

RESOLUTION R-5274

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KIRKLAND APPROVING THE SUBDIVISION AND FINAL PLAT OF WILDRIDGE BEING PLANNING AND BUILDING DEPARTMENT FILE NO. SUB16-00921 AND SETTING FORTH CONDITIONS TO WHICH SUCH SUBDIVISION AND FINAL PLAT SHALL BE SUBJECT.

1 WHEREAS, a subdivision and preliminary plat previously called
2 Callan Ridge (28 lots), re-named to Wildridge Plat, was approved by the
3 Hearing Examiner on October 27, 2016; and
4

5 WHEREAS, thereafter the Planning and Building Department
6 received an application for approval of subdivision and final plat, said
7 application having been made by GGM Investments, LLC, the owner of
8 the real property described in said application, which property is within
9 a Residential Single Family RSA 6 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 determination of non-significance 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 Planning and Building Department
28 did make certain Findings, Conclusions and Recommendations and did
29 recommend approval of the subdivision and the final plat, subject to
30 specific conditions set forth in said recommendation.
31

32 WHEREAS, the City Council, in an open 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 of
37 Kirkland as follows:
38

39 Section 1. The Findings, Conclusions and Recommendations of
40 the Director of the Planning and Building Department, filed in Planning
41 and Building Department File No. SUB16-00921, are hereby adopted by
42 the Kirkland City Council as though fully set forth herein.
43

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

46 conditions set forth in the recommendations hereinabove adopted by
47 the City Council and further conditioned upon the following:
48

49 (a) A Plat Bond or other approved security performance
50 undertaking in an amount determined by the Director of
51 Public Works in accordance with the requirements therefor
52 in Ordinance No. 2178 shall be deposited with the City of
53 Kirkland and be conditioned upon the completion and
54 acceptance by the City of all conditions of approval,
55 including public improvements, within one year from the
56 date of passage of this Resolution. No City official,
57 including the Chairperson of the Planning Commission, the
58 Mayor, or the City Engineer, shall affix his signature to the
59 final plat drawing until such time as the plat bond or other
60 approved performance security undertaking herein
61 required has been deposited with the City and approved
62 by the Director of Public Works as to amount and form.
63

64 Section 3. Nothing in this resolution shall be construed as
65 excusing the applicant from compliance with all federal, state or local
66 statutes, ordinances or regulations applicable to this subdivision, other
67 than as expressly set forth herein.
68

69 Section 4. A copy of this resolution, along with the Findings,
70 Conclusions and Recommendations hereinabove adopted shall be
71 delivered to the applicant.
72

73 Section 5. A completed copy of this resolution, including Findings,
74 Conclusions and Recommendations adopted by reference, shall be
75 certified by the City Clerk who shall then forward the certified copy to
76 the King County Department of Assessments.
77

78 Passed by majority vote of the Kirkland City Council in open
79 meeting this 17th day of October, 2017.
80

81 Signed in authentication thereof this 17th day of October, 2017.


Amy Waleri, Mayor

Attest:


Kathi Anderson, 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: Susan Lauinger, Associate Planner
Date: October 2, 2017
File: Wildridge (formerly Callan Ridge) Final Subdivision, File No. SUB16-00921

I. RECOMMENDATION

Approve the Final Subdivision application for the Wildridge Plat

II. BACKGROUND

- A. The applicant is Carol Rozday for GGM Investment, LLC and American Classic Homes.
- B. This is a final subdivision application to approve a 28-lot subdivision on a 7.35-acre site (see Attachment 3).
- C. The site is located at 13224, 13236, and 13240 136th Avenue NE and two adjacent parcels (see Attachment 4).

III. HISTORY

On December 13, 2016; the Kirkland City Council approved the Wildridge (then Callan Ridge) Preliminary Subdivision as part of the Preliminary Plat and final Planned Unit Development applications (see Attachment 5). A SEPA Determination of Non-significance was issued on August 10, 2016.

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. SUB16-00921) 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 3 through 5 are attached.

- 3. Final Plat
- 4. Vicinity Map
- 5. City Council Decision

Review by Planning Director:

I concur I do not concur

Comments: _____



October 3, 2017

Eric R. Shields, AICP

Date

cc: Applicant
File: SUB16-00921