

RESOLUTION NO. 2196

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KIRKLAND GRANTING APPROVAL, SUBJECT TO CERTAIN SPECIFIC CONDITIONS, OF THE FINAL 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, a subdivision plat to be known as Patrick Place has been submitted to the City Council for final approval, pursuant to the regulations as required by the Kirkland Subdivision Ordinance No. 2178 and the conditions imposed upon said proposed subdivision by Resolution No. 2175 of the Kirkland City Council approving the preliminary plat of Patrick Place, and

WHEREAS, said property, the legal description of which appears in the Department of Community Development File No. SUB-73-12(H) is generally located at the N.E. corner of 112th Avenue N.E. and N.E. 60th Street, within an RS 8.5 Zone, and

WHEREAS, pursuant to Section 2.6.1 of Ordinance No. 2178 the City Council has received the written recommendations for approval, subject to certain conditions, from the following:

"A. Department of Public Services and/or the King County Health District as to the adequacy of the proposed means of sewage disposal and water supply.

B. The Planning Commission and/or the Planning Department as to the compliance with all terms of the preliminary approval of the proposed plat subdivision or dedication, and

C. The City Engineer," and

WHEREAS, the Houghton Community Council and the Kirkland Planning Commission have recommended to the City Council approval of said final plat of Patrick Place, subject to certain conditions as set forth in the Findings, Conclusions, Recommendations and Conditions adopted by the Planning Commission on June 14, 1973,

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, 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. Final 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. A Plat Bond in an amount determined by the Director of Public Services in accordance with the requirements therefor in Ordinance No. 2178 shall be deposited with the City and be conditioned upon the completion and acceptance by the City of all public improvements within one year from the date of passage of this Resolution, and no city official, including the Mayor, shall affix his signature to the final plat drawing until such time as the Plat Bond herein required has been deposited with the City and approved by the Director of Public Services as to amount and form.

Section 4. 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 July, 1973.



Mayor

Attest:



Director of Administration and Finance
(ex officio City Clerk)

Resolution No. 2196

1973

JAMES ASSOCIATES, INC.
JONES ASSOCIATES, INC.
1111 11th St. N.E.
KIRKLAND, OKLA.

MEMORANDUM REPORT:

REPORT PREPARED: June 7, 1973 FILE NO.: SUB-73-12(H)
DATE: Jones Associates, Inc. HEARING BODY: Planning Commission
PROPERTY LOCATION: Approx. N.E. 60th St. HEARING DATE: June 14, 1973
and 112th Ave. N.E.
SUBJECT: APPLICATION FOR FINAL SUBDIVISION (PATRICK PLACE)

BACKGROUND ANALYSIS:

At this point the Preliminary Subdivision of Patrick Place has gone through the entire review process and has been approved by the City Council per Resolution No. 2175.

This application is now before the Planning Commission for recommendation on the Final Subdivision Application of Patrick Place. As a result of the review process on the Preliminary Plat and Staff discussions with the developer, the approval of the Final Subdivision of Patrick Place should be conditioned on the following items, which also take into account the final recommendations of the Houghton Community Council:


1. That the portion of 112th Ave. N.E. adjacent to the plat is to be improved to City specifications as follows:
 - a. A roadway section 20 feet in width from the curb is to be installed.
 - b. A typical curb and gutter is required.
 - c. A 4 foot wide sidewalk is to be installed.
2. That the area of the plat lying adjacent to N.E. 60th Street is to be improved to City specifications as follows:
 - a. A 4 foot wide sidewalk shall be installed connecting to that sidewalk which will be installed on 112th Ave. NE.
 - b. A typical curb and gutter is to be installed.
 - c. That area lying between the curb and existing pavement of the street is to be filled as required by the Public Service Director.
3. An easement to be granted to the general public for pedestrian and bicycle access upon the easterly 10 feet of Lots 10, 11 and 12 and an easement under and upon the southerly 5 feet of Lot 12 together with the northerly 5 feet of Lot 11 is to be granted to the City of Kirkland and the general public for purposes of installing and maintaining sanitary sewer lines and pedestrian and bicycle access respectively. Further:

- a. Setbacks on Lots 11 and 12 are to be measured from the easement line to allow for a 7' setback for future development of the pedestrian easement.
- b. The above-mentioned easements be accepted in lieu of the 3.5t open space requirement.
- c. That since the above easements do not at this time connect to an on-going system, they not be required to be improved.
- d. That all trees, except for those which may be a danger to the people who will be living in the subdivision, be saved which are not located within the right-of-way or where structures will be located. (This would be as required by the clearing plan submitted.)
- e. That all utilities be installed, including but not limited to, storm sewers, water mains, sewer mains, and lighting, and be developed to City specifications and the requirements of the Subdivision Ordinance.
- f. That a stop sign be required to be installed by the developer at the exit of the proposed N.E. 61st Place.
- g. That a fire hydrant is to be located in the approximate area of Lot 6 in the right-of-way of N.E. 61st Place.
- h. A 5 foot permanent utility easement be granted to the City of Kirkland along the entire length of the northerly property line.
- i. That the amount of bonding required be determined by the Public Service Director for all required public improvements not completed prior to the granting of the final subdivision by the City Council, and that this bond be submitted to the City prior to the City Council granting said approval.

RECOMMENDATION:

We hereby recommend approval of the final subdivision of Patrick Place subject to the conditions as listed earlier in this report.


 Chairman,
 Kirkland Planning Commission


 Associate Planner,
 Department of Community Development