

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:

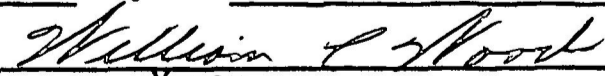
Section 1. The report and recommendation of the Planning Commission submitted to the City Council as required by Section 2.4.3 of Ordinance 2178 including the Commission's Findings, Conclusions, Recommendations and Conditions are by this reference adopted by the City Council as though fully set forth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



On May 1, 1973, the Board of Health, Planning and Community Development, through its Council, Mr. Albert Kerkhof, the Planning and Zoning Commission, through its the above-mentioned terms for review by the Planning and Zoning Council. Based on the information for review provided at that time, the Houghton Community Council felt there was some indication that 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 walking trail could be located in the rear yard area. (This would reduce the total number of lots in the plat from 27 to 23.)
- b. That a walking and bicycle easement be located adjacent to Lots 10, 11, 23 and 24. This would then connect the two cul-de-sacs and 105th 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 Lots 32 through 37, be retained.
- d. That a variance be granted to allow the 20 foot access for Lots 8 and 25 which are served by street 20 feet 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 referred to them for action.

8. The Community Council further stated that they felt they should be taking a final digest of the recommendations for an open space condition as permitted by the subdivision ordinance. They further stated some concern about the safety of the proposed walking trail and recommended that this be covered by the Public Safety Department and recommended that the developer should be made to provide and if so, 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 3, 1973. The following findings relate to the specific physical layout of the plat proposed.)

9. The proposed plot has been submitted to a 25-foot subdivision on 6th Avenue of 100.
10. The proposed plot is a receipt of 100 feet through 100 feet Northland 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, shrubs, and trees, including 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 lot has a view of Lake Washington and territorial view to the west and north.
14. A minor inconsistent violation of Chapter 2 comes to the north which encroaches the property from the north to the west in the north-westerly portion of the property.
15. A former watercourse flowing to the southwesterly of the plot enters an existing storm drain pipe near the north-east corner of the property and encroaches the property laterally, leaving the property in a pipe beneath the adjacent 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 15, 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 curbs will be placed in concrete and a holding-tank is proposed on the west side of lots 13 and 15.

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:**

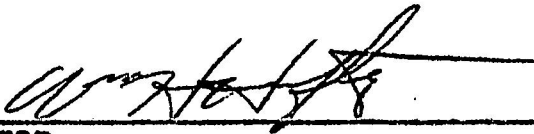
1. An environmental assessment has been submitted to the Department of Community Development and submitted to the Planning Commission and Houghton Community Council for review and the Planning Commission finds a Negative Declaration on the necessity for preparation of an Environmental Impact Statement.
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.

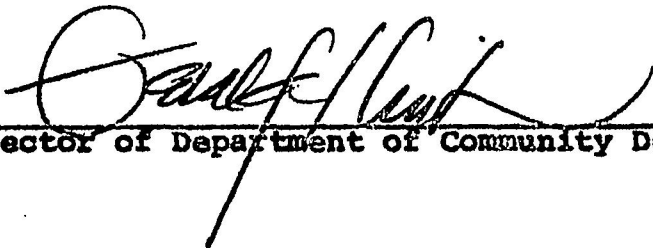
RECOMMENDATION OF THE PLANNING COMMISSION:

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.

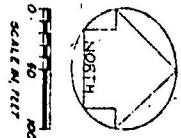
A copy of the revised preliminary plat drawings, the revised drainage plan and the fencing detail as modified by this report are hereby attached to this report and approved subject to the conditions and stipulations herein contained.



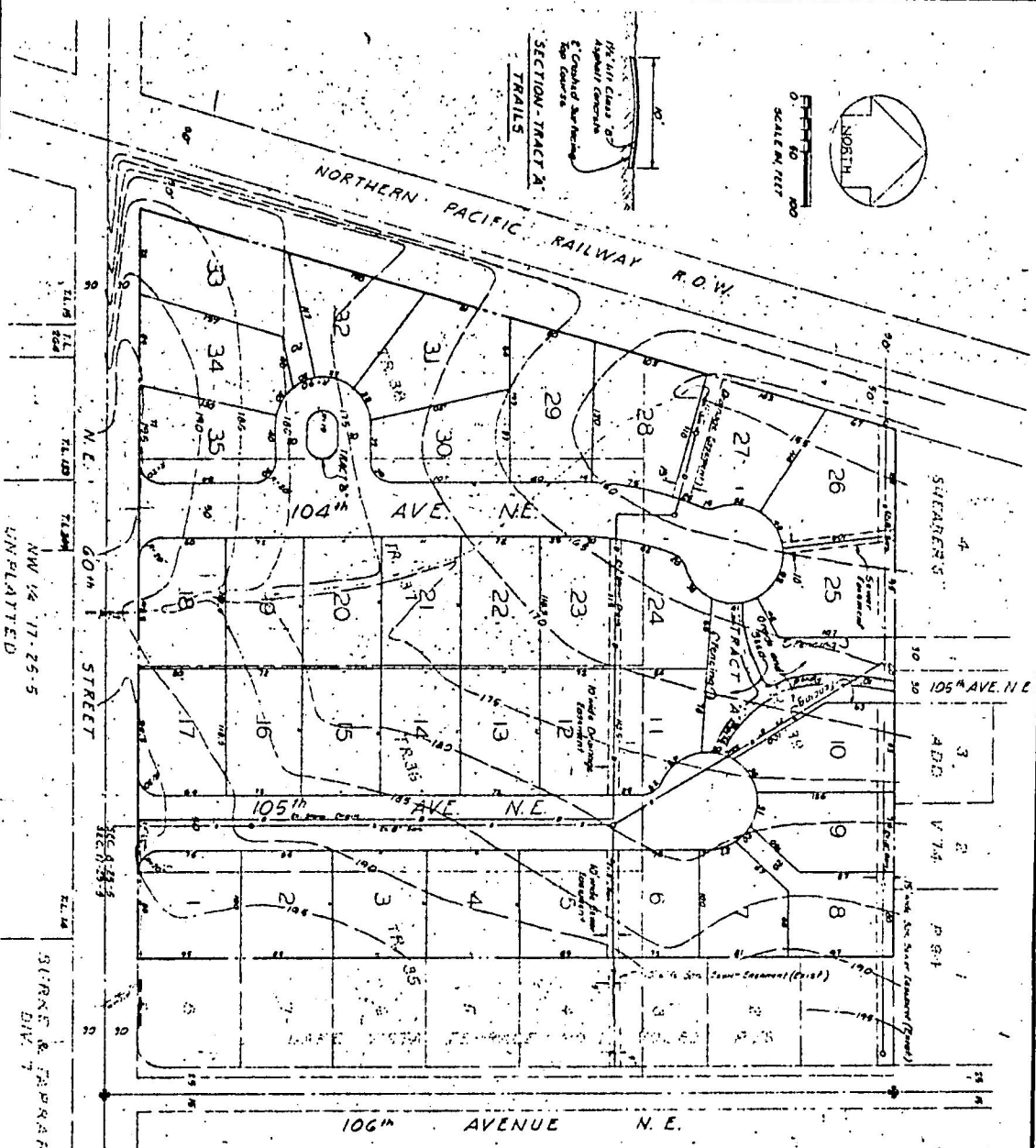
\_\_\_\_\_  
Chairman



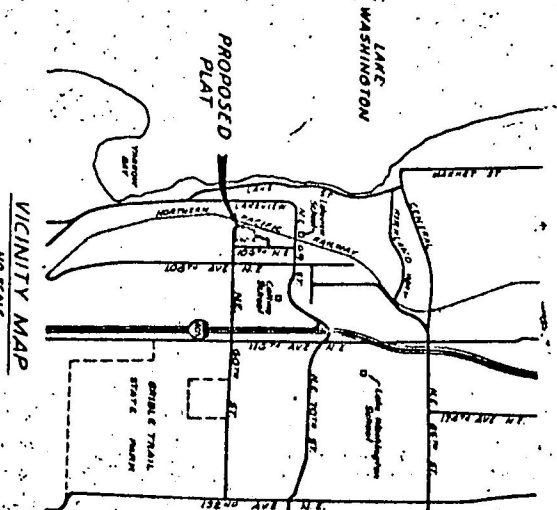
\_\_\_\_\_  
Director of Department of Community Development



SECTION - TRACT A  
 1/2" Bit Class Asphalt Concrete  
 2" Gravel Sub-base  
 4" Gravel  
 6" Gravel  
 8" Gravel  
 10" Gravel  
 12" Gravel  
 14" Gravel  
 16" Gravel  
 18" Gravel  
 20" Gravel  
 22" Gravel  
 24" Gravel  
 26" Gravel  
 28" Gravel  
 30" Gravel  
 32" Gravel  
 34" Gravel  
 35" Gravel



SEC. 8, T25N, R5E, W1W



VICINITY MAP  
 NO SCALE

OWNER/DEVELOPER: MAL GRADY  
 1111 1/2 AVENUE N.E.  
 BELLEVUE, WASH.

ENGINEER: SANDER SUNDNESS INC.  
 3400 1ST AVENUE S.W.  
 SEATTLE, WASH. 98106  
 PROJ. MANAGER: A.J. HEBBURN, PH. 444-8868

WATER: CITY OF RIVERLAND

SEWERAGE: CITY OF RIVERLAND

POWER: PUGET SOUND POWER AND LIGHT CO.

TELEPHONE: CENTRAL TELEPHONE CO.

0451

PRESURF EOUING: 0.5

PROPOSED EOUING: 0.5

ACREAGE: 9.83 ACRES

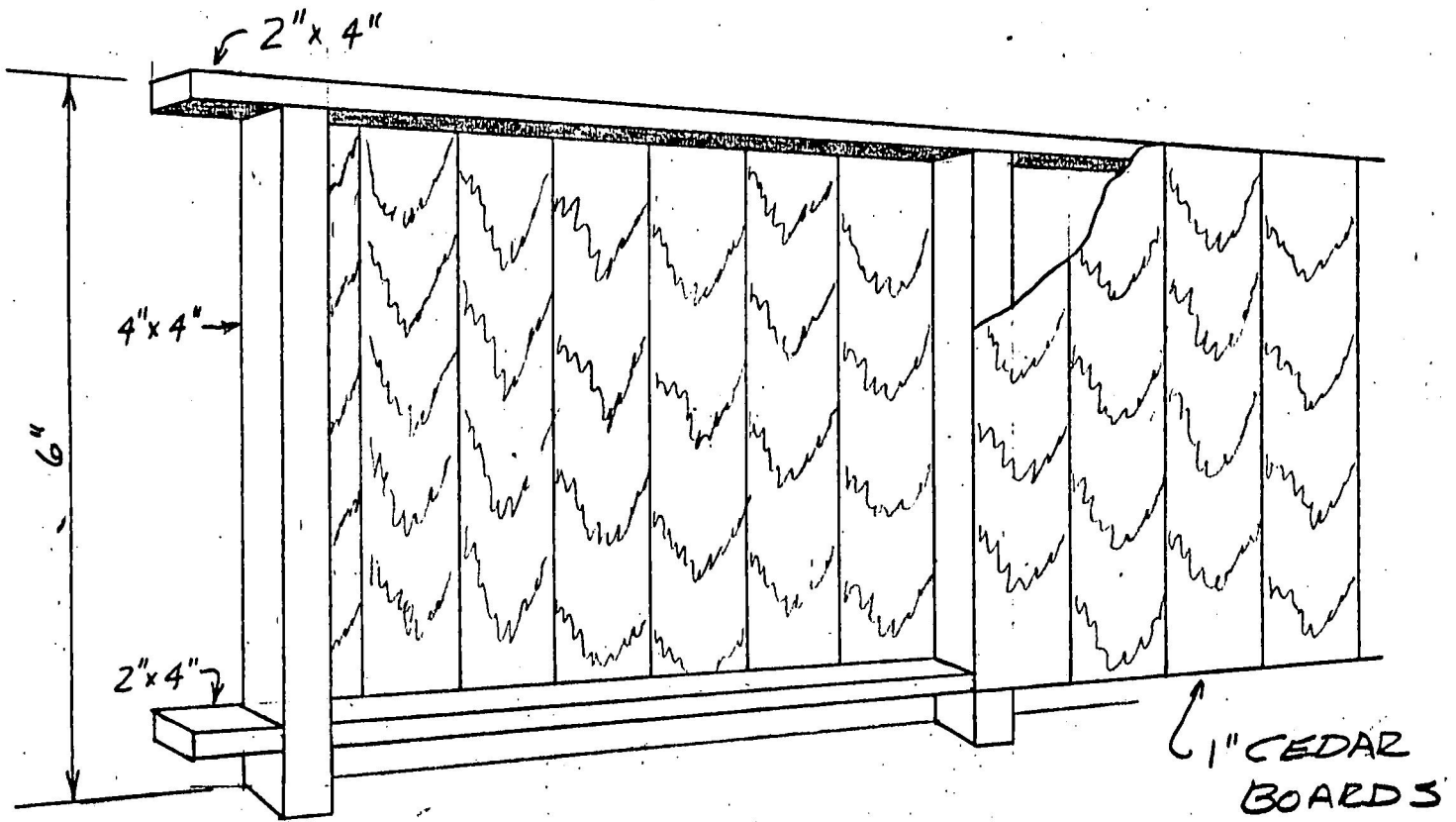
LEGAL DESCRIPTION: TRACTS 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, ALL IN THE PLAT OF SOUTH WYLAND ACRES, 455 ACRES, RECORDED IN COUNTY OF WASHINGTON, 1955, RECORD NO. 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, and 35.

NOTES:  
 1. This plat is divided into 35 lots with the exception of lot 27 which is divided into two lots, 27A and 27B. The total area of this plat is 9.83 acres.  
 2. The lots in this plat are subject to the easements shown on the plat.  
 3. The lots in this plat are subject to the covenants shown on the plat.  
 4. The lots in this plat are subject to the conditions shown on the plat.  
 5. The lots in this plat are subject to the restrictions shown on the plat.  
 6. The lots in this plat are subject to the limitations shown on the plat.  
 7. The lots in this plat are subject to the encumbrances shown on the plat.  
 8. The lots in this plat are subject to the liens shown on the plat.  
 9. The lots in this plat are subject to the claims shown on the plat.  
 10. The lots in this plat are subject to the judgments shown on the plat.  
 11. The lots in this plat are subject to the orders shown on the plat.  
 12. The lots in this plat are subject to the decrees shown on the plat.  
 13. The lots in this plat are subject to the awards shown on the plat.  
 14. The lots in this plat are subject to the arbitrations shown on the plat.  
 15. The lots in this plat are subject to the settlements shown on the plat.  
 16. The lots in this plat are subject to the compromises shown on the plat.  
 17. The lots in this plat are subject to the releases shown on the plat.  
 18. The lots in this plat are subject to the acquittances shown on the plat.  
 19. The lots in this plat are subject to the discharges shown on the plat.  
 20. The lots in this plat are subject to the exoneration shown on the plat.  
 21. The lots in this plat are subject to the acquiescence shown on the plat.  
 22. The lots in this plat are subject to the abandonment shown on the plat.  
 23. The lots in this plat are subject to the forfeiture shown on the plat.  
 24. The lots in this plat are subject to the escheat shown on the plat.  
 25. The lots in this plat are subject to the reversion shown on the plat.  
 26. The lots in this plat are subject to the reverter shown on the plat.  
 27. The lots in this plat are subject to the right of first refusal shown on the plat.  
 28. The lots in this plat are subject to the right of pre-emption shown on the plat.  
 29. The lots in this plat are subject to the right of purchase shown on the plat.  
 30. The lots in this plat are subject to the right of redemption shown on the plat.  
 31. The lots in this plat are subject to the right of appraisal shown on the plat.  
 32. The lots in this plat are subject to the right of eminent domain shown on the plat.  
 33. The lots in this plat are subject to the right of condemnation shown on the plat.  
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 35. The lots in this plat are subject to the right of condemnation shown on the plat.

DATE	BY	SCALE	NO.
11.1.57	MLK	1" = 30'	1
11.1.57	MLK	1" = 30'	2
11.1.57	MLK	1" = 30'	3
11.1.57	MLK	1" = 30'	4
11.1.57	MLK	1" = 30'	5
11.1.57	MLK	1" = 30'	6
11.1.57	MLK	1" = 30'	7
11.1.57	MLK	1" = 30'	8
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11.1.57	MLK	1" = 30'	33
11.1.57	MLK	1" = 30'	34
11.1.57	MLK	1" = 30'	35

LAKE VISTA TERRACE DIV. 2  
 PRELIMINARY PLAT  
 873





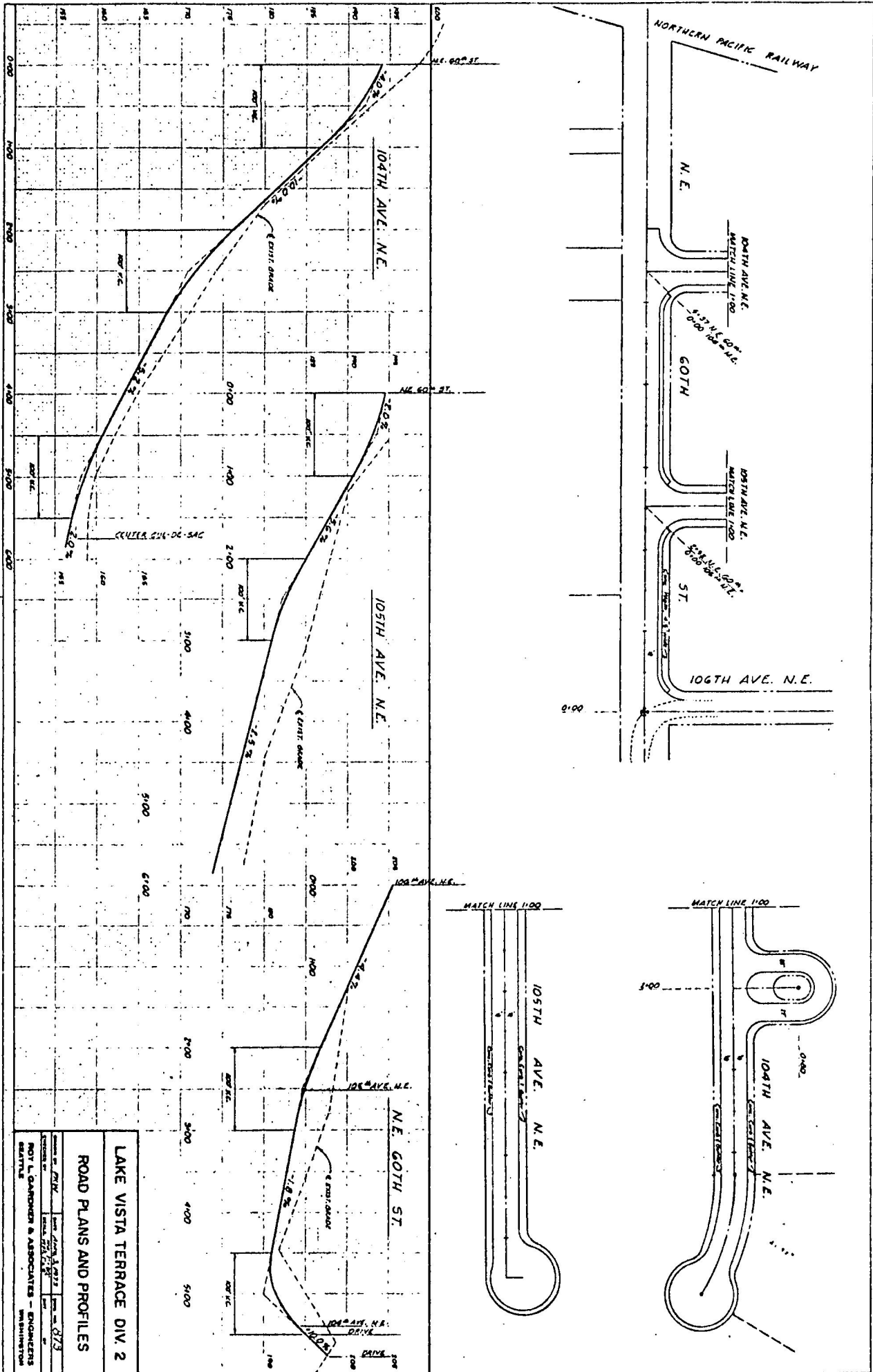
**ROY L. GARDNER & ASSOCIATES, INC.**  
 CONSULTING ENGINEERS / PLANNERS / SURVEYORS  
 Arctic Building Penthouse, Seattle, Washington 98104 Telephone (206) MA 4-5285

DRAWN BY	_____
CHECKED BY	_____
SCALE	_____
DATE	_____

**PROPOSED FENCE DETAIL**  
**LAKE VISTA TERRACE**  
**DIV. 2**

PROFILE	DATE	BY	CHECKED
104TH AVE. N.E.	10/15/55	J.L.S.	J.L.S.
105TH AVE. N.E.	10/15/55	J.L.S.	J.L.S.
106TH AVE. N.E.	10/15/55	J.L.S.	J.L.S.

PLAN	DATE	BY	CHECKED
104TH AVE. N.E.	10/15/55	J.L.S.	J.L.S.
105TH AVE. N.E.	10/15/55	J.L.S.	J.L.S.
106TH AVE. N.E.	10/15/55	J.L.S.	J.L.S.

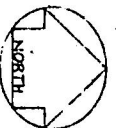


**LAKE VISTA TERRACE DIV 2**

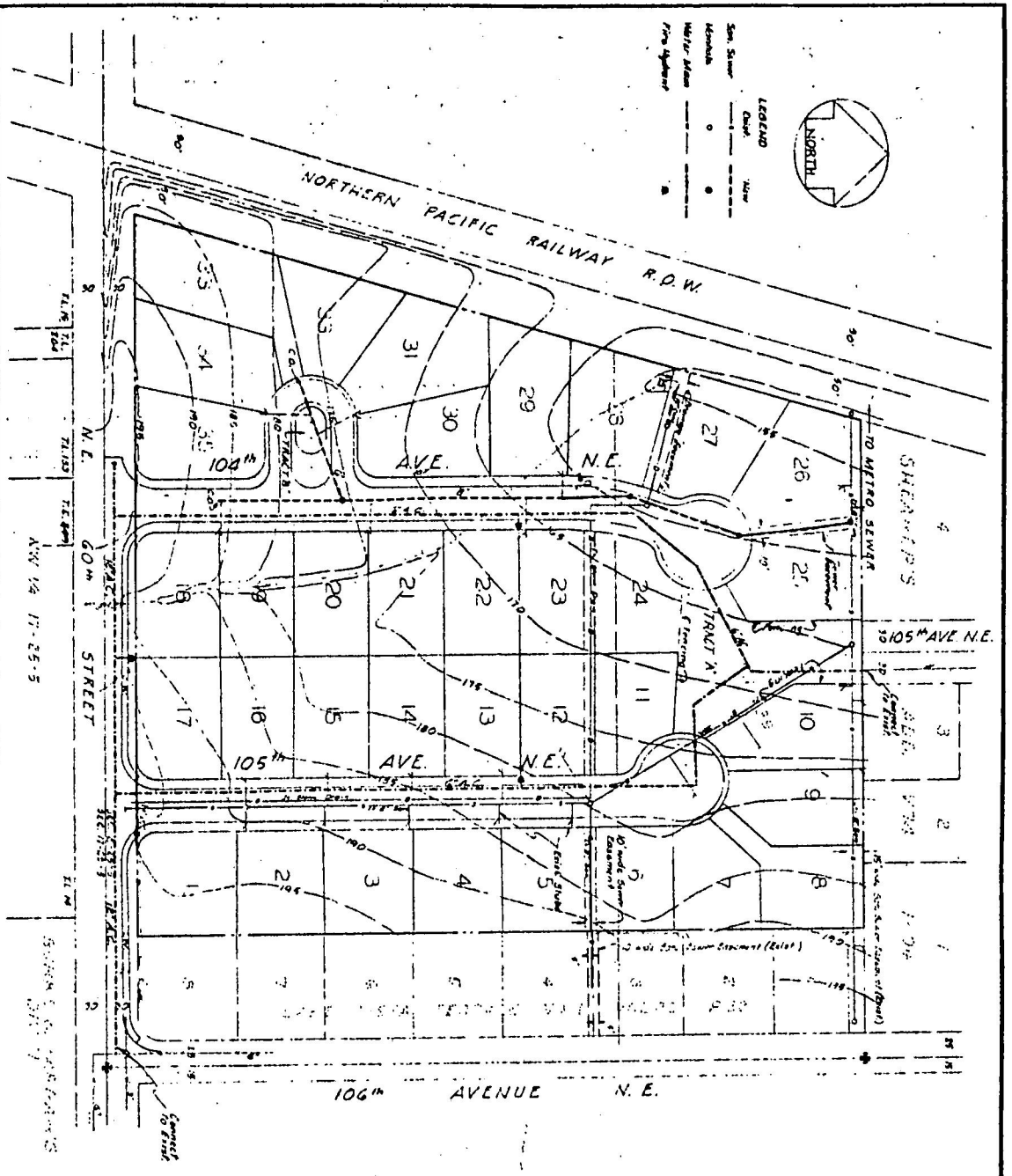
**ROAD PLANS AND PROFILES**

DESIGNED BY: J.L.S. DATE: 10/15/55  
 CHECKED BY: J.L.S. DATE: 10/15/55  
 DRAWN BY: J.L.S. DATE: 10/15/55  
 SCALE: 1" = 40' (PLAN) / 1" = 10' (PROFILE)

ROY L. GARDNER & ASSOCIATES - ENGINEERS  
 SEATTLE, WASHINGTON



LEGEND  
 San Sewer      ————  
 Water Mains      ————  
 Fire Hydrants      ●

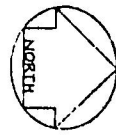


STATE OF MINNESOTA  
 DEPARTMENT OF COMMERCE  
 DIVISION OF PROFESSIONAL REGULATION  
 ENGINEER  
 JOHN W. ...

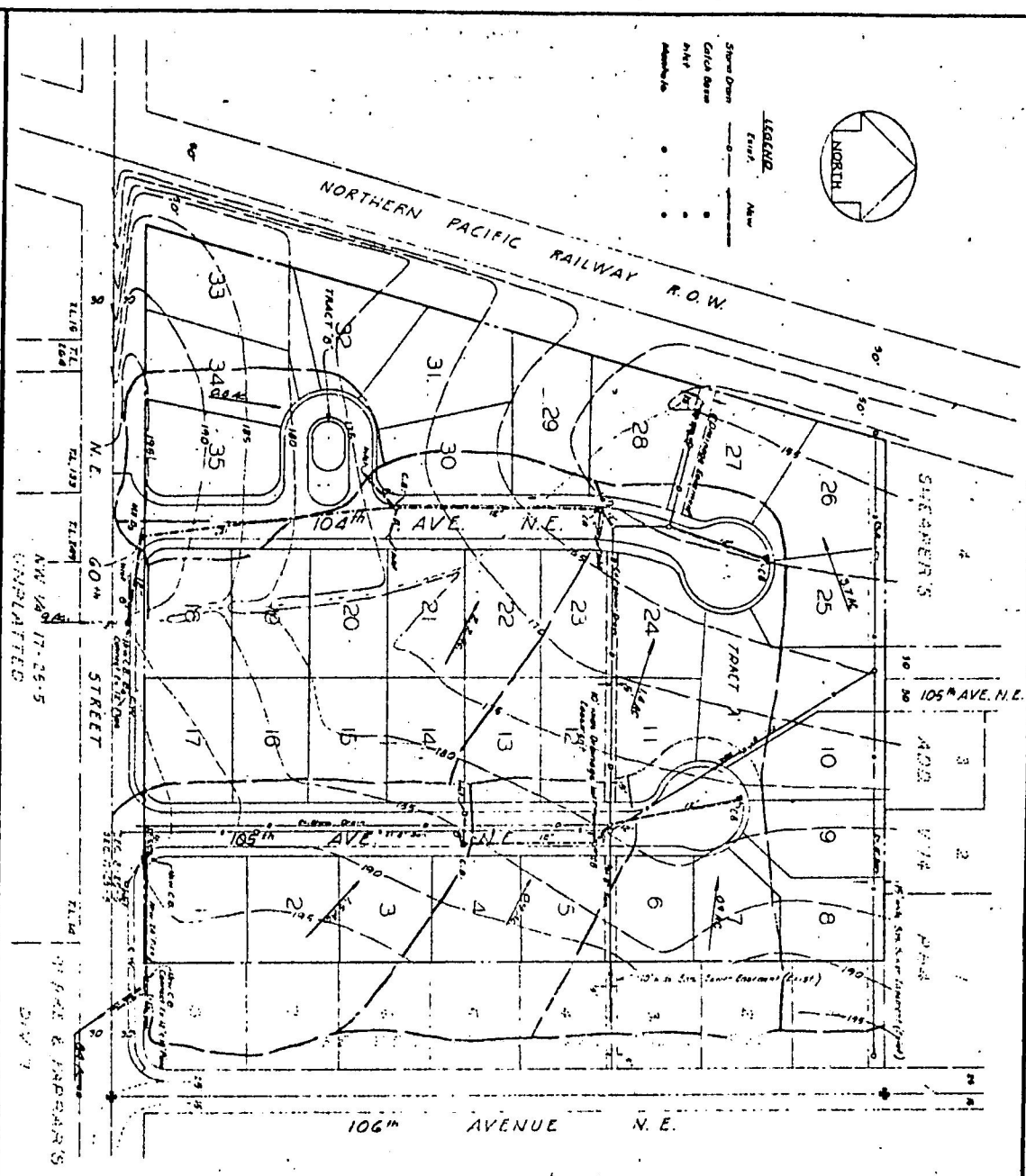
DATE: 11-1-30  
 SHEET NO. 873

LAKE VISTA TERRACE DIV. 2  
 UTILITY PLAN

873



**LEGEND**  
— 0' — 10' — 20' — 30' — 40' — 50' — 60' — 70' — 80' — 90' — 100' — 110' — 120' — 130' — 140' — 150' — 160' — 170' — 180' — 190' — 200' — 210' — 220' — 230' — 240' — 250' — 260' — 270' — 280' — 290' — 300' — 310' — 320' — 330' — 340' — 350' — 360' — 370' — 380' — 390' — 400' — 410' — 420' — 430' — 440' — 450' — 460' — 470' — 480' — 490' — 500' — 510' — 520' — 530' — 540' — 550' — 560' — 570' — 580' — 590' — 600' — 610' — 620' — 630' — 640' — 650' — 660' — 670' — 680' — 690' — 700' — 710' — 720' — 730' — 740' — 750' — 760' — 770' — 780' — 790' — 800' — 810' — 820' — 830' — 840' — 850' — 860' — 870' — 880' — 890' — 900' — 910' — 920' — 930' — 940' — 950' — 960' — 970' — 980' — 990' — 1000'



W. L. ...  
Professional Engineer  
No. ...  
Exp. ...

DATE  
DRAWN BY  
CHECKED BY  
DATE  
SCALE  
MAIL NO. 22

LAKE VISTA TERRACE DIV. 2  
DRAINAGE PLAN

873