

RESOLUTION NO. 2191

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KIRKLAND GRANTING APPROVAL, SUBJECT TO CERTAIN SPECIFIC CONDITIONS, OF THE PRELIMINARY PLAT OF LAKE VISTA TERRACE DIVISION #2, BEING FILE NO. SUB-73-19(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, Hal Brandt, property owner, has submitted for approval a preliminary plat proposal of Lake Vista Terrace Division #2, and identified as File No. SUB-73-19(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 in the vicinity of N.E. 60th Street and 106th Avenue N.E. within an RS 8.5 zone, and

WHEREAS, THE Kirkland Planning Commission following public hearing on April 12, 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 Conditions adopted by said Planning Commission,

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

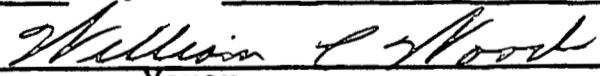
Section 1. The report and recommendation of the Planning Commission submitted to the City Council as required by Section 2.4.3 of Ordinance 2178 including the Commission's Findings, Conclusions, Recommendations and Conditions are by this reference adopted by the City Council as though fully set forth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

Section 2. Preliminary approval of the proposed Lake Vista Terrace Division #2 plat, being Department of Community Development File No. SUB-73-19(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:

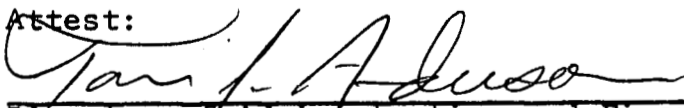
1. Department of Community Development
2. Houghton Community Council.
3. Kirkland Planning Commission
4. Department of Public Services
5. Police Department
6. Building Department
7. Department of Fire Services

APPROVED by a majority vote of the Kirkland City Council in regular meeting on the 4th day of June, 1973.



Mayor

Attest:



Director of Administration and Finance
(ex officio City Clerk)

Mailing Address: Hal Brandt
10666 N.E. 8th St.
Bellevue, Wa. 98004

TRANSMITTAL REPORT

Report Prepared: May 29, 1973 File No.: SUB-73-19(H)
Name: Hal Brandt Hearing Body: City Council
Property Location: N.W. Section of 60th St. & 106th Avenue Hearing Date: June 4, 1973
Subject: Preliminary Subdivision Application

BACKGROUND AND ANALYSIS:

The Houghton Community Council at their last regular meeting of April 3, 1973 and the Kirkland Planning Commission at their regular meeting of May 10, 1973 recommended approval of the attached Preliminary Subdivision Application.

The favorable recommendation of the Planning Commission was based on the Findings, Conclusions, and the Recommendations of the attached Amended Administrative Report as amended May 24, 1973.

Report prepared by:

Kjell Stoknes

Kjell Stoknes, Associate Planner
DEPARTMENT OF COMMUNITY DEVELOPMENT

KS:bk

Attachments: (1) Amended Administrative Report dated May 24, 1973
(2) Preliminary Plat Map
(3) Proposed Fencing Detail Around Open Space
(4) Proposed Drainage Plan
(5) Proposed Utility Plan
(6) Proposed Road Plans and Profiles
(7) Adopting Resolution

AMENDED

AMENDED ORDER

DATE AMENDED: May 24, 1973

REASON FOR AMENDMENT: ...

AMENDMENT: ...

TERMS:

1. Subject property under this will shall be held in trust for the benefit of the children and the said trust shall be administered in accordance with the terms of this will.

2. There shall be no more than one trustee at any one time and the trustee shall be a resident of the State of California and shall be a person of good character and sound mind and shall be a resident of the State of California for at least one year immediately preceding his appointment and shall be appointed by the court.

3. The trustee shall have the right to sell, lease, convey, mortgage, or otherwise dispose of the property in whole or in part, and to execute any instrument necessary to carry out the purposes of this will, and to incur any liability in connection therewith, and to exercise any power conferred upon him by this will, and to do all such things as may be necessary or proper to carry out the purposes of this will.

4. It is agreed that the trustee shall be bonded in the amount of \$100,000.00 and shall be bonded to the beneficiaries of this will.

5. Preliminary orders, including the appointment of the trustee, shall be made by the court.

6. Preliminary orders shall be made by the court.

7. An affidavit shall be filed with the court showing that the trustee is a resident of the State of California and is a person of good character and sound mind and is a resident of the State of California for at least one year immediately preceding his appointment and shall be appointed by the court.

During the regular meeting of the Board of the Houghton Community Council, 127. Alameda Street, on December 17, 1973, the Board of the above-named Board was advised by the developer of the Houghton Community Council. Based on the information provided at that time, the Houghton Community Council felt there was some indication upon which to base a recommendation to the Planning Commission. They therefore reviewed all the additional information brought by the developer's engineer and made the following recommendations:

The preliminary plat of Lake Vista Terrace, Division 2 is granted subject to the following conditions:

- a. Lots 26 through 29 be reconfigured by eliminating one lot in order to create one larger lot in which a holding tank could be located in the rear yard area. (This would reduce the total number of lots in the plat from 27 to 26.)
- b. That a walking and bicycle easement be located adjacent to Lots 10, 11, 12 and 13. This would then connect the two cul-de-sacs and 195th Ave. N.W. to the north. It was recommended that the developer's engineer and the Park Director meet to determine the proper width of these walking and bicycle trail easements.
- c. That the natural island, as shown in the cul-de-sac adjacent to Lots 32 through 37, be retained.
- d. That a variance be granted to allow the 20 foot narrow lots 8 and 15 which are served by street 20 foot wide entries as shown.

7. The Community Council agreed to meet at the site to determine if the sidewalk or roadway should be extended on N.W. 60th St. to the railroad right-of-way, thereby providing access to the railroad right-of-way and potentially, to Lake Washington. They agreed to review this prior to approval of the final plat when it is returned to them for action.

8. The Community Council further stated that they felt they should be taking a final decision on the recommendation for an open space application as permitted by the subdivision ordinance. They further stated some concerns about the safety of the proposed holding tank and recommended that this be covered by the Public Safety Department and recommended that the developer should be required to post and insure, how to make it as safe as possible. (This will be discussed in more detail in subsequent findings in this report.)

(NOTE: The above findings have related to events which have occurred on this preliminary plat up to this point in time, including the public hearing conducted by the Houghton Community Council on April 4, 1973. The following findings relate to the specific physical items of the plat proposed.)

9. The proposed plot has been subdivided into 10 lots of subdivision on 104 parcels of land.
10. The proposed plot is a rectangle of 100' by 100', fronting 100' on Richmond Avenue.
11. The property slopes gently to the southwest from the east end south with grades varying 5% to 15%.
12. The present ground cover is grass, bushes, etc., and there are two large maple trees which appear to be in good condition, one birch tree, and one healthy 20" maple tree. The latter two are proposed to be retained.
13. The majority of the lots have a view of Lake Washington and territorial view to the west and north-west.
14. A minor inconsistent violation of district 3 occurs to the south which encroaches the property from the south to the west in the north-westerly portion of the property.
15. A former watercourse flowing to the south-westerly of the plot enters an existing storm drain pipe near the south-east corner of the property and encroaches the property laterally, leaving the property in a pipe beneath the existing right-of-way.
16. The drainage going through this property and responsible for a washout last winter on Lake Washington and approximately N.E. 63rd Street.
17. The proposed subdivision meets all requirements of the Zoning and Subdivision Ordinances with the exception of lots 8 and 9, which do not have the required amount of frontage on a right-of-way. This point has been addressed in an earlier finding and the Neughton Community Council has recommended approval of a variation for these two lots.
18. The north half of the right-of-way on N.E. 63rd St. will be improved to City standards west to the proposed 10th Ave. R.O., including 4.5 foot concrete sidewalks.
19. The two streets within the plot will be improved to City specifications including asphaltic concrete paving and concrete curb and gutter detail.
20. Six-inch sewer and water mains must be installed to City specifications and fire hydrants installed as required by the Fire Department.
21. The developer will participate in the installation of a 12-inch water main in N.E. 63rd Street.
22. All easements will be placed in a separate and a holding-trust in proposed on the west side of lots 8 and 9.

23. All lots will be served with underground power and telephone utilities.
24. No grading will be required on the site with the exception of the excavations needed for foundations for homes.
25. No open space has been included in the preliminary plat proposal. Open space may be required pursuant to Section 2.5.9 of the Kirkland Subdivision Ordinance. As much as 3.5% open space can be required, which would amount to approximately 15,000 square feet for this preliminary plat.
26. Sidewalks have not been proposed on the interior streets of the subdivision. The Houghton Community Council has recommended approval of the preliminary plat without the requirement for sidewalks on the two interior cul-de-sacs.
27. No specific requirements were included in the recommendation by the Community Council for the improvement specifications of the pedestrian and bicycle easements which they desired.
28. No specific conditions were presented by the Houghton Community Council for the island in the cul-de-sac adjacent to Lots 32 through 37 and, specifically, whether or not this island would be in the public right-of-way for public maintenance or would be the responsibility of the residents in the plat.

CONCLUSIONS:

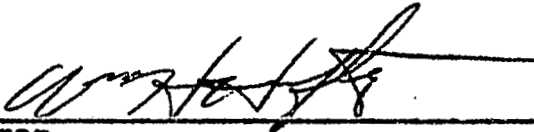
1. An environmental assessment has been submitted to the Department of Community Development and submitted to the Planning Commission and Houghton Community Council for review and the Planning Commission finds a Negative Declaration on the necessity for preparation of an Environmental Impact Statement.
2. The Planning Commission finds there is a necessity for provision of a minimum of 3.5% open space as required by Section 2.5.9 of the Kirkland Subdivision Ordinance. The Commission delegates to the Department of Community Development the authority to reach an equitable agreement with Mr. Brandt on the location and configuration of the required open space.
3. The Planning Commission finds that the storm drainage facilities for the plat shall be designed in accordance with requirements of the City of Kirkland, Department of Public Services.
4. The Planning Commission finds that the area to be devoted to open space together with the cul-de-sac island abutting Lots 32 through 37 should be dedicated to the City of Kirkland with a specific provision on the face of the plat that all development and maintenance of these facilities shall be the responsibility of the owners of the lots within the plat.

5. The Planning Commission has reviewed the revised preliminary plat drawings for the subdivision, the fencing of the pedestrian connection to 105th Ave. N.E. and the preliminary utility designs and find that they are satisfactory with the condition stated above regarding final approval of utility designs and open space location.
6. The Planning Commission finds a necessity for the improvement of the pedestrian connection from the plat to 105th Ave. N.E. and delegates to the Dept. of Community Development the final design criteria for such walkway easements and further stipulates that the final approval of the plat shall not be given until such time as all improvements of fencing and installation of the pedestrian easements is accomplished or bond submitted to the City in accordance with the Subdivision Ordinance.

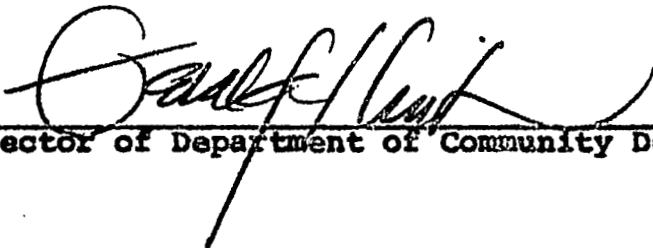
RECOMMENDATION OF THE PLANNING COMMISSION:

1. The Planning Commission hereby adopts, as modified, the Findings, and Conclusions of the attached report and recommends approval of the Preliminary Plat of Lake Vista Terrace Division No. 2 to the Kirkland City Council based upon the conditions of approval as contained in this report.

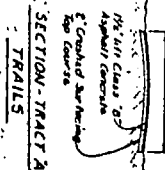
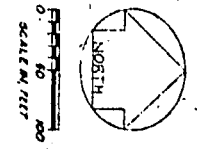
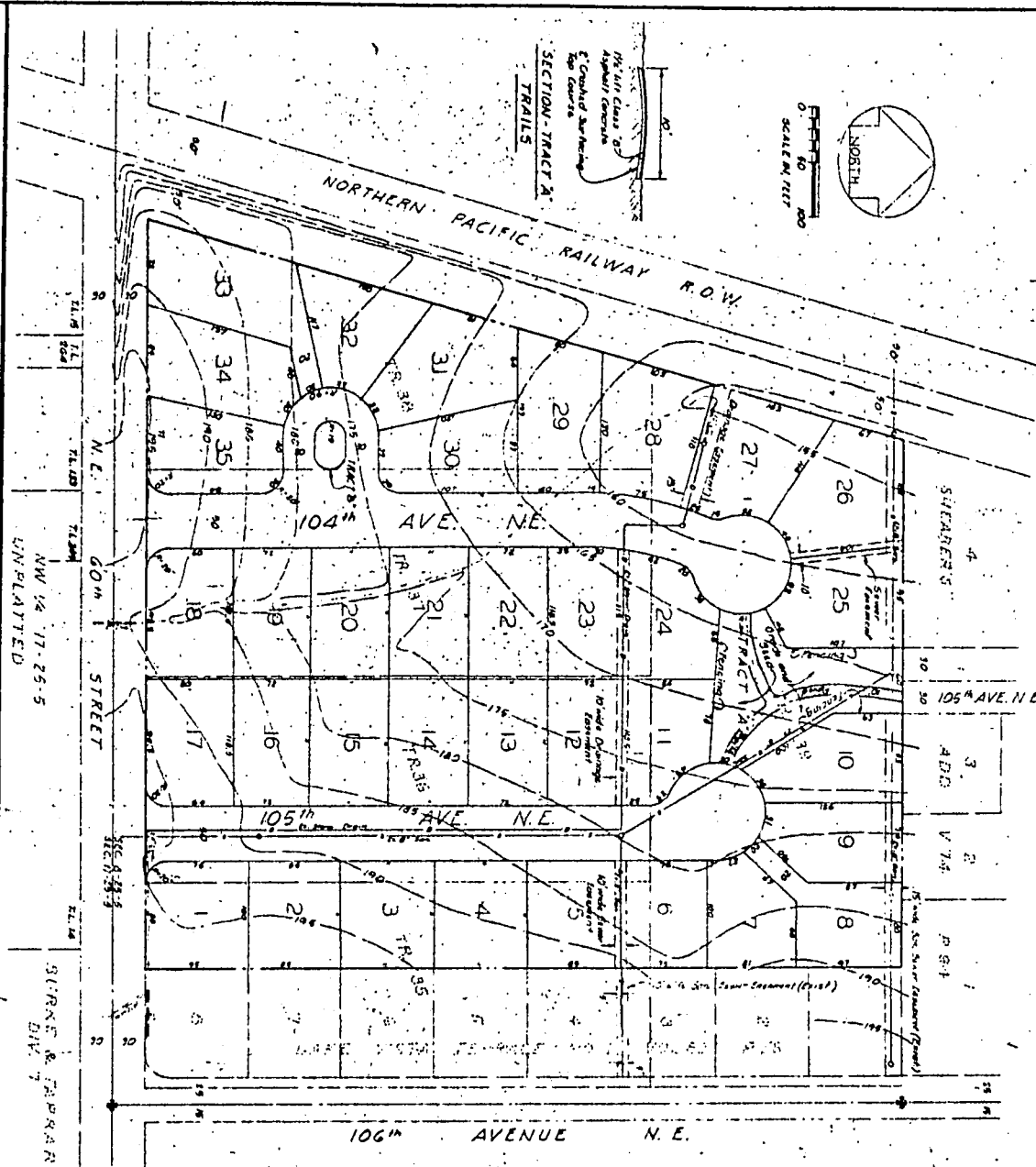
A copy of the revised preliminary plat drawings, the revised drainage plan and the fencing detail as modified by this report are hereby attached to this report and approved subject to the conditions and stipulations herein contained.



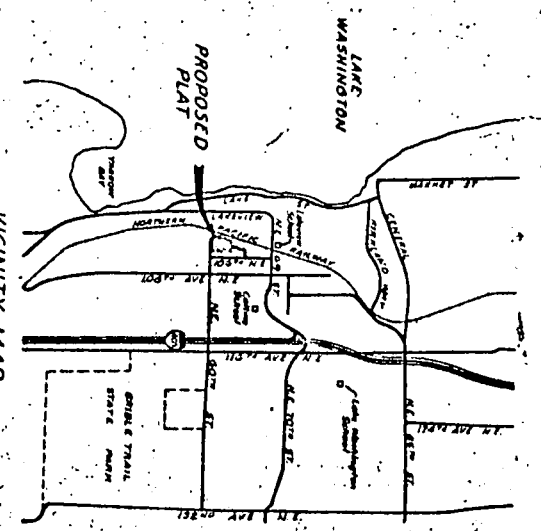
Chairman



Director of Department of Community Development



SEC. 8, T25N, R5E, W1W



OWNER/DEVELOPER: MAL GRANDT BY BELLEVUE, WASH.

ENGINEER: SANDER SUNDNESS INC. SEATTLE, WASH. 98108
 PROJ. MANAGER: A.J. HEBBURN, PH. 844-8888

CITY OF RIVERLAND

SAUTATION: CITY OF RIVERLAND

POWER: PUEBET SOUND POWER AND LIGHT CO.

TELEPHONE: CENTRAL TELEPHONE CO.

0451: WASHINGTON NATIONAL 045

PRESURF EOUNDING: 6.5

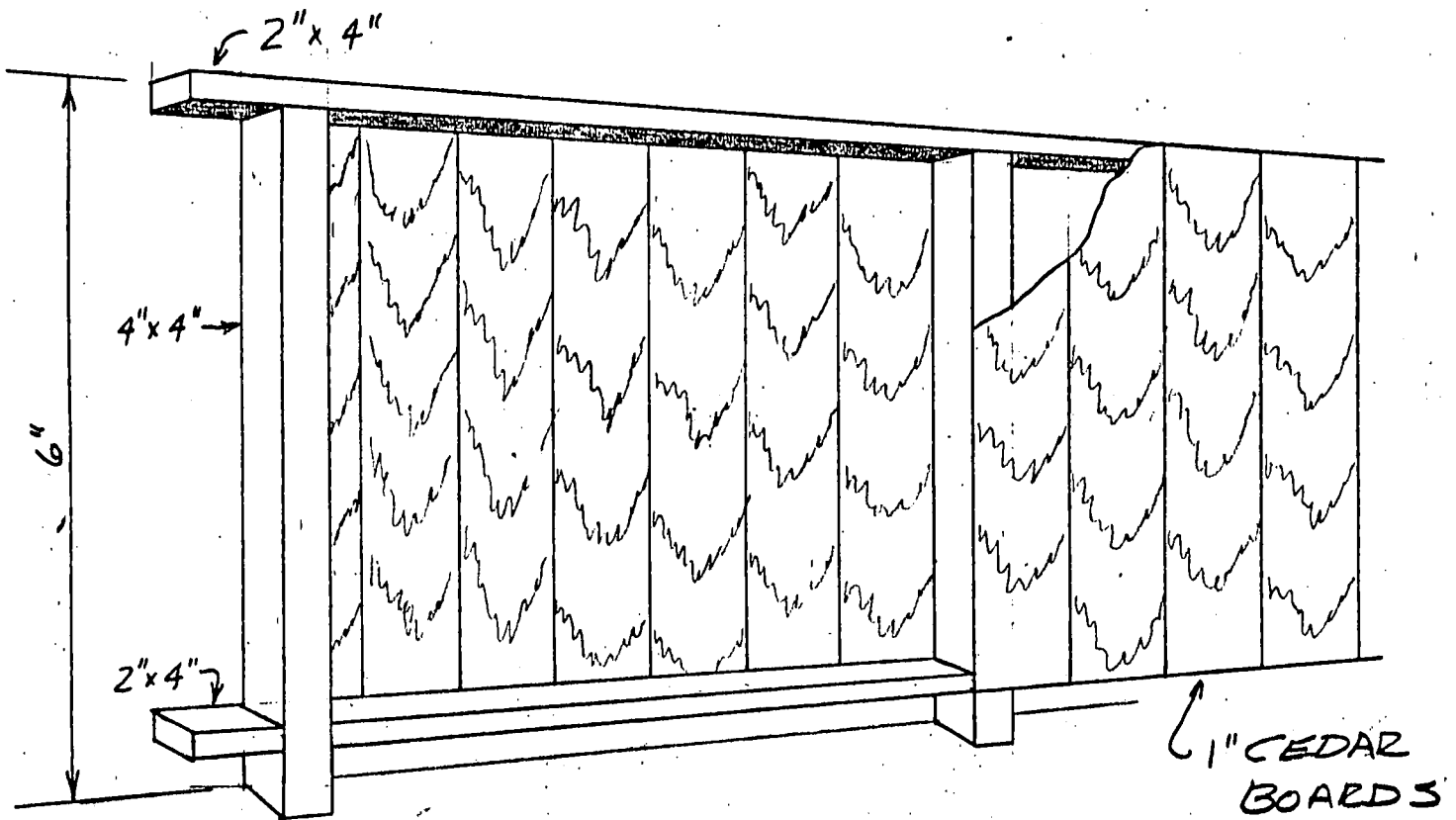
PROPOSED ZONING: R-6

ACREAGE: 9.45 ACRES

LEGAL DESCRIPTION: TRACTS 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, ALL IN THE PLAT OF SOUTH WINDLAND ACRES, AS RECORDED IN VOLUME 11 OF PLATS, PAGE 44, RECORDS OF KING COUNTY, WASHINGTON; LESS PORTION PLATTED AS TRACT 1919A TRACT, DIV. NO. 7.

NOTES:
 1. This plat is divided into 35 lots with the intent of improving the waterfront area of the City of Riverland with the development of a residential area. The lots are shown with their respective areas and are to be divided by the City of Riverland with each of the lots shown on this plat. The lots are shown with their respective areas and are to be divided by the City of Riverland with each of the lots shown on this plat. The lots are shown with their respective areas and are to be divided by the City of Riverland with each of the lots shown on this plat.

DATE	BY	SCALE	NO.
11.30.87			
LAKE VISTA TERRACE DIV. 2			
PRELIMINARY PLAT			
			873



ROY L. GARDNER & ASSOCIATES, INC.
 CONSULTING ENGINEERS / PLANNERS / SURVEYORS
 Arctic Building Penthouse, Seattle, Washington 98104 Telephone (206) MA 4-6265

DRAWN BY

CHECKED BY

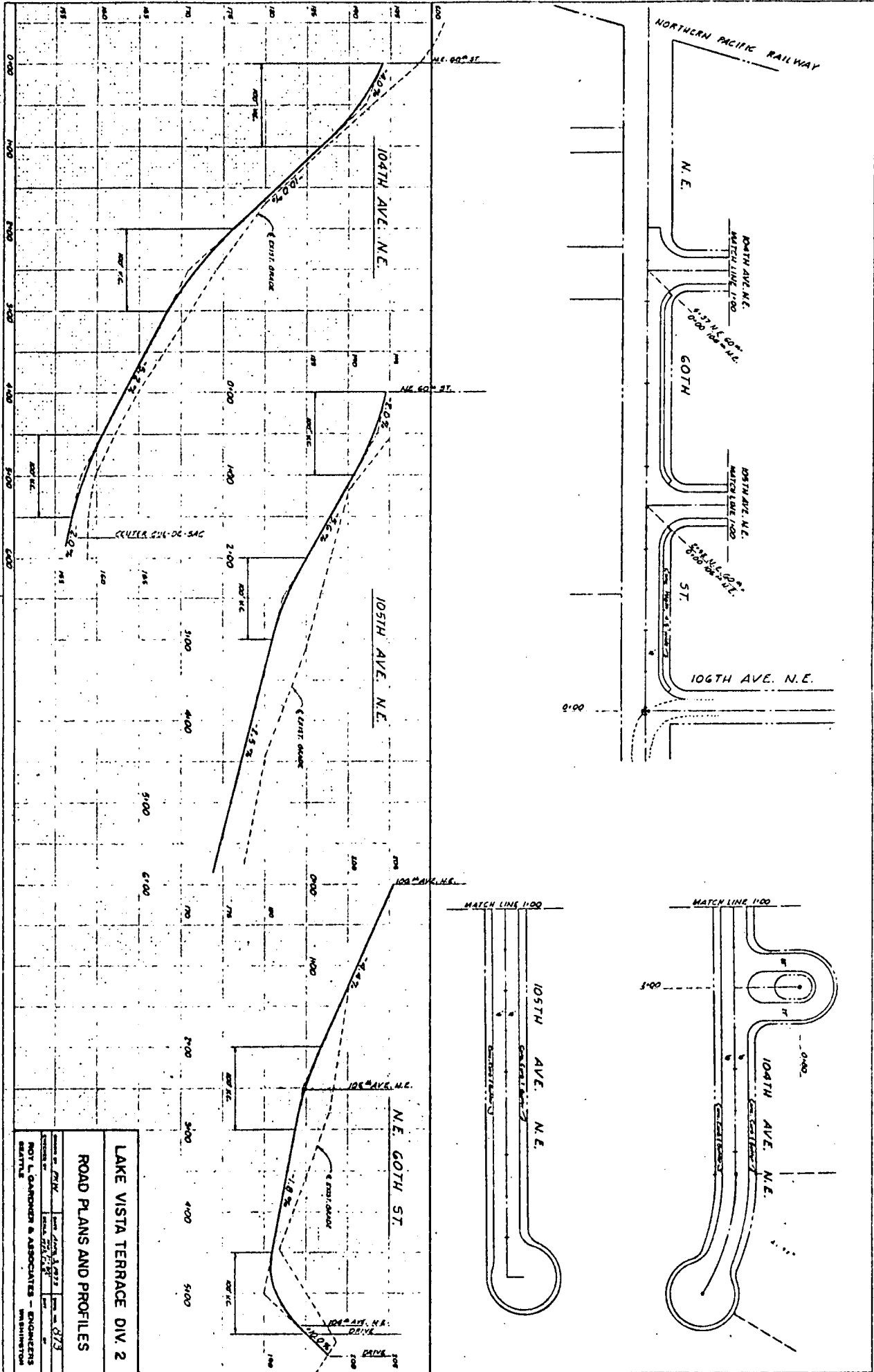
SCALE

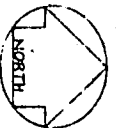
DATE

PROPOSED FENCE DETAIL
LAKE VISTA TERRACE
DIV. 2

NO.	DATE	BY	REVISION
1			
2			
3			
4			
5			

NO.	DATE	BY	REVISION
1			
2			
3			
4			
5			





LEGEND

Sewer Pipe ————

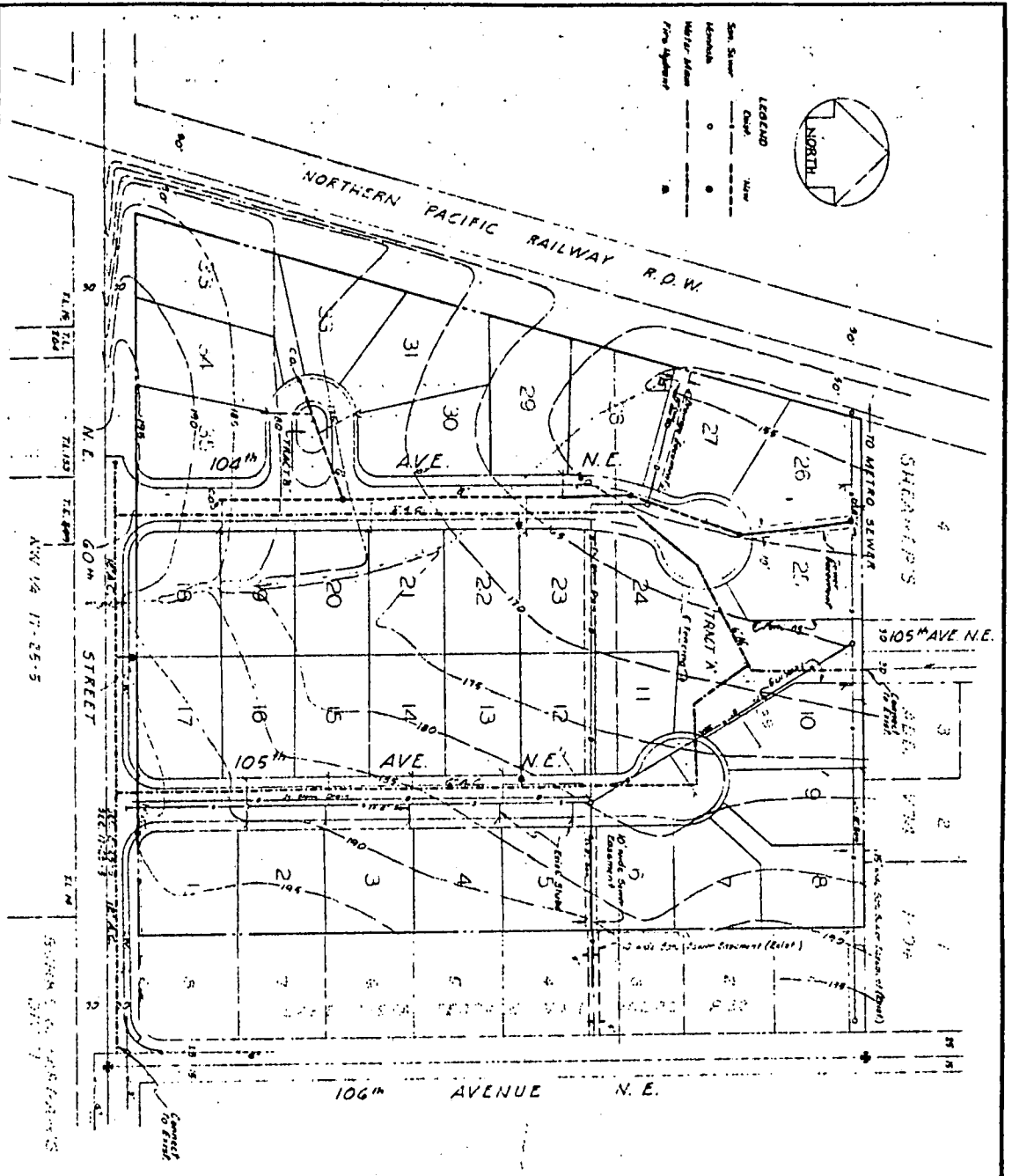
Water Main ————

Fire Hydrant ●

Valve ○

Manhole ⊙

Street Light ▲



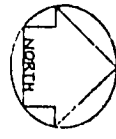
City of Lakeview, Oregon
 Department of Public Works
 Utility Division
 1000 Commercial Street, Lakeview, Oregon 97630
 Phone: 503-338-1100

DATE: 11/15/24
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]

LAKE VISTA TERRACE DIV. 2

UTILITY PLAN

PROJECT NO. **873**



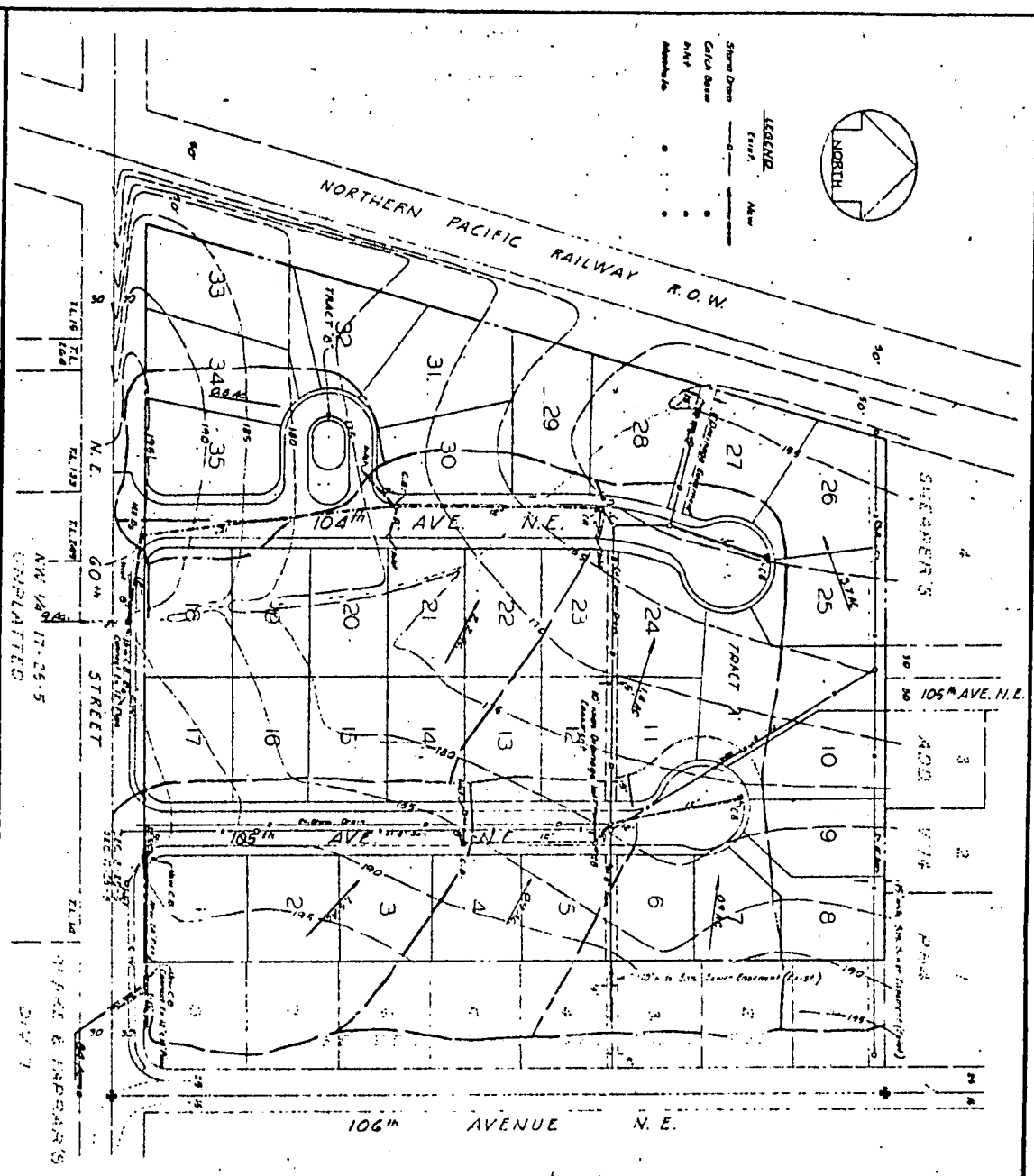
LEGEND

Storm Drain ————

Gravel Basin ●●●●●

Highway ————

Asphaltic ————



City of Minneapolis
 Department of Public Works
 Engineering Division
 441 N. Hennepin Ave.
 Minneapolis, Minn.

DATE
 4/11/22
 DRAWN BY
 M.L.S./M.S.Z.

LAKE VISTA TERRACE DIV. 2
 DRAINAGE PLAN

873