

RESOLUTION NO. 2195

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KIRKLAND GRANTING APPROVAL SUBJECT TO CERTAIN CONDITIONS OF THE PRELIMINARY PLAT OF LAMONT, BEING FILE NO. SUB-73-27-(P) 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, Woodland Investment Development Company, property owner, has submitted for approval a preliminary plat proposal of Lamont and identified as File No. SUB-73-27(P) Department of Community Development, and

WHEREAS, said property, the legal description of which appears in said Department of Community Development file, is generally located in the vicinity of N.E. 116th Street and 110th Avenue N.E., and with an RS-8.5 Zone, and

WHEREAS, the Kirkland Planning Commission, following public hearing on June 14, 1973, has recommended to the City Council approval of said preliminary plat subject to certain conditions as set forth in the Findings, Conclusions and 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 as signed by the acting Chairman of the Kirkland Planning Commission, are by this reference adopted by the City Council as though fully set forth herein.

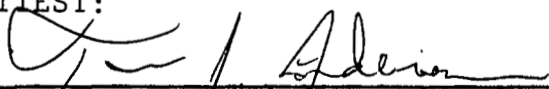
Section 2. Preliminary approval of the proposed Lamont Plat, being Department of Community Development File No. SUB-73-27(P) is hereby given subject to the conditions of approval recommended by the Planning Commission, all as set forth in said report and recommendation to the City Council.

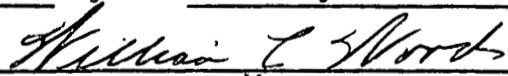
Section 3. A copy of this Resolution, including the conditions of approval incorporated herein by reference shall be furnished to the subdivider and to the following City of Kirkland Departments:

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

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

ATTEST:


Director of Administration & Finance
(ex officio City Clerk)


Mayor

Mailing Address: Group Four, Inc.
3810 196th St. SW
P.O. Box 296
Lynnwood, Wa. 98036
Att: Ralph Kruttsing

AMENDED
ADMINISTRATIVE REPORT

Report Amended: June 25, 1973
Report Prepared: June 7, 1973 File No.: SUB-73-27 (P)
Name: Woodland Investment Hearing Body: Planning Commission
& Development Co. Hearing Date: June 14, 1973
Property Location: N.E. 116th St. &
110th Ave. N.E.
Subject: PRELIMINARY SUBDIVISION OF LAMONT

BACKGROUND

This is an application for a typical 18-lot subdivision with a cul-de-sac turn-around, with the exception of Lot 1, which will require a variation be allowed for the 20-foot access driveway.

FINDINGS:

The following findings are relevant under this preliminary subdivision application:

1. The total area is ± 4.8 acres.
2. The underlying zoning designation is Single Family (RS-8.5).
3. The proposed development will connect to City of Kirkland water.
4. The proposed development will connect to the City of Kirkland sanitary sewage system.
5. Section 2.5.1 of the Kirkland Subdivision Ordinance requires that adequate provisions be made for drainageways (storm drainage).
6. Section 2.10.5 of the Kirkland Subdivision Ordinance requires natural features such as trees, ridge lines, hilltops and views shall be preserved and kept in a natural state to the maximum extent possible.
7. Section 2.5.5 of the Kirkland Subdivision Ordinance requires that all developments shall show trees over 6" in diameter and indicate which will be cut and which will remain.
8. Section 2.5.9 of the Kirkland Subdivision Ordinance states that 3.5% of the total area of a plat which is less than 10 acres may be required for open space.

9. Section 2.11.3 of the Kirkland Subdivision Ordinance states that "when necessary for public convenience, safety, pedestrian ways may be required in subdivisions, public utility subdivisions or private facilities".
10. Section 2.11.8(g) of the Kirkland Subdivision Ordinance states that corner lots for residential use shall be platted wider than interior lots to provide the front yard requirements on the side street as prescribed by the Zoning Ordinance.
11. Section 2.11.8(d) of the Kirkland Subdivision Ordinance requires that the width of lots at the building line shall conform to the requirements of the Zoning Ordinance.
12. A memo from the Public Service Department states that a fire hydrant will be required at some point toward the middle of the plat to satisfy Fire Department requirements.
13. A memo from the Public Service Department requests that the developer install a street name sign at his expense.
14. A stop sign may be required northbound on the proposed 110th Ave. N.E. at the intersection with N.E. 116th Street.
15. A memo from the Police Department indicates they are concerned that adequate lighting be included.

CONCLUSIONS:

The following conclusions relate directly to the same numbered items as indicated above under Findings:

1. The statement that the area of the plat is ± 4.8 acres is a statement of fact and carries no conclusions with it.
2. The zoning of RS-8.5 is a statement of fact and carries no further conclusions with it.
3. The existing water main is located on the north side of N.E. 116th St. A country street cut permit will be required to provide water services to this plat. This will be constructed to City Standards.
4. The property under the proposed plat is sewered at the present time as shown on the plan. Each lot would pay a permit fee of \$400.00 and modifications to suit the new plan would be at the developer's expense.
5. The Public Service Department has indicated that storm drainage as shown on the Preliminary Subdivision Application, is acceptable.
6. The only visible natural features on this property that are of any significance is a large stand of trees, mostly deciduous, on the southernmost portion of this property. Plans have been submitted by the developer indicating to what extent these trees will be maintained.

7. All developments are required to submit a plan showing all trees over 6" in diameter indicating which will be cut and which will remain. This has not been submitted by the developer. The developer has submitted a land clearing plan.
8. The Kirkland Subdivision Ordinance states that any subdivision less than 10 acres in size may require 3.5% open space. The developer has not incorporated any open space into this subdivision application.
9. A 10' pedestrian walkway has been included between Lots 8 and 9 as may be required by Section 2.11.3 (e) of the Kirkland Subdivision Ordinance. This, however, does not extend eastward to connect the eastern portion of the property, which comes within approximately 20 feet of connecting to the A.C. Bell Elementary School site.
10. The Kirkland Subdivision Ordinance requires that corner lots be wider than interior lots since there are two front yards required. Lot 18 under this proposed subdivision does not appear to meet this criteria.
11. By reference, Section 2.11.8 of the Subdivision Ordinance requires that the width of all lots at the building line be 70 feet. This causes quite restricted building locations on Lots 13 and 16 and requires a 60 foot front setback on Lot 8 and 40 foot setbacks on Lots 9 and 10.
12. A fire hydrant is required somewhere toward the middle portion of the subdivision.
13. A sign should be located at the cost of the developer near the intersection of the proposed 110th Ave. N.E. and N.E. 116th St. indicating the street name.
14. A stop sign should be required to be installed by the developer for northbound traffic on the proposed 110th Ave. N.E. at the intersection of N.E. 116th Street.
15. The developer should be required to indicate the lighting scheme proposed for the proposed subdivision for review by the City Administration and the Planning Commission.

RECOMMENDATION:

Based on the above Findings and Conclusions, we hereby make the following recommendations: That this preliminary subdivision of Lamont be granted subject to the following:

1. That all trees be saved except those in the following categories:
Those in the right-of-way; those located where a house will be erected and those that provide a potential hazard to life and limb.

2. That the 3.58 open space not be required. (See attached resolution) passed by the Houghton Community Council at their last meeting.)
3. That a 10 foot wide pedestrian walkway easement be required between Lots 8 and 9 and along the south-easterly portion of Lot 8 connecting the walkway easement to the eastern boundary line of the plat. The total length of this walkway easement is to be paved from the right-of-way to the eastern boundary of the subdivision. It is further our recommendation that construction details be required on this walkway easement and that it be physically installed prior to building permits being issued on either Lot 8 or Lot 9. Under the pedestrian walkway subject, we further recommend that a 5 foot sidewalk be required along the entire length of the subdivision adjacent to N.E. 116th Street.
4. That Lot 18 be required to be wider than the normal interior lots to allow for the double front setback requirements.
5. That the developer recognize that Lots 8, 9, 13 and 16 may create problems at such time as a building permit is required due to the limited location allowed for a building.
6. Two fire hydrants to be required: One adjacent to Lot 4 and one adjacent to Lot 9.
7. A street name sign is to be installed in the area of the intersection of N.E. 116th St. and the proposed 110th Ave. N.E.
8. That a stop sign be required on Lot 2 facing all northbound traffic about to enter N.E. 116th St. from the plat.
9. That a lighting scheme be submitted for this development along with the final subdivision application.


Chairman, Kirkland Planning Commission


Associate Planner
Department of Community Development