

RESOLUTION NO. 2170

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KIRKLAND GRANTING APPROVAL SUBJECT TO CERTAIN SPECIFIC CONDITIONS OF THE PRELIMINARY PLAT TO BE KNOWN AS LAKE VUE, BEING FILE NO. SUB-73-2(H), DEPARTMENT OF COMMUNITY DEVELOPMENT

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 No. 2178, applicant has submitted for approval a preliminary plat proposal to be known as Lake Vue and identified as File No. SUB-73-2(H), Department of Community Development, and

WHEREAS, said property, the legal description of which appears in said Department of Community Development file, is located at the northeast corner of N.E. 60th Street and 106th Avenue N.E. and is a proposal for a six lot subdivision, and

WHEREAS, the Houghton Community Council following public hearing on January 9, 1973, has recommended approval of said preliminary plat, and

WHEREAS, the Kirkland Planning Commission, following public hearing on January 11, 1973, has recommended to the City Council approval of said preliminary plat, both approvals being subject to those certain specific conditions numbered 1 through 8 set forth in the report and recommendation of the Planning Commission submitted to the City Council as required by Section 2.4.3 of Ordinance 2178, and

WHEREAS, pursuant to Section 2.4.4 of Ordinance 2178 the City Council upon receipt of such report and recommendation may in public meeting consider same and either adopt or reject said recommendations or propose a change in same, provided, however, that a rejection or proposed change can be made only after a public hearing called for that purpose by said City Council, and

WHEREAS, the City Council has reviewed the report and recommendation submitted by the Planning Commission, now, therefore, the City Council does hereby resolve:

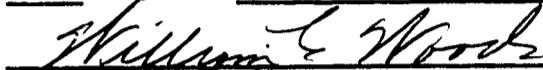
1. The report and recommendation of the Planning Commission submitted to the City Council as required by Section 2.4.3 of Ordinance 2178 is hereby adopted as a part of this Resolution as though fully set forth herein.

2. Preliminary approval of proposed Lake Vue plat, being Department of Community Development File No. SUB-73-2(H) is hereby given subject to the conditions of approval recommended by the Houghton Community Council and Planning Commission, all as set forth in said report and recommendation to the City Council.

3. That a copy of this Resolution, including the conditions of approval incorporated herein by reference, shall be furnished to the subdivider and to the following City of Kirkland departments:


1. Department of Community Development
2. Houghton Community Council
3. Kirkland Planning Commission
4. Department of Public Services
5. Police Department
6. Building Department
7. Department of Fire Services.

APPROVED by majority vote of the Kirkland City Council in regular meeting on the 19th day of March, 1973.



Mayor

Attest:



Director of Administration and Finance
(ex officio City Clerk)

MAILING ADDRESS:

Group 4
 3810 - 105th St. SW
 Lynnwood, Wn. 98036
 Attn: Ralph Krustinger

TRANSMITTAL REPORT

February 13, 1973

NAME: Leo Frison

FILE NO. SUB-73-2(H)

PROPERTY LOCATION: NE 66th St. &
 106th Ave. N.E.

HEARING BODY: City Council

SUBJECT: Preliminary Subdivision

HEARING DATE: March 5, 1973

BACKGROUND ANALYSIS

The Houghton Community Council during their regular meeting of January 9, 1973 and the Planning Commission during their regular hearing of January 11, 1973, have both recommended approval of this preliminary subdivision to the City Council.

The specific motion was to recommend approval with a variance allowing the 20 foot road easement, and that sidewalks are not necessary and that 3.5% open space will not be required. Conditions of approval were as follows:

1. The 20 foot road access easement conforms to all the requirements of Section 3.5.3(a)-(h) of the subdivision ordinance.
2. A tree cutting plan be submitted with the final plat, showing all trees over 6 inches in diameter, indicating which will remain. (2.2.5)
3. Area of the street right-of-way outside road ditches or curbs shall be graded to profile of road to provide pedestrian walkway. (2.12.2)
4. All utilities to be undergrounded. (2.12.3)
5. That the 20 foot access easement only be allowed to serve Lots 4 and 5.
6. Fire hydrant to be located on the west side of 106th Ave. N.E. opposite the 20 foot access easement.
7. A five foot permanent utility easement be granted to the City along the northerly portion of the property line of Lot 4 and the ~~western~~ ^{eastern} 5 feet of Lots 1, 4 and 5 (This will allow the uphill properties to connect to sanitary sewer).

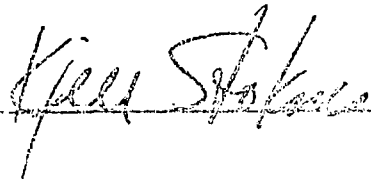
correction

8. Specific details on sanitary sewers, storm sewer, street, water and other utilities to be worked out between the developer and the Kirkland Public Works Department.

"Duties of the Council" Upon receipt of the report and recommendation of the Planning Commission as to any preliminary plat, the City Council shall set the date for a public meeting where it may adopt or reject the recommendations of the Planning Commission. If after considering the matter at a public meeting, the Council deems a change in the Planning Commission's recommendation approving or disapproving any preliminary plat is necessary, the change of the recommendation shall not be made until the City Council has conducted a public hearing and thereupon adopt its own recommendation and approve or disapprove the preliminary plat. Such public hearing may be held before a committee constituting a majority of the Council, or before the entire Council. If the hearing is before a committee, the committee shall report its recommendations on the matter to the Council for final action." (Section 2.4.4, Kirkland Subdivision Ordinance, No. 2178.)

Report Prepared By:

DEPARTMENT OF COMMUNITY DEVELOPMENT



- Attachments:
1. Vicinity map and site plan
 2. Letter requesting use of 20 foot easement

Mailing Address:
Group Four, Inc.
P.O. Box 296
Lynnwood, Washington 98036

ADMINISTRATIVE REPORT
January 3, 1973

NAME: Leo Frison	FILE #: SUB-73-2 (H)
ADDRESS: NE Corner of NE 60th St. & 105th Ave. NE	HEARING BODY: Houghton Community Council
SUBJECT: Preliminary Plat and Variation Request.	HEARING DATE: January 9, 1973

BACKGROUND ANALYSIS:

This preliminary subdivision is for six (6) lots, and a variation request to the right-of-way requirements of Section 2.11.3 of the subdivision ordinance, as allowed by Section 2.13.1. The request is to allow the access easement of the informal subdivision requirements, Section 3.53, to be used in lieu of the fifty foot right-of-way required in subdivisions.

This property lies to the west of the three lot subdivision recently applied for by Maynette Howland, and a sanitary sewer easement is available through this development to serve those lots.

FINDINGS AND CONCLUSIONS:

The following are the findings of the Kirkland Planning Department:

1. Proper application has been filed for a subdivision and request for variation to road requirements of Section 2.11.3.
2. Notice of hearing has been duly published.
3. All necessary utilities, including sanitary sewers, are available.
4. Land use zoning designation is RS S.S. Proposed subdivision conforms to requirements of that zone.
5. Comprehensive Plan for area is single family. Proposed application conforms to this.
6. No right-of-way dedication is required.
7. New concrete curb would be installed adjacent to property on NE 60th Street to connect to existing curb on 105th Avenue NE.

8. Sidewalks are not proposed. (2.11.9(c))
9. Road easement proposed meets the intent and purpose of "standards for access easements", Section 3.5.3, of the Informal Subdivision Procedures.
10. An open space area of 3.5% may be required per section 2.5.9.

In conclusion, this application appears to meet all City requirements for a subdivision, with the exception of the proposed road, for which a variation has been requested.

Several items should be discussed by the Community Council. They are as follows:

1. Would sidewalks be in the public interest or obviate a potential safety hazard (2.11.9(c))
2. Should the 3.5% open space be required.
3. Should the 20 foot road easement variation requested be allowed.

RECOMMENDATION:

The Planning Department and Public Service Department both recommend approval for this six lot subdivision as proposed, with the street variation. It is our feeling that, inasmuch as the access road easement will serve only two lots, it meets the intent of the subdivision ordinance.

This favorable recommendation is made with the following conditions, some which are implicit in the subdivision ordinance.

1. The road access easement conform to all the requirements of Section 3.5.3(a)-(h).
2. Tree cutting plan be submitted with final plat showing all trees over six (6) inches in caliper, indicating which will remain (2.5.5)
3. Area of street right-of-way outside road ditches or curbs shall be graded to profile of road to provide a pedestrian walkway. (2.12.2)
4. All utilities are to underground. (2.12.3)
5. That the 20 foot access easement only be allowed to serve lots 4 & 5.
6. Fire hydrant to be located on west side of 106th Avenue NE, opposite 20 foot access easement.
7. A five foot permanent utility easement be granted to the City along the northerly property line of lot 4 and the easterly five feet of lots 1, 4 and 5. (This will allow the uphill properties to connect to sanitary sewer.)

8. Further details of sanitary sewers, storm sewer, street, water and other utilities to be worked out between the developer and the Public Works Director.

Report Prepared By:

Kjell Stoknes
KIRKLAND PLANNING DEPARTMENT

- Attachments:
1. Preliminary Plat
 2. Site Plan
 3. Memorandum from Art Knutson to Planning Department