signed in authentication thereof this 3rd day of August, 2015.

MAYOR 

Attest:


City Clerk

Approved as to Form:


City Attorney



CITY OF KIRKLAND
Planning and Building Department
123 Fifth Avenue, Kirkland, WA 98033
425.587-3225 - www.kirklandwa.gov

MEMORANDUM

To: Kurt Triplett, City Manager **QUASI-JUDICIAL**

From: Tony Leavitt, Associate Planner
Eric Shields, Planning Director

Date: July 16, 2015

Subject: MARINWOOD PRELIMINARY AND FINAL PUD AND
PRELIMINARY SUBDIVISION, PCD FILE NO. SUB14-01891 AND
ZON14-01888

RECOMMENDATION

Staff recommends that the Council consider the Hearing Examiner recommendation for the proposed Marinwood preliminary and final planned unit development (PUD) and preliminary subdivision application and take one of the following actions:

1. Direct staff to return to the September 1, 2015 City Council meeting with a final ordinance to either:
 - Grant the application as recommended by the Hearing Examiner with the additional conditions outlined in the attached ordinance to clarify the public use, signage, maintenance and liability of the common open spaces; or
 - Modify and grant the application; or
 - Deny the application; or
2. By a vote of at least five members, suspend the Council's rule that requires consideration of a Process IIB application at one meeting and a vote on the application at the next. This would enable the Council to vote on the application at the August 3rd meeting instead of the September 1st meeting. An Ordinance reflecting the recommendation of the Hearing Examiner and the common open space language is included with this agenda item; or
3. Direct that the application to be considered at a reopening of the hearing before the Hearing Examiner and specify the issues to be considered at the hearing.

The Hearing Examiner Recommendation for approval along with her Findings, Conclusions, Exhibits and Public Comments received into the public record is attached to the proposed Ordinance.

RULES FOR CITY COUNCIL CONSIDERATION

The City Council shall consider the Process IIB Zoning Permit for the PUD and Subdivision application based on the record before the Hearing Examiner and recommendation of the Hearing Examiner. Process IIB does not provide for testimony and oral arguments before the City Council. However, the Council in its discretion may ask questions of the applicant and staff regarding facts in the record, and may request oral argument on legal issues.

BACKGROUND DISCUSSION

Proposal

Steve Anderson of LDC Inc., representing the Pulte Group, submitted an application for a preliminary and final Planned Unit Development (PUD) and preliminary subdivision to subdivide 5 parcels totaling 8.58 acres into 48 lots (see Enclosure 1). The property is located at 12860 and 13030 136th Avenue NE in an RSA 6 zone.

The components of the development proposal are described below:

1. A Preliminary Subdivision to subdivide 5 parcels totaling 373,570 square feet into 48 separate lots. Access to the lots will be provided via a new access road off of 136th Avenue NE. A connection to the existing 137th Place NE right-of-way, to the north of the subject property, is proposed.
2. A preliminary and final Planned Unit Development (PUD) and modification of the following Zoning Code and municipal code requirements:
 - a. Provide smaller lot sizes than the minimum lot size of 5,100 square feet in the RSA 8 Zone for 33 of the 48 lots, with an average lot size of 4,935 square feet.
 - b. Provide lot widths less than the minimum 50' as measured from the back of the required front yard. 28 of the lots will not meet the minimum requirement.
 - c. Reduce minimum required front yards to 10 feet and provide a garage setback of 20 feet as measured from the front property line.
 - d. Calculate the 50% floor area ratio (FAR) maximum based on the net development area (total lot area minus public right-of-ways) rather than on an individual lot basis.
 - e. Calculate the 50% lot coverage maximum based on the net development area (total lot area minus public right-of-ways) rather than on an individual lot basis.

- f. Calculate building height based on finished grade instead of predevelopment grades.
3. The PUD proposal includes the following benefits to the City beyond the improvements that would typically be required:

a. Increased Open Space, On-site Recreation Area and Landscaping

Common open space is planned with a variety of amenities located within Tracts B and D. Tract B has an underground stormwater detention vault and on the surface includes a grass play area, bocce ball court, picnic area with bench seating, and landscaping and trees. Tract D will contain a play lawn, play structure, concrete sitting wall, picnic table seating and landscaping and trees. The applicant has testified that both Tracts will be open to the general public. See Enclosure 1 for detailed plans.

b. Offsite Right-of-Way Improvements

The applicant is proposing construction of off-site frontage improvements (including a sidewalk) along tax parcel number 272605-9083. This parcel is being retained by the current property owner, Ellis Moore, and is not part of the subdivision. The proposed sidewalk would complete a connection between the sidewalks being installed with this subdivision and the existing sidewalk to the north of the Moore property. Additionally, the applicant is proposing the installation of a Rectangular Rapid Flash Beacon (RRFB) cross walk crossing 132nd Ave NE at its intersection with NE 134th Pl, which is on a designated school walk route.

Public Hearing

The Hearing Examiner held a public hearing on June 22, 2015. City Staff, the applicant, the applicant's representatives and four individuals testified during the hearing. In addition, three emails were submitted to the Hearing Examiner. The staff advisory report including attachments and parties of record comments are available for viewing at the Hearing Examiner's page on the Planning and Community Development Department webpage.

During the public hearing, the applicant testified that common open spaces would be open to the general public. To ensure continued public use of the common open spaces, Staff is recommending that the Council adopt the enclosed ordinance that will ensure the following:

- Signage will be posted indicating that the Common Open Space is open for public use.
- A public access and use easement is to be recorded over the Common Open Space.
- The Common Open Space will be maintained by the Development's homeowners association who will be responsible for any claims arising from the use of the Common Open Space.

The language in the ordinance is the same language that was included in the ordinance to approve the Vintner's West PUD and Subdivision in 2014.

On June 24, 2014, the Hearing Examiner recommended approval of the application as outlined in her report. No challenges of her recommendation were filed.

ENCLOSURES

1. Site Plan and Landscape Plans
2. Hearing Minutes from June 22nd Hearing
3. Hearing Examiner Recommendation and Exhibits



PULTE GROUP
MARINWOOD
PRELIMINARY PUD SITE PLAN

LDC
Landscape Design
1401 93RD AVE, SUITE 100
P.O. BOX 458
MARIETTA, GA 30067
PH: 770.429.2300
WWW.LDCDESIGN.COM

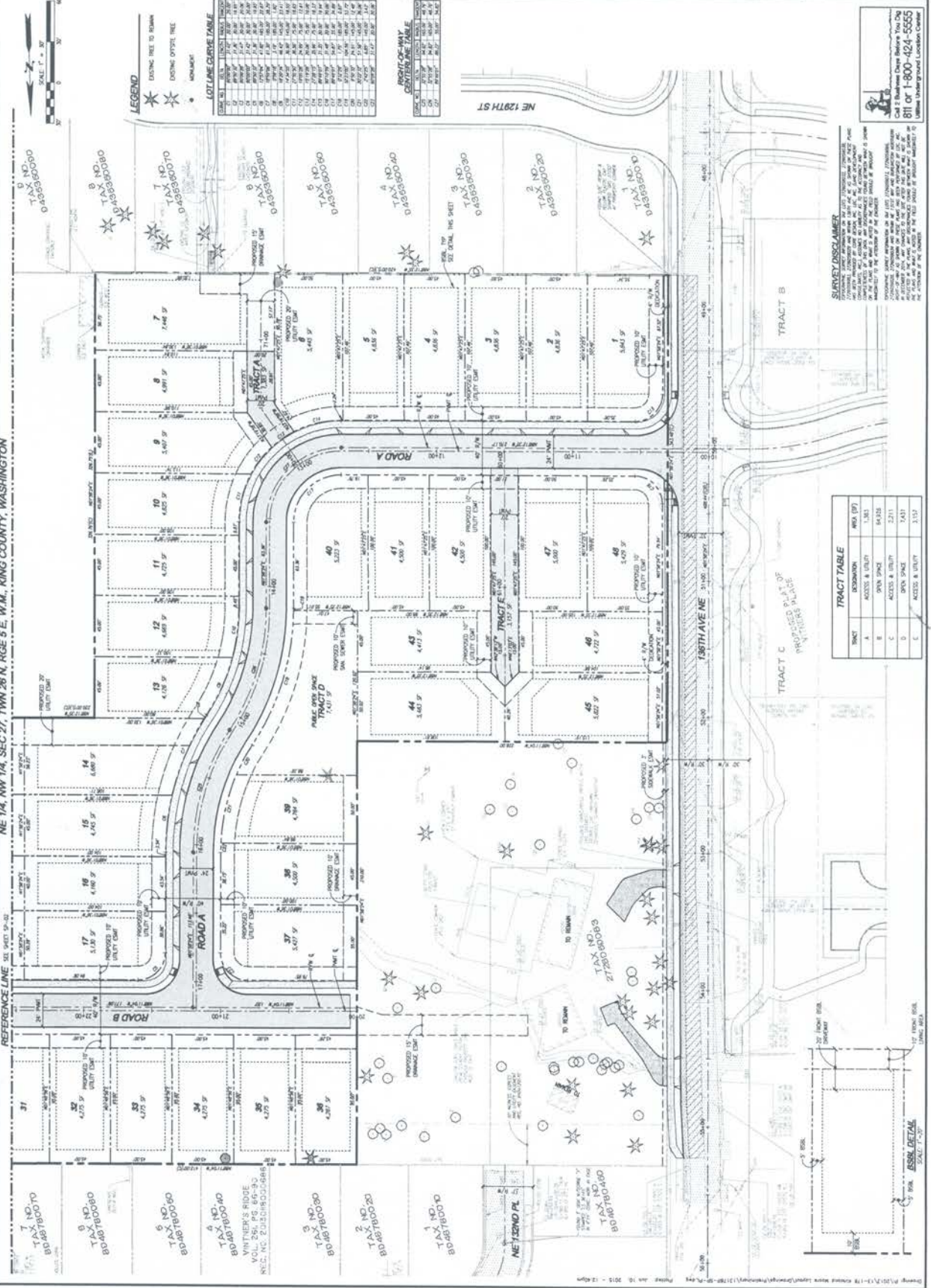
REVISIONS

NO.	DATE	DESCRIPTION
1	11-11-15	ISSUED FOR CITY COMMENTS DATED 9-17-15
2	11-11-15	ADDED MISSING REVISIONS
3	11-11-15	
4	11-11-15	
5	11-11-15	
6	11-11-15	
7	11-11-15	
8	11-11-15	

SURVEY DISCLAIMER

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF PULTE GROUP. THEY ARE TO BE USED ONLY FOR THE PROJECT AND LOCATION IDENTIFIED HEREON. ANY REUSE, REVISION, OR ALTERATION OF THESE PLANS WITHOUT THE WRITTEN PERMISSION OF PULTE GROUP IS STRICTLY PROHIBITED. THE USER ASSUMES ALL LIABILITY FOR THE ACCURACY AND COMPLETION OF THIS PROJECT. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY UTILITIES INFORMATION AND RECORDS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY AS-BUILT RECORDS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDS.

Call 2 Business Days Before You Dig
811 or 1-800-424-5555
Utility Underground Location Center



PROPOSED DRIVEWAY CONTIGUOUS TABLE

DRIVEWAY NO.	TYPE	LENGTH	WIDTH	AREA
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LOT LANE CURVE TABLE

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50	10.00	10.00	10.00	10.00

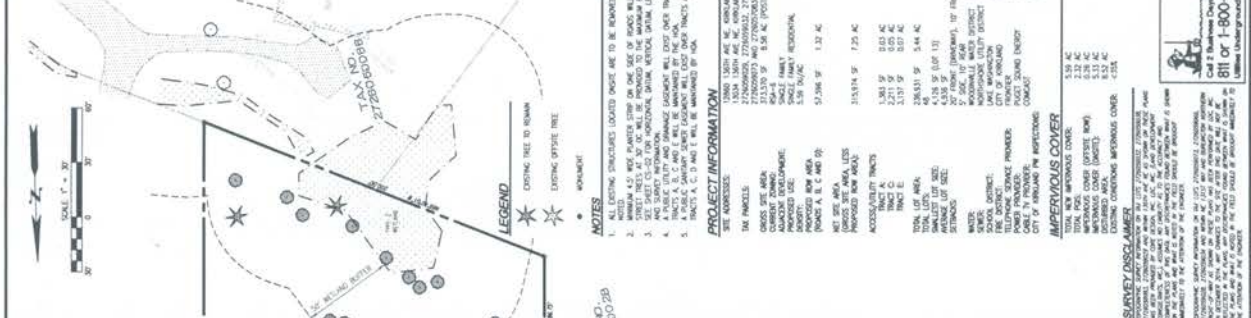
TRACT TABLE

TRACT	DESCRIPTION	AREA (SQ)
A	ACCESS & DRIVE	1,500
B	DRIVE SPACE	10,000
C	ACCESS & DRIVE	2,711
D	DRIVE SPACE	7,031
E	ACCESS & DRIVE	2,137

LDC Engineers
 1000 15th St NW, Ste 400
 Seattle, WA 98104
 Phone: (206) 461-1000
 Fax: (206) 461-1001
 Website: www.ldc.com

REVISIONS

NO.	DATE	DESCRIPTION
1	11-11-15	ISSUED FOR PERMITTING
2	1-11-16	REVISED PER PERMITTING
3	1-11-16	REVISED PER PERMITTING



PROJECT INFORMATION

TRACTS: 1.0000 1.0000 AC, 2.0000 2.0000 AC, 3.0000 3.0000 AC, 4.0000 4.0000 AC, 5.0000 5.0000 AC, 6.0000 6.0000 AC, 7.0000 7.0000 AC, 8.0000 8.0000 AC, 9.0000 9.0000 AC, 10.0000 10.0000 AC, 11.0000 11.0000 AC, 12.0000 12.0000 AC, 13.0000 13.0000 AC, 14.0000 14.0000 AC, 15.0000 15.0000 AC, 16.0000 16.0000 AC, 17.0000 17.0000 AC, 18.0000 18.0000 AC, 19.0000 19.0000 AC, 20.0000 20.0000 AC, 21.0000 21.0000 AC, 22.0000 22.0000 AC, 23.0000 23.0000 AC, 24.0000 24.0000 AC, 25.0000 25.0000 AC, 26.0000 26.0000 AC, 27.0000 27.0000 AC, 28.0000 28.0000 AC, 29.0000 29.0000 AC, 30.0000 30.0000 AC, 31.0000 31.0000 AC, 32.0000 32.0000 AC, 33.0000 33.0000 AC, 34.0000 34.0000 AC, 35.0000 35.0000 AC, 36.0000 36.0000 AC, 37.0000 37.0000 AC, 38.0000 38.0000 AC, 39.0000 39.0000 AC, 40.0000 40.0000 AC, 41.0000 41.0000 AC, 42.0000 42.0000 AC, 43.0000 43.0000 AC, 44.0000 44.0000 AC, 45.0000 45.0000 AC, 46.0000 46.0000 AC, 47.0000 47.0000 AC, 48.0000 48.0000 AC, 49.0000 49.0000 AC, 50.0000 50.0000 AC, 51.0000 51.0000 AC, 52.0000 52.0000 AC, 53.0000 53.0000 AC, 54.0000 54.0000 AC, 55.0000 55.0000 AC, 56.0000 56.0000 AC, 57.0000 57.0000 AC, 58.0000 58.0000 AC, 59.0000 59.0000 AC, 60.0000 60.0000 AC, 61.0000 61.0000 AC, 62.0000 62.0000 AC, 63.0000 63.0000 AC, 64.0000 64.0000 AC, 65.0000 65.0000 AC, 66.0000 66.0000 AC, 67.0000 67.0000 AC, 68.0000 68.0000 AC, 69.0000 69.0000 AC, 70.0000 70.0000 AC, 71.0000 71.0000 AC, 72.0000 72.0000 AC, 73.0000 73.0000 AC, 74.0000 74.0000 AC, 75.0000 75.0000 AC, 76.0000 76.0000 AC, 77.0000 77.0000 AC, 78.0000 78.0000 AC, 79.0000 79.0000 AC, 80.0000 80.0000 AC, 81.0000 81.0000 AC, 82.0000 82.0000 AC, 83.0000 83.0000 AC, 84.0000 84.0000 AC, 85.0000 85.0000 AC, 86.0000 86.0000 AC, 87.0000 87.0000 AC, 88.0000 88.0000 AC, 89.0000 89.0000 AC, 90.0000 90.0000 AC, 91.0000 91.0000 AC, 92.0000 92.0000 AC, 93.0000 93.0000 AC, 94.0000 94.0000 AC, 95.0000 95.0000 AC, 96.0000 96.0000 AC, 97.0000 97.0000 AC, 98.0000 98.0000 AC, 99.0000 99.0000 AC, 100.0000 100.0000 AC.

CURB CUT TABLE

TRACT	SECTION	WIDTH (FT)	LENGTH (FT)	AREA (SQ FT)
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C	5	11.00	11.00	121.00
	6	11.00	11.00	121.00
D	7	11.00	11.00	121.00
	8	11.00	11.00	121.00
E	9	11.00	11.00	121.00
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TRACT TABLE

TRACT	SECTION	AREA (SQ FT)	ACCESS & UTILITY
A	1	121.00	1,343
B	2	121.00	1,343
C	3	121.00	1,343
D	4	121.00	1,343
E	5	121.00	1,343

SURVEY MONUMENT TABLE

MONUMENT	SECTION	LENGTH (FT)	WIDTH (FT)	AREA (SQ FT)
1	1	11.00	11.00	121.00
2	2	11.00	11.00	121.00
3	3	11.00	11.00	121.00
4	4	11.00	11.00	121.00
5	5	11.00	11.00	121.00

CONTRACT LIST

GENERAL CONTRACTORS:
 BROWN ASSOCIATES, INC.
 1000 15th St NW, Ste 400
 Seattle, WA 98104
 Phone: (206) 461-1000
 Fax: (206) 461-1001
 Website: www.ldc.com

LANDSCAPE ARCHITECTS:
 LANDSCAPE ARCHITECTS
 1000 15th St NW, Ste 400
 Seattle, WA 98104
 Phone: (206) 461-1000
 Fax: (206) 461-1001
 Website: www.ldc.com

ENGINEERS:
 LDC
 1000 15th St NW, Ste 400
 Seattle, WA 98104
 Phone: (206) 461-1000
 Fax: (206) 461-1001
 Website: www.ldc.com

PERMITS:
 KING COUNTY PERMITTING
 1000 15th St NW, Ste 400
 Seattle, WA 98104
 Phone: (206) 461-1000
 Fax: (206) 461-1001
 Website: www.ldc.com

ADJACENT PROPERTIES:
 VINTNER'S RIDGE
 VOL 261 PG 86-90
 TAX NO. 80-0870000

FOURBERRY
 VOL 184 PG 41-44

NE 132ND PL
NE 131ST WAY
ROAD A
ROAD B
ROAD C
ROAD D

TAX NO. 27-200-00034
TAX NO. 80-0870000
TAX NO. 80-0870000
TAX NO. 80-0870000

NE 15TH PL NE
NE 132ND PL

NE 131ST WAY
NE 132ND PL

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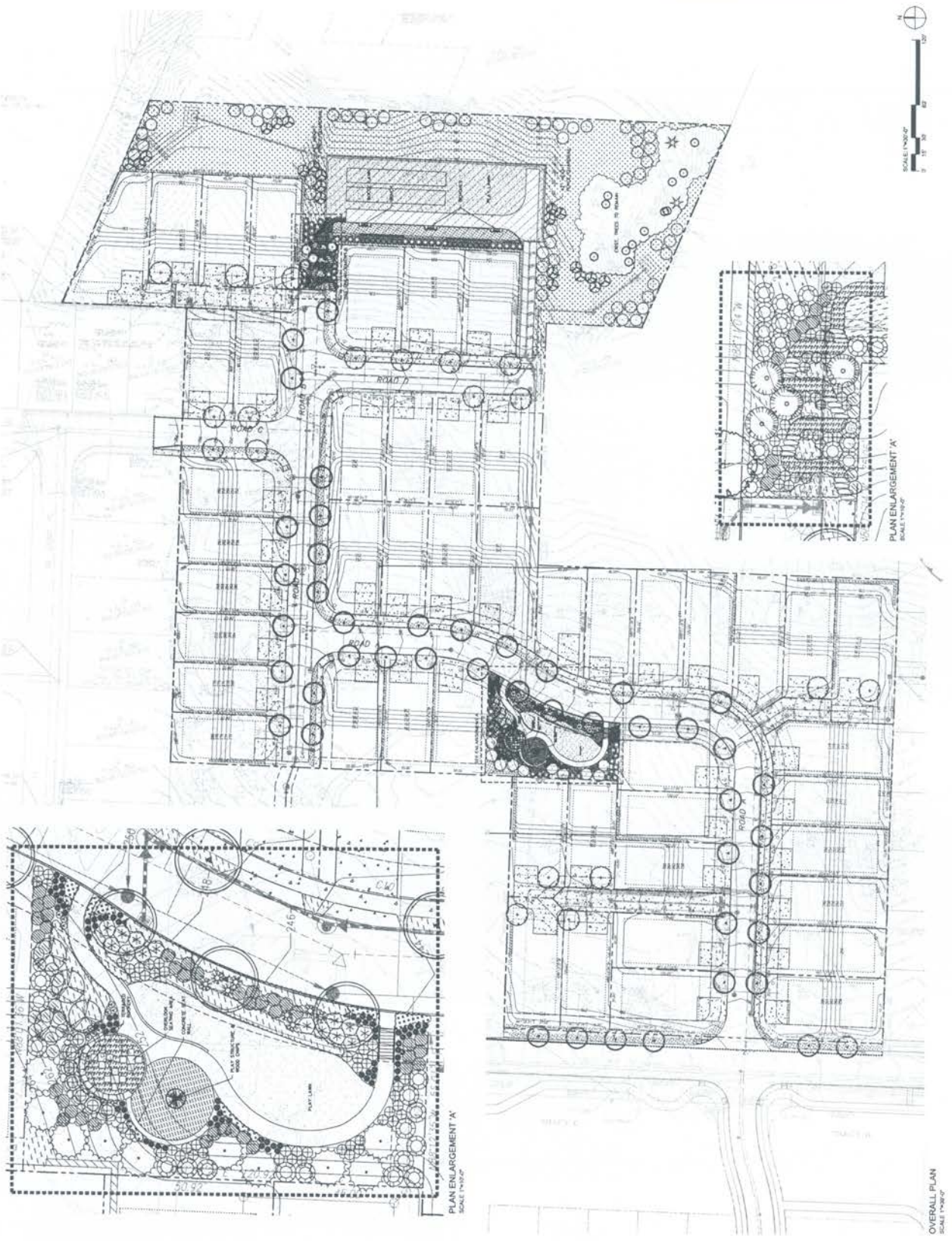
WEISMAN DESIGN GROUP

MARINWOOD-PULTE GROUP
KIRKLAND, WA

DATE	1/15/07
BY	WJ
CHKD	WJ
LOCATION	WJ
NO. SHEETS	10

LANDSCAPE PLAN

L-100



PLAN ENLARGEMENT 'A'
SCALE 1/2"=1'-0"

OVERALL PLAN
SCALE 1/8"=1'-0"



KIRKLAND HEARING EXAMINER
June 22, 2015

1. **CALL TO ORDER (7:00 PM)**

Members Present: Sue Tanner - Hearing Examiner.

Members Absent: None.

Staff Present: Tony Leavitt - Associate Planner, Jeremy McMahan - Planning Supervisor, and Jeannie Dines - Recording Secretary.

2. **PUBLIC HEARINGS (7:00 PM)**

A. **Marinwood Subdivision and PUD, FILE NO.: SUB14-01891, ZON14-01888, ADDRESS: 12860 and 13030 136th Ave NE**

Ms. Tanner called the hearing to order at 7:00 PM and provided the file number, SUB14-01891 and ZON14-01888 and address, 12860 and 13030 136th Avenue NE, and described the hearing procedures.

There were no procedural questions.

Ms. Tanner swore in Associate Planner Tony Leavitt. Mr. Leavitt submitted the following exhibits which Ms. Tanner entered into the record:

Exhibit A: Corrected version of staff report

Exhibit B: Letter from Sara Bray

Exhibit C: Letter from S. Sato

Exhibit D: Letter from Mark Hamberg

Mr. Leavitt presented the staff report, describing the subdivision and PUD proposal. Staff recommends approval subject to conditions in the staff report.

Applicant

Ms. Tanner swore in Scott Borgeson, Pulte Group, 3535 Factoria Blvd SE, #110, Bellevue 98006. Mr. Borgeson described the Pulte Group, preliminary home designs, site plan, key features, park improvements, and mitigation of project impacts.

Ms. Tanner entered Mr. Borgeson's PowerPoint as Exhibit E.

Ms. Tanner swore in Steve Anderson, Senior Project Manager, Land Development Consultants, 14201 NE 200th St, Ste, 100, Woodinville 98072. Mr. Anderson provided a comparison between Marinwood and Vintner's Place and described the rectangular rapid flash beacon they propose to install.

Mr. Anderson submitted the following exhibits which Ms. Tanner entered into the record:

Exhibit F: Aerial map with beacon location

Exhibit G: Site map with beacon location

Exhibit H: Photos of RRFB examples

Exhibit I: Estimates used to determine cost comparison between Marinwood and Vintner's Place

Ms. Tanner swore in Darrel Mitsunaga, 11201 SE 8th Street, Bellevue, legal counsel for Pulte Group, who clarified the correction in the staff report.

Public Testimony

Ms. Tanner swore in each person before they provided testimony.

1. Christopher Kringle, 13124 137th Place NE, Vintner's Ridge.

2. Matthew Tillman, 13628 NE 132nd Place, Vintner's Ridge.

3. Larry Miller, 13612 NE 132nd Place, Vintner's Ridge.

4. Sara Bray, 13612 NE 132nd Place, Vintner's Ridge.

Mr. Kringle provided additional testimony.

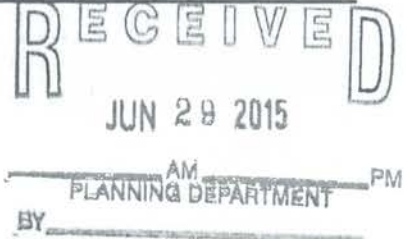
Mr. Borgeson responded to questions asked during Public Testimony and to Mr. Leavitt's questions.

3. **ADJOURNMENT (8:03 PM)**

Planning Staff

**CITY OF KIRKLAND
HEARING EXAMINER FINDINGS,
CONCLUSIONS AND RECOMMENDATION**

APPLICANT: Pulte Group
FILE NO: SUB14-01891/ZON14-01888
APPLICATION:



1. Site Location: 12860 and 13030 136th Avenue NE
2. Requests: The applicant requests approval of a preliminary subdivision and planned unit development (PUD) as follows:
 - a. Preliminary Subdivision: A proposal to subdivide five parcels totaling 8.58 acres into 48 separate lots with access via a new access road off of 136th Avenue NE, and a new connection to the existing 137th Place NE right-of-way to the north of the subject property. See Exhibit A, Staff Advisory Report and Recommendation (Staff Report), Attachment 2, Sheet CS-01.
 - b. PUD: A request for a preliminary and final Planned Unit Development (PUD) and modification of the following Zoning Code and Municipal Code requirements:
 - (1) Provide smaller lot sizes than the minimum lot size of 5,100 square feet in the RSA 8 Zone for 33 of the 48 lots, with an average lot size of 4,935 square feet.
 - (2) Provide lot widths less than the minimum 50' as measured from the back of the required front yard for 28 of the lots.
 - (3) Reduce minimum required front yards to 10 feet and provide a garage setback of 20 feet as measured from the front property line.
 - (4) Calculate the 50% floor area ratio (FAR) maximum based on the net development area (total lot area minus public rights-of-way) rather than on an individual lot basis.
 - (5) Calculate the 50% lot coverage maximum based on the net development area (total lot area minus public rights-of-way) rather than on an individual lot basis.
 - (6) Calculate building height based on finished grade instead of predevelopment grades.

Pursuant to Chapter 125 KZC, the proposal includes the following proposed benefits to the City beyond the improvements to address potential impacts or undesirable effects of the PUD and provide benefits to the community that typically would not be required for a subdivision under City Code and implementing regulations:

- (1) Increased open space, onsite recreation and landscaping. Common open space is planned in Tracts B and D. Tract B is 1.5 acres in size and has an underground storm water detention vault. On the surface, the applicant proposes a grass play area, bocce ball court, picnic area with bench seating, and landscaping and trees. Tract D is .2 acres in size and is

proposed for a play lawn, play structure, concrete sitting wall, picnic table seating, and landscaping and trees. Both recreation areas would be available for use by the public as well as by residents of the subdivision.

- (2) Offstreet right-of-way improvements. The applicant proposes to extend construction of frontage improvements, including a sidewalk, along the tax parcel that is being retained by the current property owner, which fronts on 136th Avenue NE. See Staff Report, Attachment 2, Sheet CS-01. This would connect the sidewalks being installed as part of the subdivision and the existing sidewalk to the north. The applicant also proposes to install a Rectangular Rapid Flash Beacon cross walk across 132nd Avenue NE at its intersection with NE 134th Place.

3. Review Process: Process IIB; the Hearing Examiner conducts a public hearing and makes a recommendation to the City Council, which makes a final decision.

4. Key Issues:

- Compliance with subdivision criteria
- Compliance with PUD approval criteria
- Compliance with applicable development regulations
- Compliance with Process IIB Zoning Permit approval criteria

SUMMARY OF RECOMMENDATIONS:

Department	Approve with conditions
Hearing Examiner	Approve with conditions

PUBLIC HEARING:

The Hearing Examiner held a public hearing on the applications on June 22, 2015, in the Council Chambers, City Hall, 123 Fifth Avenue, Kirkland, Washington. A verbatim recording of the hearing is available at the City Clerk's office. The minutes of the hearing and the exhibits are available for public inspection in the Department of Planning and Community Development. The Examiner visited the site following the hearing.

TESTIMONY AND PUBLIC COMMENT:

A list of those who testified at the public hearing, and a list of the exhibits offered at the hearing are included at the end of this Recommendation. The testimony is summarized in the hearing minutes.

For purposes of this recommendation, all section numbers refer to the Kirkland Zoning Code (KZC or Code) unless otherwise indicated.

FINDINGS, CONCLUSIONS AND RECOMMENDATION

Having considered the evidence in the record and reviewed the site, the Hearing Examiner enters the following:

Findings of Fact and Conclusions:**A. Site Description**

The Facts and Conclusions on this matter set forth at Subsection II.A of the Staff Report are accurate and supported by the record, and therefore are adopted by reference as the Hearing Examiner's Findings and Conclusions.

B. Public Comment**C. State Environmental Policy Act and Concurrency**

The Facts and Conclusions on this application set forth at Subsections II.B and II.C of the Staff Report are accurate and supported by the record, and therefore are adopted by reference as the Hearing Examiner's Findings and Conclusions.

Public comments at the hearing reiterated some of the concerns expressed in the comment letters included in the record as Attachment 6 to the Staff Report, particularly those expressing opposition to the proposed connection to 137th Place NE and associated impacts of a potential increase in cut-through traffic, and the need for improvements to traffic flow on 136th Avenue NE in light of increasing traffic volumes. Commenters wondered whether the traffic studies for each new development in the area take into account the additional traffic generated by projects currently being constructed, and there was a general consensus that numerous improvements are needed to 136th Avenue NE. Two speakers thought the Rectangular Rapid Flash Beacon should be located closer to the proposal to safeguard children crossing 136th Street to reach the sidewalk that will be constructed.

Other public comments at the hearing included concerns about storm water issues in light of the area's topography, and the fact that the open space and recreational facilities on Tracts B and D will be available to the public. Homeowners in nearby subdivisions fear that this will draw the public to the open spaces and amenities in their subdivisions, creating safety issues and a need to increase insurance coverage on those spaces.

As noted in the Staff Report, the Public Works Director has recommended the 137th Place road connection pursuant to KZC 150.65 and two Comprehensive Plan Policies:

Policy T-4.3 states that the City should "maintain a system of arterials, collectors, and local access streets that forms an interconnected network for vehicular circulation." Under this policy, the Plan explains that "[t]raffic spread over a 'grid' of streets, which is designed appropriate to neighborhood and system needs, flows smoothly. Kirkland has a number of existing cul-de-sacs, which help to create quiet and private residential areas. At the same time, however, cul de sacs and dead ends result in uneven traffic distribution and benefit some at the expense of others." Comprehensive Plan at IX-13.

Policy T-4.5 states that the City should "maintain and improve convenient access for emergency vehicles," and that "an interconnected street network is the best way to achieve direct access." *Id.*

A Traffic Impact Analysis ("TIA") was required for the proposal. Exhibit A, Attachment 6. Traffic volume forecasts in the TIA use the City's traffic model forecasts, which does account for pipeline development and a background traffic growth rate. *Id.* at 125. Also, as noted in Subsection C of the Staff Report, the proposal passed concurrency review and was not appealed. Localized transportation impacts of the proposal, as addressed in the TIA, are reviewed pursuant to SEPA, and the SEPA Determination of Nonsignificance issued for the proposal also was not appealed. As stated by the Department at the hearing, at the request of the School District, the Rectangular Rapid Flash Beacon is to be located on a school walk route at an existing crosswalk.

As noted above, the applicant will be constructing an underground storm water detention vault on Tract B. And as noted in the Staff Report, comments on storm water concerns have been forwarded to the Public Works Department for consideration, and full drainage review will be required.

As noted in Subsection D of the Staff Report, the provision of open space and recreational facilities to residents in the subdivision is considered a public benefit, in that it goes beyond what is required by City codes. The fact that the proposed open space and recreation facilities in this subdivision also will be open to the public provides an added public benefit.

D. Approval Criteria

The Facts and Conclusions on this matter set forth at Subsection II.D of Exhibit A are accurate and supported by the record, and therefore are adopted by reference as the Hearing Examiner's Findings and Conclusions. The proposed subdivision complies with KMC 22.12.230 and KZC 150.65. With the proposed PUD, and as conditioned, the subdivision is consistent with zoning and subdivision regulations and makes adequate provision for open spaces, drainage ways, rights-of-way, easements, water supplies, sanitary waste, power service, parks, playgrounds, and schools. The proposed subdivision will serve the public use and interest and is consistent with the public health, safety and welfare.

E. Development Regulations

The Facts and Conclusions on this matter set forth at Subsection II.E of Exhibit A are accurate and supported by the record, and therefore are adopted by reference as the Hearing Examiner's Findings and Conclusions.

F. Comprehensive Plan

The Facts and Conclusions on this matter set forth at Subsection II.F of Exhibit A are accurate and supported by the record, and therefore are adopted by reference as the Hearing Examiner's Findings and Conclusions.

G. Development Standards

The Facts and Conclusions on this matter set forth at Subsection II.G of Exhibit A are accurate and supported by the record, and therefore are adopted by reference as the Hearing Examiner's Findings and Conclusions.


H. Process IIB Decisional Criteria

The application for the subdivision and PUD is consistent with all applicable development regulations and, to the extent there is no applicable development regulation, with the Comprehensive Plan. As noted above, it is also consistent with the public health, safety and welfare.

Recommendation:

Based upon the foregoing findings of fact and conclusions, the Hearing Examiner recommends that the City Council approve the Preliminary Subdivision and PUD subject to the conditions set forth in Section I.B of the Staff Report.

Entered this 24th day of June, 2015.


Sue A. Tanner
Hearing Examiner

EXHIBITS:

The following exhibit was entered into the record:

- Exhibit A Department's Advisory Report with Attachments 1 through 11;
- Exhibit B Email dated June 2, 2015 to Tony Leavitt from Sara Bray re: File No. SUB14-01891
- Exhibit C Email dated May 28, 2015 to Tony Leavitt from Sharon Sato re: Marinwood Development
- Exhibit D Email dated June 19, 2015 to Tony Leavitt from Mark Hamburg re: Marinwood comments
- Exhibit E PowerPoint presentation by the applicant
- Exhibit F Map showing location of proposed rectangular rapid flash beacon
- Exhibit G Photographs of typical rectangular rapid flash beacon
- Exhibit H Site plan showing location of proposed off-site sidewalk
- Exhibit I Applicant's cost estimates

PARTIES OF RECORD:

Mike Behn, Pulte Group
Scott Borgesen, Pulte Group
Steve Anderson, LDC, Inc.
Darrell Mitsunaga, Johns, Monroe, Mitsunaga Kolouskova, PLLC
Christopher Kringel
Matthew Tillman
Larry Miller
Sara Bray
Parties of Record prior to hearing
Department of Planning and Community Development
Department of Public Works
Department of Building and Fire Services

SUBSEQUENT MODIFICATIONS

Modifications to the approval may be requested and reviewed pursuant to the applicable modification procedures and criteria in effect at the time of the requested modification.

CHALLENGES AND JUDICIAL REVIEW

The following is a summary of the deadlines and procedures for challenges and appeals. Any person wishing to file or respond to a challenge or appeal should contact the Planning Department for further procedural information.

CHALLENGE

Section 152.85 of the Zoning Code allows the Hearing Examiner's recommendation to be challenged by the applicant or any person who submitted written or oral comments or testimony to the Hearing Examiner. A party who signed a petition may not challenge unless such party also submitted independent written comments or information. The challenge must be in writing and must be delivered, along with any fees set by ordinance, to the Planning Department by 5:00 p.m., July 7, 2015, seven (7) calendar days following distribution of the Hearing Examiner's written recommendation on the application. Within this same time period, the person making the challenge must also mail or personally deliver to the applicant and all other people who submitted comments or testimony to the Hearing Examiner, a copy of the challenge together with notice of the deadline and procedures for responding to the challenge.

Any response to the challenge must be delivered to the Planning Department within seven (7) calendar days after the challenge letter was filed with the Planning Department. Within the same time period, the person making the response must deliver a copy of the response to the applicant and all other people who submitted comments or testimony to the Hearing Examiner.

Proof of such mail or personal delivery must be made by affidavit, available from the Planning Department. The affidavit must be attached to the challenge and response letters, and delivered to the Planning Department. The challenge will be considered by the City Council at the time it acts upon the recommendation of the Hearing Examiner.

JUDICIAL REVIEW

Section 152.110 of the Zoning Code allows the action of the City in granting or denying this zoning permit to be reviewed in King County Superior Court. The petition for review must be filed within twenty-one (21) calendar days of the issuance of the final land use decision by the City.

LAPSE OF APPROVAL

PUD

The applicant must begin construction or submit to the City a complete building permit application for the development activity, use of land or other actions approved under this chapter within five (5) years after the final approval of the City of Kirkland on the matter, or the decision becomes void; provided, however, that in the event judicial review is initiated per KZC 152.110, the running of the five (5) years is tolled for any period of time during which a court order in said judicial review proceeding prohibits the required development activity, use of land, or other actions. The applicant must substantially complete construction for the development activity, use of land, or other actions approved under this chapter and complete the applicable conditions listed on the notice of decision within seven (7) years after the final approval on the matter, or the decision becomes void.

Final Plat

Under Section 22.16.010 of the Subdivision Ordinance, the owner must submit a final plat application to the Planning Department, meeting the requirements of the Subdivision Ordinance and the preliminary plat approval, and submit the final plat for recording, within five years following the date the preliminary plat was approved or the decision becomes void; provided, however, that in the event judicial review is initiated per Section 22.16.110, the running of the five years is tolled for any period of time during which a court order in said judicial review proceeding prohibits the recording of the plat.

Link to Exhibit A:

[http://www.kirklandwa.gov/depart/planning/Boards and Commissions/Hearing Examiner Meeting Information.htm](http://www.kirklandwa.gov/depart/planning/Boards%20and%20Commissions/Hearing%20Examiner%20Meeting%20Information.htm)

June 22, 2015 Meeting Packet

Tony Leavitt

From: Sara Bray <bray.sara@gmail.com>
Sent: Tuesday, June 02, 2015 1:12 PM
To: Tony Leavitt
Subject: File No. SUB14-01891

Mr. Leavitt,

I am a resident of Vintner's Ridge, address 13612 NE 132nd Place, and I am writing with regard to the plat of land that is scheduled for development just South of our subdivision. Please include this letter for consideration at the hearing scheduled for June 22.

Specifically, there is a plan to connect Vintner's Ridge to this new development by extending 137th Place NE from Vintner's Ridge in to the new proposed neighborhood. **It is my request that this plan be reviewed and modified to be only a pedestrian path vs. a street.**

There is already a tremendous amount of traffic on 136th Avenue NE as commuters use this street to by-pass NE 124th Avenue NE. By connecting our two neighborhoods, another alternative would be created. This alternative would not add any real increase in convenience to the residents of either development, nor would it have any incremental value in supporting neighborly interaction. Instead the result would be increased traffic, safety hazards and noise for our families, many with young children and pets.

A pedestrian path would allow the positive neighborly connection between our two developments, while protecting our families from the traffic, safety risks and noise.

Related to this, and I am not sure if this is the forum, I would like to further request that the city consider plans for 136th Avenue NE. For example, speed bumps and/or a traffic circle at 136th Ave. NE and NE 132nd would slow the traffic down, and hopefully deter non-residents from even taking this route.


Please do not hesitate to reach out to me directly if you have any questions regarding my request.

Thank you for your consideration. I look forward to meeting you at the hearing.

Kind regards,

Sara Bray
13612 NE 132nd Place
Kirkland, WA 98034

206-890-4349 
bray.sara@gmail.com

CITY OF KIRKLAND
Hearing Examiner Exhibit
Applicant _____
Department _____
Public _____ 
FILE # SUB14-01891, 2014-01888

Tony Leavitt

From: S Sato <7krazykats@gmail.com>
Sent: Thursday, May 28, 2015 3:44 PM
To: Tony Leavitt
Subject: MARINWOOD DEVELOPMENT

I would like to be put on the mailing list for updates for the above mentioned project. I oppose the project due to the existing development, development being currently built and most recently completed development and the amount of traffic that is already on the street that runs in front of the development.

I suggest a car counter to count the cars currently going up the hill, in front of existing development. I think you will see how much traffic already is a problem.

Thank you!

Sharon Sato
12010 NE 136th Place
Kirkland, WA. 98034-2125

CITY OF KIRKLAND
Hearing Examiner Exhibit
Applicant _____
Department _____
Public
FILE # 50814-01891, 70017-01888

C

Tony Leavitt

From: Mark Hamburg <mhamburg.pub@gmail.com>
Sent: Friday, June 19, 2015 4:34 PM
To: Tony Leavitt
Subject: Marinwood comments

Sadly I will be out of town and unable to attend the hearing on Monday. Most of my concerns were covered in my previous communication (replicated below). Having reviewed the more detailed plans, I have two specific concerns to raise:

1. The proposed removal of tree #254 on the northwest corner of lot 28 represents the removal of one of the larger trees in the area as reflected on the arborists report and furthermore would appear to be in a location where it must necessarily be away from the actual house construction. Retaining this tree would both preserve a tree that will take years to replace and will provide some privacy between lot 28 and the houses in Vintners Ridge.
2. The proposed pathway along the proposed route for 131st makes little sense given that if the connection through to 137th goes through there is already a route to the rail trail that could be further improved a bit further up the 137th into Vintners Ridge. Having two paths makes little sense.

Thank you.

Mark Hamburg
13204 137th PI NE
Kirkland, WA 98034

I am writing to provide public comment on Marinwood Plat and PUD SUB14-01891.

I own one of the houses in Vintners Ridge backing up — or partially backing up — to the easternmost portion of this proposed development. The position of my house gives me a clear sense of the area proposed for development and I see multiple concerns that I believe merit further review at least with regard to how houses are situated on the Marinwood property.

The key issue for any development here is that this back portion of the proposed development falls away relatively sharply as it goes down the hill toward the Eastside rail corridor. In particular, in the area backing up to my house and my neighbor's house, there is a natural gully that collects much of the run off from both Vintners Ridge and from the proposed Marinwood development. What is the plan regarding development around this natural drainage system? How close does the Marinwood developer plan to get to it? What effect will that development have on water runoff in the area? I've seen the proposed lot lines posted by the side of the road on 136th Ave NE and they do not seem to account for these natural issues.

As a related matter, because of this topography, my neighbors and I share a retaining wall near the property line that raises our houses above the falloff on the hillside. This raises questions about how the Marinwood development proposes to interact with this retaining wall. Is the plan to build at the lower level at the base of the wall and if so what will happen with respect to hillside erosion in the areas where they need to dig further down to level out the land? Is the plan to fill in further and raise the level up for construction?

Essentially, the proposed Marinwood development seems to be encroaching into areas that would seem unfriendly to development because of the topography of the land and the potential impacts on drainage and erosion from modifications to that topography and consideration of these issues would seem to call for pulling away from the property lines and focusing on the more construction friendly portions of the land.

CITY OF KIRKLAND
Hearing Examiner Exhibit

Applicant	_____	D
Department	_____	
Public	<input checked="" type="checkbox"/>	
FILE # SUB 14-01891, 2014-0888		

Finally, knowing the concern in Kirkland for preserving trees, I note that while much of the land in question contains relatively unremarkable scrub, it also contains several sizable trees. Is the plan to preserve these trees or to cut them down? Cutting them down could again effect the drainage and erosion on the hillside but would also cost Kirkland some older growth vegetation.

Thank you for taking these concerns into account in reviewing not just the basic proposal but also the particular lot lines and other choices made within the proposed development.

Mark Hamburg
13204 137th PI NE
Kirkland, WA 98034

(206) 250-3223



CITY OF KIRKLAND
Hearing Examiner Exhibit
Applicant Department _____ Public _____
FILE # SUP14-01891, ZON14-01888



Proposed Marinwood Preliminary Plat City of Kirkland



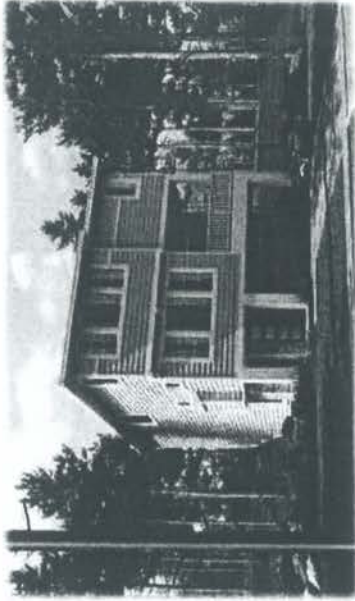
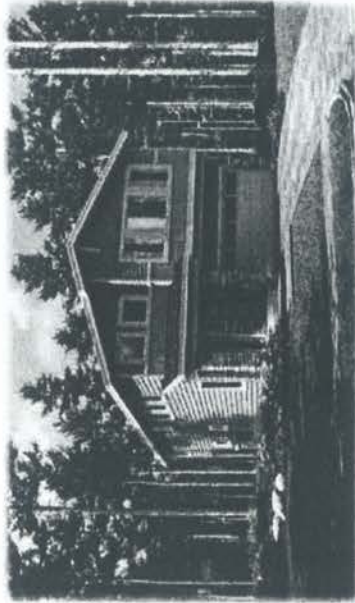
Public Hearing
June 22, 2015

PulteGroup – Who We Are

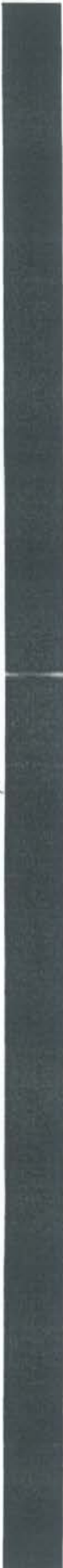
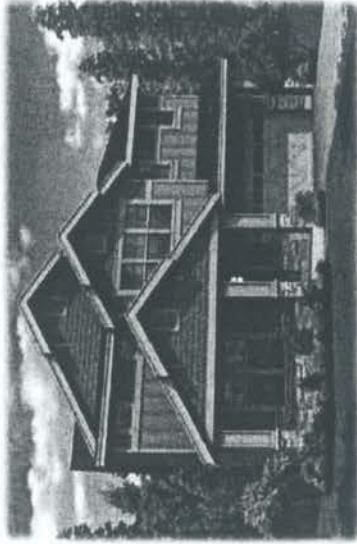
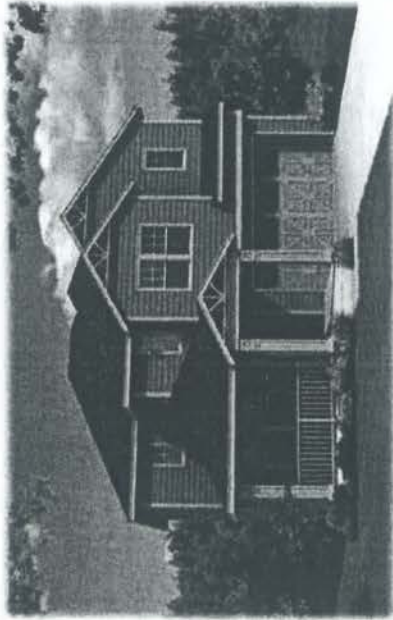
- One of America's leading homebuilding companies
- Able to meet the needs of multiple homebuyer groups and respond to changing consumer demand
- PulteGroup conducts extensive research to provide homebuyers with innovative solutions and consumer inspired homes and communities that provide the best quality of life
- Life Tested Home Designs® with an unwavering commitment to quality and attention to detail



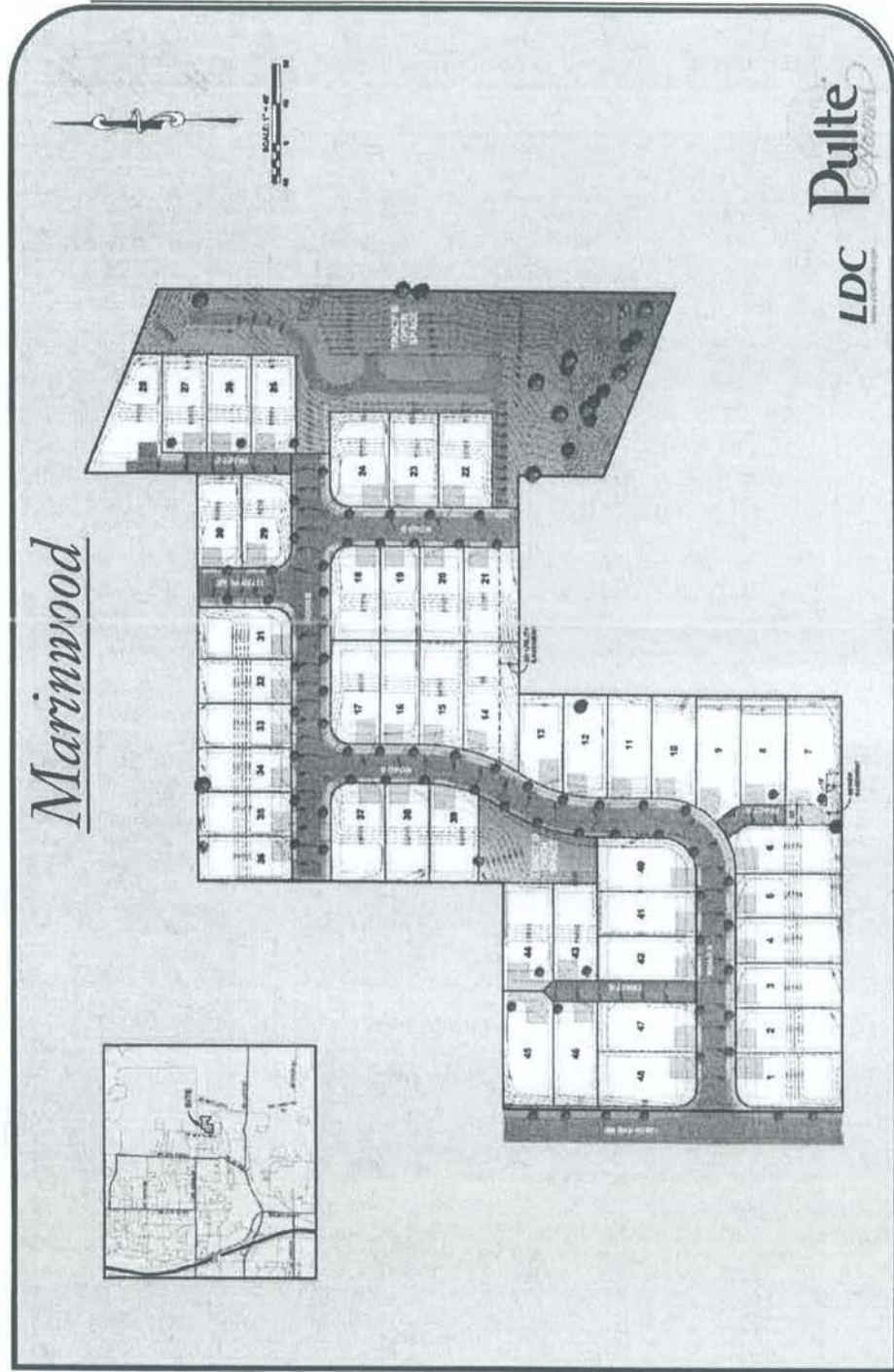
Marinwood Home Designs



Marinwood Home Designs



Marinwood Site Plan



Key Features of Marinwood Site Plan

- 48 Lots and 2 Open Space Tracts
- Two road connections are proposed to existing City Right-of-Way
- Key Site Plan Data:
 - Total Site Area: 8.6 acres
 - Total Lot Area: 5.4 acres
 - Total Open Space Area: 1.7 acres
 - Density: Allowed - 6 units per acre; Proposed – 5.6 units per acre

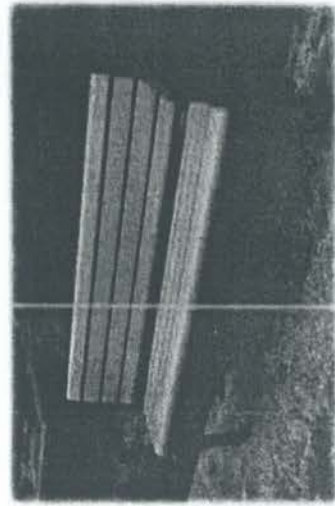
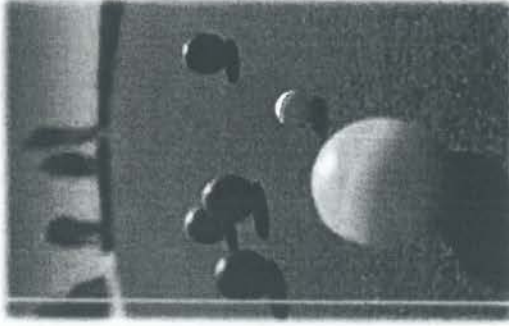
▪ Planned Unit Development

- PUD will provide additional flexibility to fit the site development plan to the existing, natural constraints, such as topography.
- PUD provides public benefits both within and external to the plat



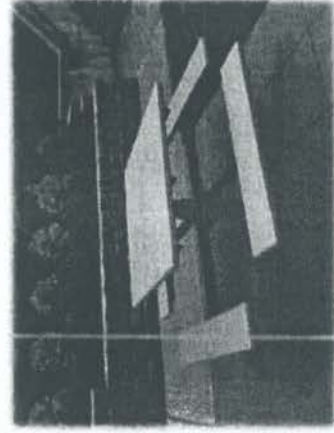
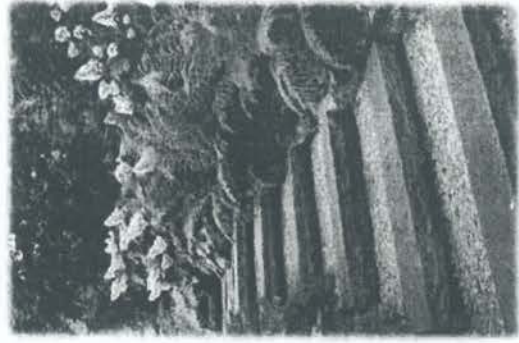
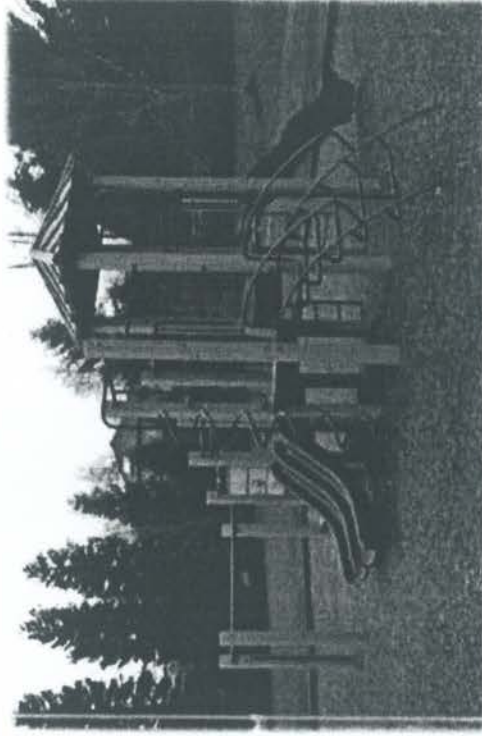
Marinwood Neighborhood Park Improvements

- Two public parks are proposed and will be built by developer
- Eastern Park
 - Located in large, 1.5-acre open space area on east side of project, designed for a wide range of user ages
 - Amenities will include
 - Bocce lawn
 - Benches for spectators and for enjoying territorial views
 - Stepping stone path meandering through landscaping



Marinwood Neighborhood Park Improvements

- **Central Park**
 - Located in the middle of the site with play equipment suitable for young children
 - Amenities will include
 - Play structure surrounded by a seat wall
 - Picnic table in overlook viewing area
 - Play lawn surrounded by walking path and perimeter landscaping
 - Natural recreation features, including stepping boulders



Mitigation of Project Impacts

- The Marinwood neighborhood has been designed by professional engineers and planners with special expertise in the analysis and design of roads, stormwater facilities, utilities, traffic impacts and critical areas.
- PulteGroup has carefully reviewed all of the comments that the City has received from concerned citizens. We take the concerns of the public very seriously, since often the neighbors of our developments have the best pulse for what is important for the community.
- Some of the key issues that were raised include:
 - Connection of proposed road to existing public road in recently built Vintner's Ridge plat to north
 - Responsible stormwater management
 - Traffic impacts
 - Building heights
- Proposed mitigation measures include:
 - Road connection is supported by the City of Kirkland for many reasons, including neighborhood connectivity and improved emergency vehicle access both to Vintner's Ridge and Marinwood
 - Stormwater management system has been designed by professional engineers with the specific intent of being good stewards of the environment and protecting downstream properties
 - Impacts of traffic have been analyzed by professional engineers, including City staff, to ensure that existing road system has adequate capacity
 - Building heights are proposed to be calculated in a manner similar to the Vintner's Ridge project, based on the average grade of the finished lots
 - Mitigation fees and GFC's will be paid for each proposed home, as established by the City Council and the Woodinville Water District, to address impacts to the transportation infrastructure, schools, parks, fire and utilities. Mitigation fees will fund improvements identified in the City's Comprehensive Plans, including road improvements where the City Council prioritize the need. Fees are approximately \$8,000 to the City and \$6,300 to the School District.

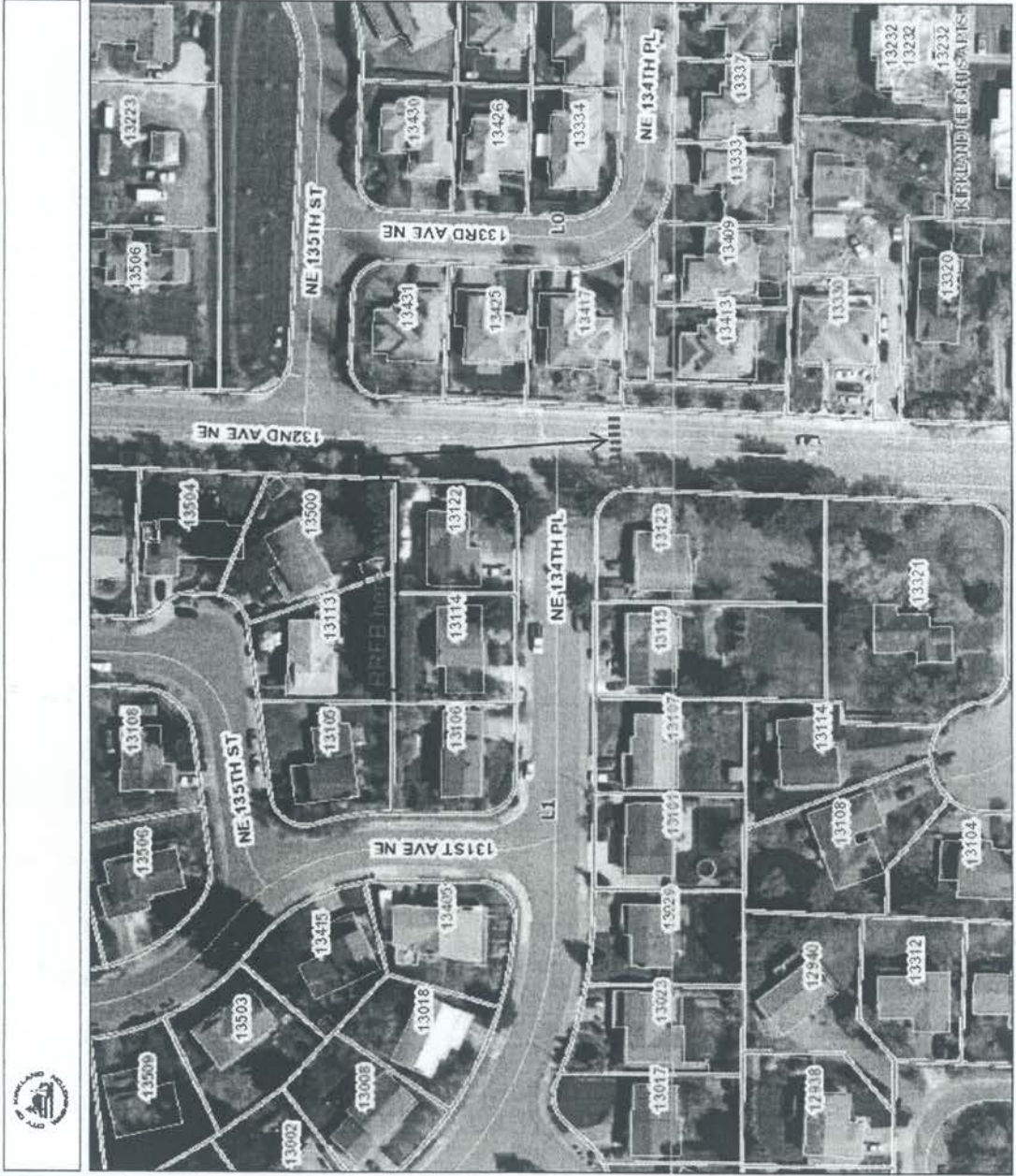


Legend

- Address
- City Limits
- Grid
- QQ Grid
- Cross Kirkland Corridor
- Regional Rail Corridor
- Streets
- Parcels
- Place Names
- Buildings
- Lakes
- Parks
- Schools

1:1,230

**Rectangular Rapid
Flash Beacon (RRFB)
Location**



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No warranties of any sort, including but not limited to accuracy, fitness, or
merchantability, accompany this product.



NAD_1983_StatePlane_Washington_North_FIPS_4601_Feet

Marinwood PUD

Applicant
Department _____
Public _____

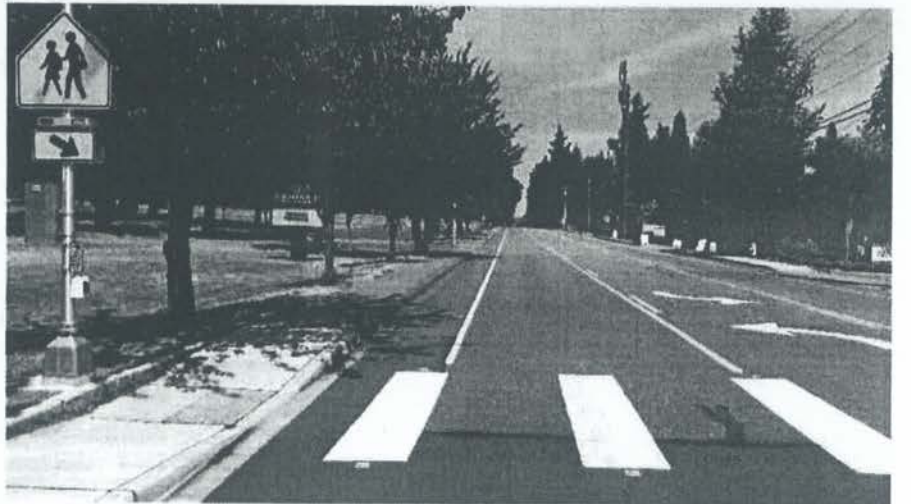
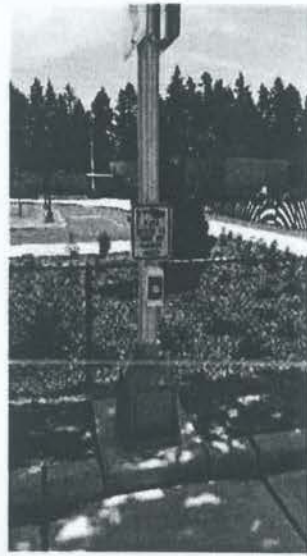
6

Rectangular Rapid Flash Beacon (RRF)

FILE # SUB14-01891, ZON14-01888

Typical Example between Kamiakin Middle School and John Muir Elementary School

June 22, 2015



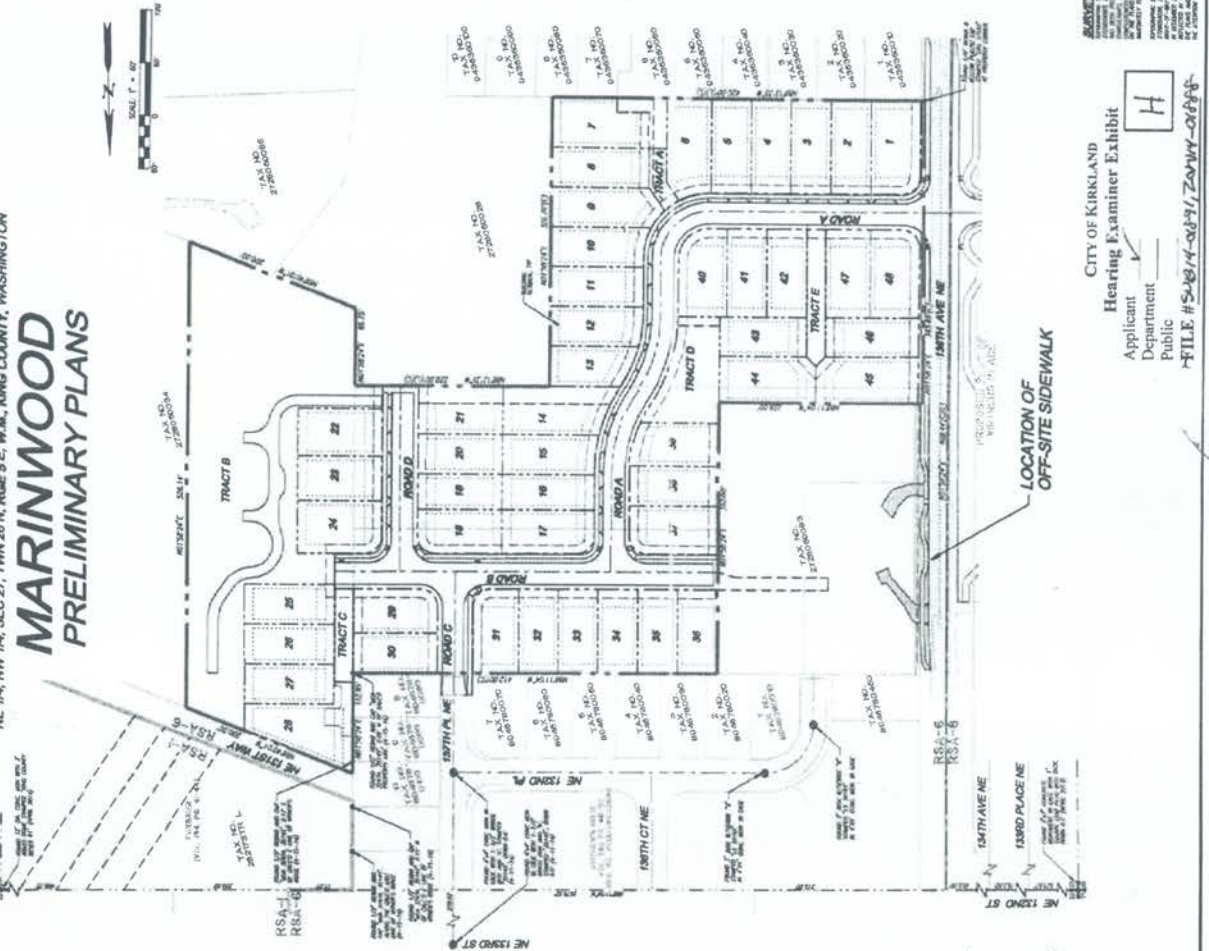
EX-01
SHEET 1 OF 1

PULTE GROUP
MARINWOOD
OFF-SITE SIDEWALK EXHIBIT

LDC
Engineering
Landscape
Architecture
Survey

REVISIONS table with columns for NO., DATE, and DESCRIPTION.

PROJECT INFORMATION, CONTACT LIST, IMPERVIOUS COVER, and SURVEY DISCLAIMER sections.



LEGEND AND ABBREVIATIONS, NOTES, and EARTHWORK QUANTITIES sections.

CITY OF KIRKLAND
Hearing Examiner Exhibit
Applicant Department Public
FILE #S-04-08-01, Z-04-0008

R-5193

CITY OF KIRKLAND
Hearing Examiner Exhibit

Applicant
Department
Public

I

FILE #S0814-01891, Z0814-01892



Universal Land

SINCE 1962



CONSTRUCTION COMPANY

P.O. BOX 329 - 20306 144TH AVE. N.E. - WOODINVILLE, WA 98072
PHONE (425) 483-6200 FAX (425) 485-3186
UNIVELC159RL

COST ESTIMATE FORM

Project Name: Moore Frontage Improvements
Street Location: 136th Ave Ne
Municipality: Kirkland
Developer: Pulte Group
Engineer: LDC
Contractor: Universal Land Construction Company

Date: May 19, 2015
No. of Lots: 0
Acreage: NA
Sales Tax Rate: 9.50%
Our Job No.: NA

HARD COSTS	
ITEM DESCRIPTION	ESTIMATED BUDGET
MOBILIZATION	\$5,475
CLEARING/GRADING/EARTHWORK (PUBLIC)	\$26,658
EROSION CONTROL	\$6,187
PUBLIC ROADWAY IMPROVEMENTS	\$52,480
PRIVATE DRIVEWAY IMPROVEMENTS	\$5,806
Subtotal Hard Costs	\$96,605

US CONTINGENCY	5%	\$4,830
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GRAND TOTAL HARD COSTS + CONTINGENCY	\$101,436
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HARD COSTS				
MOBILIZATION				
DESCRIPTION	UNIT	UNIT COST	BUDGET	
			QTY	TOTAL
Mobilization	LS	\$5,000.00	1	\$5,000
SUBTOTAL: GENERAL CONDITIONS (PRIVATE)				\$5,000
PLUS TAX	9.5%			\$475
TOTAL: GENERAL CONDITIONS (PRIVATE)				\$5,475
CLEARING/GRADING/EARTHWORK (PUBLIC)				
DESCRIPTION	UNIT	UNIT COST	BUDGET	
			QTY	TOTAL
Clear/Grub	SF	\$2.25	4000	\$9,000
Strip Topsoil	BCY	\$8.00	150	\$1,200
Traffic Control (per 2 person crew)	HR	\$110.00	20	\$2,200
Import Gravel Borrow - includes placement	TON	\$25.25	390	\$9,848
Dispose of Excess Topsoil Off Site	TCY	\$21.00	210	\$4,410
SUBTOTAL: CLEARING/GRADING/EARTHWORK (PUBLIC)				\$26,658
US TAX	9.5%			N/A
TOTAL: CLEARING/GRADING/EARTHWORK (PUBLIC)				\$26,658
EROSION CONTROL				

DESCRIPTION	UNIT	UNIT COST	BUDGET	
			QTY	TOTAL
Silt Fence - install & remove	LF	\$6.50	300	\$1,950
Hydroseeding/Erosion Protection	LS	\$1,450.00	1	\$1,450
Straw Bales Hand Spread	EA	\$35.00	25	\$875
Temporary Catch Basin Protection (silt-sacs)	EA	\$125.00	1	\$125
Street Cleaning (budgeted hours)	HR	\$125.00	10	\$1,250
SUBTOTAL: EROSION CONTROL (ON SITE)				\$5,650
PLUS TAX	9.5%			\$537
TOTAL: EROSION CONTROL (ON SITE)				\$6,187

PUBLIC ROADWAY IMPROVEMENTS

DESCRIPTION	UNIT	UNIT COST	BUDGET	
			QTY	TOTAL
Fine Grade Curbs and Backfill	LF	\$5.00	300	\$1,500
18" Concrete Curb and Gutter (vertical)	LF	\$15.25	300	\$4,575
Fine Grade Sidewalk and Backfill	SY	\$5.85	200	\$1,170
Concrete Sidewalk (4-inch thick)	SY	\$33.00	200	\$6,600
Driveways (6-inch thick) (include sidewalk and planter strip in measurement)	SY	\$46.00	40	\$1,840
Saw cutting and Removal	LF	\$5.00	310	\$1,550
Compact and Fine Grade Road Subgrade (to back of curbs)	SY	\$3.25	175	\$569
Import Gravel Borrow - includes placement	TON	\$25.25	330	\$8,333
3" HMA Paving (Class B)	SY	\$20.50	175	\$3,588
3" Asphalt Treated Base (ATB)	SY	\$17.85	175	\$3,124
2" HMA - AC Overlay with Edge Grinding	SY	\$31.95	350	\$11,183
Backfill Planter	SF	\$0.60	1500	\$900
Striping/Channelization Marking	LS	\$2,000.00	1	\$2,000
Relocate Street Signs	LS	\$200.00	1	\$200
Traffic Control (per 2 person crew)	HR	\$110.00	40	\$4,400
Raise Existing Sewer Casting to ATB Grade	EA	\$475.00	1	\$475
Raise Existing Sewer Casting to FINAL Grade	EA	\$475.00	1	\$475
SUBTOTAL: PUBLIC ROADWAY IMPROVEMENTS (ON SITE)				\$52,480
PLUS TAX	9.5%			N/A
TOTAL: PUBLIC ROADWAY IMPROVEMENTS (ON SITE)				\$52,480

PRIVATE DRIVEWAY IMPROVEMENTS

DESCRIPTION	UNIT	UNIT COST	BUDGET	
			QTY	TOTAL
Import Crushed Rock - includes placement	TON	\$25.25	210	\$5,303
SUBTOTAL: PRIVATE ROADWAY IMPROVEMENTS (ON SITE)				\$5,303
PLUS TAX	9.5%			\$504
TOTAL: PRIVATE ROADWAY IMPROVEMENTS (ON SITE)				\$5,806

TERMS AND CONDITIONS

STAKING AND SOILS TESTING: All survey and soils compaction testing by owner.

PERMITS, FEES AND BONDS: All permits fees and bonds by owner.

EXISTING UTILITIES: No costs have been included herein for relocating any existing utilities (overhead power, signal, buried gas, phone, cable, water services, etc.) along project limits. Costs to relocate existing utilities by owner.

WATER QUALITY: Universal Land has included customary costs associated with installing and maintaining erosion BMP's shown on the drawings for up to 2 months from notice to proceed. Costs associated with chemical treatment, pumping, etc. to satisfy DOE standards are not included.

WATER QUALITY MONITORING/REPORTING: All erosion monitoring/reporting to satisfy DOE reporting requirements is excluded.

ACTIVE SOILS: This estimate is based on utilizing native soils and does not include import/export beyond quantities extended herein.

IMPORT / EXPORT: Grading estimate is based on 12" stripping depth. Soil conditions may require a combination of over-excavation, soil conditioning, import or export beyond the quantities extended in this proposal.

ROCK EXCAVATION: Costs associated with rock excavation or required processing are not included.

HAZARDOUS MATERIALS: No costs have been included in our estimate for handling and/or disposing of any hazardous materials.

Art By Nature, Inc
11032 159th Ave NE
Granite Falls, WA 98252

Bid



Date	Bid #
5/13/2015	4133

Pulte Group - 1022
 PO BOX 3660
 Portland, OR 97208

Project
Moore Property (MARINWOOD)

Description	Qty	Rate	Total
Moore Property - Kirkland WA - Plans dated 9/29			
Parks, and Common Spaces -			
Autumn Brilliance Serviceberry - 1" cal / 8-10'	25	225.00	5,625.00T
Hogan Cedar - 6-8'	4	90.00	360.00T
Douglas Fir - 6-8'	66	90.00	5,940.00T
Pacific Wax Myrtle - 30"	48	28.50	1,368.00T
Compact Strawberry Tree - 30"	14	28.50	399.00T
Arctic Fire Redtwig Dogwood - 18-24"	47	28.50	1,339.50T
Red Flowering Currant - 30"	23	28.50	655.50T
Compact Oregon Grape - 18-24"	19	28.50	541.50T
Snowberry - 15-18"	107	18.50	1,979.50T
Blue Oat Grass - 2 gal	84	18.50	1,554.00T
Flame Grass - 2 gal	8	18.50	148.00T
Emerald Green Arborvitae - 5-6'	14	75.00	1,050.00T
~ Shown on plans but not on plant legend - type and size are assumed			
Autumn Joy Stone Crop - 1 gal @ 18" oc	28	9.75	273.00T
Native Planting Mix	675	9.00	6,075.00T
~ Kinnikinnick - 1 gal @ 18" oc			
~ Creeping Mahonia - 1 gal @ 24" oc			
~ Salal - 1 gal @ 24" oc			
Sod (per square foot)	7,997	0.58	4,638.26T
Topsoil (per yard) @ 4"	99	34.50	3,415.50T

Sales Tax (9.5%)
Total

Phone #	Fax #
(360)691-1810	(360)691-1819

Signature of Acceptance

Art By Nature, Inc
11032 159th Ave NE
Granite Falls, WA 98252

Bid



Date	Bid #
5/13/2015	4133

Pulte Group - 1022
 PO BOX 3660
 Portland, OR 97208

Project
Moore Property

Description	Qty	Rate	Total
Topsoil (per yard) @ 6" *9172 sf	170	34.50	5,865.00T
Bark - (per yard) @ 3" *9172 sf	85	48.00	4,080.00T
Topsoil (per yard) Hydroseed Area 45,519 sf	562	34.50	19,389.00T
Hydroseed (per square foot)	45,519	0.15	6,827.85T
Bocce Lawn *2436 sf		24,136.00	24,136.00T
Bench	3	1,200.00	3,600.00T
Picnic Table	3	2,200.00	6,600.00T
Play Structure	1	25,000.00	25,000.00T
Play Chips (per yard) @ 12" compacted	26	62.00	1,612.00T
~ Assumes concrete curbing around play area - done by others			
Ledgestone Steps (per step)	19	1,200.00	22,800.00T
Decomposed Gravel (per yard) @ 6" compacted to 4" (assumed) * 1 total of 64 / sf		2,000.00	2,000.00T
~ Pathway to Bocce Lawn - 398 sf			
~ Overlook Seating Area - 249 sf			
Tree Stakes & Fertilizer - 3 stakes per tree	480	5.25	2,520.00T
Concrete Path in Tot lot area park	900	13.50	12,150.00T
Concrete steps		8,000.00	8,000.00T
Concrete Seat Wall		3,500.00	3,500.00T
Concrete curbing by Overlook Seating Areas	30	33.50	1,005.00T
4' Chain Link Fence (per lineal foot) at park with Play structure (not shown on plan, but budgeting)	263	31.63	8,318.69T
Trellis (not shown on plan, but budgeting)	2	8,500.00	17,000.00T
Dog waste station	2	2,255.00	4,510.00T
Irrigation	1	45,000.00	45,000.00T

Sales Tax (9.5%)
Total

Phone #	Fax #
(360)691-1810	(360)691-1819

Signature of Acceptance

Art By Nature, Inc
11032 159th Ave NE
Granite Falls, WA 98252

Bid



Date	Bid #
5/13/2015	4133

Pulte Group - 1022
 PO BOX 3660
 Portland, OR 97208

Project
Moore Property

Description	Qty	Rate	Total
Exclusions- - 42" Fence / Guardrail - ROW - Terraced Rockery - Any Retaining Walls and/or Rockeries - Monuments - Maintenance & Removal of Invasive Species (can be performed at a rate of \$35/hr+ Dump Fees) - Watering - Any deviation of quantities on this bid can be billed at its per unit cost as listed - Rock Raking, Straw Removal, or Trash Pick up for prep of site is billed out at \$35 per hour. - All Grades must provide adequate drainage prior to installation of landscaping. - All subgrades must be clear of vegetation and rocks prior to installation. - French Drains or Catch Basins - This estimate was provided for budget purposes. Prices are subject to change. - All prices valid for 30 days.			0.00

Sales Tax (9.5%)	\$24,631.15
Total	\$283,906.45

Phone #	Fax #
(360)691-1810	(360)691-1819

Signature of Acceptance _____

Art By Nature, Inc
11032 159th Ave NE
Granite Falls, WA 98252

Bid



Date	Bid #
5/13/2015	4132

Pulte Group - 1022
 PO BOX 3660
 Portland, OR 97208

Project
Vintner Place

Description	Qty	Rate	Total
Vintners Place - Draft Landscape Plans dated 1/9/15			
Parks, and Common Spaces -			
Shrubs, perennials and groundcover (per sf) (No centers listed, assuming plantings every 24" at \$8.50 a plant	25,195	2.16	54,421.20T
Low growing berry bushes and other edible shrubs - 6' max	14	42.00	588.00T
Sod (per square foot)	40,432	0.58	23,450.56T
Topsoil (per yard) @ 6" for planting areas	467	34.50	16,111.50T
Topsoil (per yard) @ 4" for lawn areas	502	34.50	17,319.00T
Bark - (per yard) @ 2"	250	48.00	12,000.00T
Gravel Path (per yard) @ 4"	19	58.00	1,102.00T
Bocce Court (per sf) 987 sq ft		8,500.00	8,500.00T
6' x 10' Raised Planter Beds	10	3,500.00	35,000.00T
Compost Bins	3	350.00	1,050.00T
Timber Edging for Play Area (per lineal foot) ~ Assumes 4"x12" PT	106	25.00	2,650.00T
Play Chips (per yard) @ 12" compacted	40	62.00	2,480.00T
Play Station	1	22,000.00	22,000.00T
Swing Set	1	9,500.00	9,500.00T
Picnic Table	3	2,200.00	6,600.00T
Bench	12	1,600.00	19,200.00T
Trellis	2	8,500.00	17,000.00T
Public Access Sign	8	180.00	1,440.00T
Dog Waste Sign	2	225.00	450.00T

Sales Tax (9.5%)

Total

Phone #	Fax #
(360)691-1810	(360)691-1819

Signature of Acceptance

Art By Nature, Inc
11032 159th Ave NE
Granite Falls, WA 98252



Bid

Date	Bid #
5/13/2015	4132

Pulte Group - 1022
 PO BOX 3660
 Portland, OR 97208

Project
Vintner Place

Description	Qty	Rate	Total
4' Horizontal Wooden Fence (per lineal foot)	170	66.24	11,260.80T
4' Chain Link Fence (per lineal foot)	660	31.63	20,875.80T
4' Chain Link Gate	4	258.75	1,035.00T
Tree Stakes & Fertilizer ~ Assumes 2 stakes per tree	140	7.50	1,050.00T
Irrigation		35,000.00	35,000.00T
Sub-Total of Parks and Common Spaces			320,083.86

Sales Tax (9.5%)
Total

Phone #	Fax #
(360)691-1810	(360)691-1819

Signature of Acceptance

Art By Nature, Inc
11032 159th Ave NE
Granite Falls, WA 98252

Bid



Date	Bid #
5/13/2015	4132

Pulte Group - 1022
 PO BOX 3660
 Portland, OR 97208

Project
Vintner Place

Description	Qty	Rate	Total
Exclusions- - Hose Bib by Raised Beds - ROW Landscaping - Concrete Pathways - Temporary Shed - Water Meter - Power to Irrigation Controller - Monuments - Maintenance & Removal of Invasive Species (can be performed at a rate of \$35/hr+ Dump Fees) - Watering - Any deviation of quantities on this bid can be billed at its per unit cost as listed - Rock Raking, Straw Removal, or Trash Pick up for prep of site is billed out at \$35 per hour. - All Grades must provide adequate drainage prior to installation of landscaping. - All subgrades must be clear of vegetation and rocks prior to installation. - French Drains or Catch Basins - This bid was created for budgeting purpose, and pricing is subject to change. - All prices valid for 30 days.			0.00
Sales Tax (9.5%)			\$30,407.97
Total			\$350,491.83

Phone #	Fax #
(360)691-1810	(360)691-1819

Signature of Acceptance _____