

RESOLUTION NO. 2175

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 "PATRICK PLACE" BEING FILE NO. SUB-73-12(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, Carl Snyder and Robert Weisen, property owners have submitted for approval a preliminary plat proposal to be known as Patrick Place, and identified as File No. SUB-73-12(H) Department of Community Development, and

WHEREAS, said property, the legal description of which appears in said Department of Community Development File is located generally at the Northeast corner of 112th Avenue N.E. and N.E. 60th Street within an RS 8.5 zone, and

WHEREAS, the Houghton Community Council, following public hearing on March 6, 1973, has recommended approval of said preliminary plat, subject to certain conditions, and

WHEREAS, the Kirkland Planning Commission following public hearing on March 8, 1973, has recommended to the City Council approval of said preliminary plat, subject to certain conditions as set forth in the Findings, Conclusions, Recommendations and Condition adopted by said Planning Commission,

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

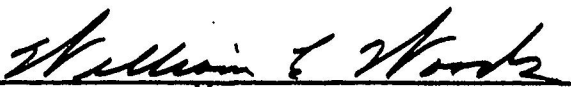
Section 1. The report and recommendation of the Planning Commission submitted to the City Council as required by Section 2.4.3 of Ordinance 2178 including the Commission's Findings, Conclusions, Recommendations and Conditions are by this reference adopted by the City Council as though fully set forth herein.

Section 2. Preliminary approval of the proposed Patrick Place Plat being Department of Community Development File No. SUB-73-12(H) is hereby given subject to the conditions of approval recommended by the Planning Commission, all as set forth in said report and recommendation to the City Council.

Section 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:

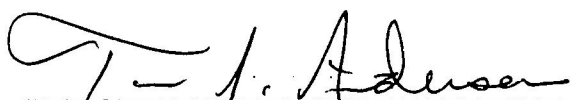
1. Department of Community Development
2. Houghton Community Council
3. Kirkland Planning Commission
4. Department of Public Services
5. Police Department
6. Building Department
7. Department of Fire Services

APPROVED by a majority vote of the Kirkland City Council
in regular meeting on the 2nd day of April, 1973.



Mayor

Attest:



Director of Administration and Finance
(ex officio City Clerk)

Mailing Address: Jones Associates
1810 112th N.E.
Bellevue, Wa. 98004
Attn: LeRoy Gnszel

TRANSMITTAL REPORT

Report Prepared: March 27, 1973 File No. SUB-73-12(H)
Name: Jones Associates Hearing Body: City Council
Property Location: NE 60th St. & 112th Ave. N.E. Hearing Date: April 2, 1973
Subject: Application for Subdivision

This preliminary subdivision has been heard by both the Community Council and Planning Commission on March 6 and March 8, 1973, respectively. The following recommendations were made:

1. Community Council: Recommended approval subject to the recommendations of the Police Department, Public Works Department, Fire Department, and Department of Community Development, with the exception that Item (c), under the recommendation of the Department of Community Development to read: "That sidewalks be required on N.E. 60th Street and 112th Avenue N.E. (See attached report to the Community Council).
2. Planning Commission: Recommend approval subject to the findings, conclusions, and recommendations of the Department of Community Development and Community Council with the following further stipulations:
 - a. A tract 10 feet wide for pedestrian and bicycle use be dedicated to the City of Kirkland on the Easterly 10 feet of the subdivision and a 6 foot tract for access to the easements be dedicated between Lots 11 and 12, all of which is in lieu of the 3.5% open space requirement. All tract dedications are to be indicated on the final plat drawings.
 - b. Sidewalks be required along N.E. 60th St. and 112th Avenue N.E., and the proper width to be determined by the City of Kirkland Public Service Department.

Questions have been raised recently by various Staff personnel over the following issues:

1. Should the pedestrian and bicycle paths to the east of the property be dedications or easements?
2. Is 6 feet in width enough for the pedestrian access from the cul-de-sac eastward?

Consideration should be given to the liability and maintenance of a dedication vs. an easement and also the ability to develop a 6 foot wide pedestrian easement. The Park Director has requested that 15 foot easements would be desirable due to the roof overhangs on adjacent properties. The Department of Community Development concurs with this.

As you will note, the attached resolution has included the recommendation of the Planning Commission, that is, requiring a dedication of the easterly 10 feet of the plat and a 6 foot access from the cul-de-sac.

Please refer to the attached report for the findings and conclusions.

Report prepared by:
DEPARTMENT OF COMMUNITY DEVELOPMENT

Kay Stokne

Attachments: (1) Report for Community Council
(2) Site Plan and Vicinity Map
(3) Resolution No. 2175

MAILING ADDRESS:
Leroy Gmazal
1810 116th N.E.
Bellevue, Wa., 98004

ADMINISTRATIVE REPORT
February 27, 1973

NAME: Jones Associates, Inc. FILE NO.: SUB-73-12(H)
PROPERTY: HEARING BODY: Houghton Community
LOCATION: Approx. N.E. 60th St. Council
and 112th Ave. N.E.
SUBJECT: Application for Subdivision HEARING DATE: March 6, 1973

BACKGROUND ANALYSIS:

This preliminary subdivision is for 20 lots, all of which would be served from a typical cul-de-sac road, except Lots 1 and 2.

FINDINGS:

This is a typical subdivision application which meets the following requirements:

1. Zoning Ordinance:

- (a) Lot area required in an RS-8.5 Zone, (23.08.040(3)).
- (b) Lot width and depth required in an RS-8.5 Zone. (23.08.050).
- (c) Minimum frontage of 30 feet on a cul-de-sac (23.08.060).

2. Subdivision Ordinance:

- (a) All lots will connect to sanitary sewer and City water systems.
- (b) Street dedication and improvement will be as required. (2.11.3).
- (c) Lot averaging is used and is within required limits. (2.11.8(h)).
- (d) There are no water courses going through this property and the maximum slope is well below 15%. (2.5.2) and (2.5.4).
- (e) No open space is included which may be required. (2.5.9).

CONCLUSION:

This is a typical preliminary subdivision which meets the requirements of the set-back ordinance. The following items should be addressed:

1. Should the 3.5% open space be required. (2.5.9)
2. Should sidewalks be required. (2.11.9(c)).

RECOMMENDATION:

Fire Department; grant subject to:

1. Fire hydrant to be located in the approximate area of Lot Six and N.E. 61st Place.

Police Department; grant subject to:

1. Stop sign to be located at exit of proposed N.E. 61st Place.
2. Adequate street lighting be installed.

Public Works Department; grant subject to:

1. A five foot permanent utility easement be granted to the City of Kirkland along entire length of the northerly property.
2. Final details of sanitary sewers, water mains, storm drainage, streets and other related items be worked out between the developer and Director of Public Works and to meet minimum City specifications.

Department of Community Development; grant subject to:

1. All requirements needed for approval of final plot be submitted, specifically:
 - (a) Tree setting plan showing all trees over six inches in diameter, indicating which will remain. (2.5.5).
 - (b) All utilities be underground. (2.12.3).
 - (c) Sidewalks not be required.
 - (d) A ten foot pedestrian and bicycle easement be required on the easterly ten feet of the property in lieu of the 3.5% open space requirement, and to be indicated on final plot. (Map 18 , "Parks and Open Space Plan").

ACTION OF THE HOUGHTON COMMUNITY COUNCIL OR PLANNING COMMISSION:

The Houghton Community Council hereby makes the following recommendation:

Adopts as modified, the findings, conclusions and recommendations as set forth above:
