

RESOLUTION NO. 2137

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KIRKLAND GRANTING APPROVAL, SUBJECT TO CERTAIN SPECIFIC CONDITIONS, OF THE FINAL PLAT OF BRIDLE TREE #2, BEING PLANNING DEPARTMENT FILE NO. PLT-72-7 (H)

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

WHEREAS, pursuant to the regulations as required by the Kirkland subdivision ordinance #2178, applicant has submitted for final approval a plat to be known as Bridle Tree #2, and identified as Planning Department File #PLT-72-7 (H), and

WHEREAS, the Houghton Community Council, following public hearing held on July 11, 1972, has recommended to the City Council approval of the request for said final plat, and

WHEREAS, the Kirkland Planning Commission, following public hearing on July 13, 1972, has recommended to the City Council approval of the request for said final plat, and

WHEREAS, on August 7, 1972, in regular meeting the City Council did consider said plat, the report and recommendations of the Houghton Community Council, Planning Commission, Planning Department, other affected city departments, and statements and assurances of the applicant or his representative in attendance at said council meeting,

NOW, THEREFORE, the City Council does find the following:

1. The subdivision of Bridle Tree #2 has access to domestic and fire water supply in adequate volume and pressure to serve the area of this proposed plat from an 8 inch main located on N.E. 70th, and a 6 inch main located on 120th N.E. Water services will be supplied to the plat area by Water District No. 81.

2. A street profile plan, a sanitary sewer plan and a storm sewer plan are all on file with the City, and each appears to meet the standard specifications established by the City of Kirkland.

3. Approval of the final plat for Bridle Tree #2 should be conditioned upon:

(a) Installation of two dedicated 10 foot walkways - one to be located between Lots 13 and 14, and the other to be located between Lots 22 and 23. The dedicated walkways are to be paved with concrete, fenced, and constructed in such a way that they cannot be used by motor vehicles. The design plans for the dedicated walkways shall be submitted to the City for review and approval prior to recording of the final plat.

(b) N.E. 67th Street connecting 116th Ave. N.E. to N.E. 67th Place shall be paved to City satisfaction. The exact width of the paved and improved right-of-way shall be determined jointly by the applicant and the Director of Public Services.

(c) One stop sign shall be installed at 119th Avenue N.E. and N.E. 70th Street for northbound traffic on 119th Avenue N.E. One dead end sign for vehicles entering 119th Avenue N.E. south of N.E. 68th Place shall also be installed. The installation of these traffic control signs shall conform to the recommendation of the Kirkland Police Department.

(d) Three fire hydrants shall be installed and located as required by the recommendation of the Kirkland Fire Department.

(e) A 10 foot water main easement shall be dedicated either on the face of the plat or by separate document, said water main easement to be located between Lots 27 and 28.

(f) All requirements, conditions and provisions of the subdivision ordinance #2178 shall be complied with. A plat bond shall be filed with the City to cover the costs of installation of sanitary sewers, storm drainage, street improvements and water mains, the amount of said plat bond to be determined by the Director of Public Services based upon the fair market value of the cost to install such public improvements.

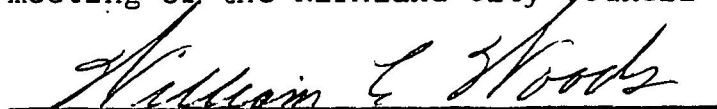
(g) The Director of Public Services shall not sign the final plat until all of the conditions to which this final approval is subject have been met, either by satisfactory performance or deposit of the plat bond as required.

Based upon the foregoing findings, the City Council makes the following order:

1. The final plat of Bridle Tree #2, being Planning Department File No. PLT-72-7 (H), applicant Wick Homes, Inc., shall be granted final approval, subject to all of the conditions set forth or included by reference in the foregoing findings.

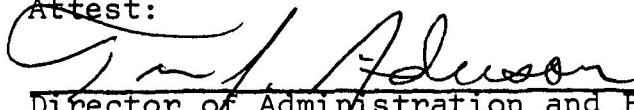
2. The Director of Public Services shall not affix his signature to the final plat drawing until all of the conditions aforesaid have been met, either by performance or the deposit of the plat bond as required.

PASSED in regular meeting of the Kirkland City Council on August 7, 1972.



Mayor

Attest:



Director of Administration and Finance
(ex officio City Clerk)