

RESOLUTION NO. 2197

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 LAKE VUE, BEING FILE NO. SUB-73-2(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 Lake Vue 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. 2170 of the Kirkland City Council approving the preliminary plat of Lake Vue, and

WHEREAS, said property, the legal description of which appears in the Department of Community Development File No. SUB-73-2(H) is generally located at the N.E. Section of 60th Street and 106th Avenue N.E., 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 Lake Vue, 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.

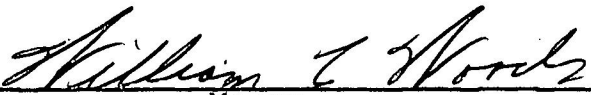
Section 2. Final approval of the proposed Lake Vue Plat, being Department of Community Development File No. SUB-73-2(H) is hereby given, subject to the conditions of approval recommended by the Planning Commission, all as set forth in said report and recommendation to the City Council.

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:

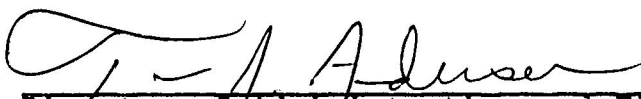
1. Department of Community Development
2. Houghton Community Council
3. Kirkland Planning Commission
4. Department of Public Services
5. Police Department
6. Building Department
7. Department of Fire Services

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)

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Mailing Address: Group Four, Inc.
3010 106th St. N.E.
Lynnwood, Wa. 98036
Attn: Ralph K. [unclear]

ADMINISTRATIVE REPORT:

REPORT PREPARED: June 7, 1973 FILE NO.: SUB-73-2 (H)
NAME: Leo Frison HEARING BODY: Planning Comm.
PROPERTY LOCATION: N.E. Section of HEARING DATE: June 14, 1973
60th St. & 106th Ave. N.E.
SUBJECT: FINAL SUBDIVISION APPLICATION (LAKE VUE)

BACKGROUND ANALYSIS:

The preliminary subdivision application at this point has completed its cycle and a favorable recommendation granted by the City Council by Resolution No. 2170. This Resolution specifically adopts the recommendations of the Houghton Community Council and Kirkland Planning Commission with the exception that a five foot sidewalk be required adjacent to the subdivision on N.E. 60th Street and 106th Ave. N.E.

This report has also incorporated the action of the Houghton Community Council on their recommendations on the final subdivision.


At this point, the specific conditions of approval of this final plat are as follows:

1. The 20 foot road access easement must conform to all the requirements of Section 3.5.2(a)-(h) of the Subdivision Ordinance.
2. A tree cutting plan be submitted with the final plat, showing all trees over six inches in diameter, indicating which will remain (2.2.5)
3. A five foot sidewalk is required along 106th Ave. N.E. and N.E. 60th Street, adjacent to the proposed plat, and developed to City of Kirkland standards. (This sidewalk has already been installed to City specifications.)
4. All utilities to be underground. (2.12.3)
5. That the 20 foot access easement only be allowed to serve Lots 4 & 5.
6. A fire hydrant is to be located on the west side of 106th Ave. N.E. opposite the 20 foot access easement.
7. A five foot permanent utility easement be granted to the City along the northerly portion of the property line of Lot 4 and the easterly line of Lot 5 (This will allow the utility department to connect to sanitary sewer.)

1. Specific details on plumbing fixtures, room sizes, etc. and other utilities to be worked out between the developer and the Kirkland Public Service Director, and constructed to City standards.
2. That a bond be required as necessary to cover all public improvements not installed. The bond size to be determined jointly by the developer and the Public Service Director.

RECOMMENDATIONS:

To hereby recommend approval of the Final Plat of Lake Vue subject to the conditions as listed earlier in this report.



Chairman
Kirkland Planning Commission



Associate Planner
Department of Community Development

197-10-112