

Resolution No. 2200

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KIRKLAND GRANTING APPROVAL SUBJECT TO CERTAIN CONDITIONS OF THE PRELIMINARY PLAT OF BRIDLE TREE NO. 3 BEING FILE NO. SUB-73-23(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, Wick Homes, Inc., property owner, has submitted for approval a preliminary plat proposal of Bridle Tree No. 3 and identified as File No. SUB-73-23(H) 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. 70th Street and 119th Avenue N.E., and with an RS-8.5 Zone, and

WHEREAS, the Houghton Community Council, following public hearing on June 5, 1973 has recommended to the City Council, approval of said preliminary plat, 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. The applicant shall further pay to the City 50% of the fair market value of those portions of the east half of 118th Avenue N.E. and N.E. 69th Street as described in Ordinance No. 2229 and to be vacated upon filing of the final plat of Bridle Tree No. 3.

Section 2. Preliminary approval of the proposed Bridle Tree No. 3 Plat, being Department of Community Development File No. SUB-73-23(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 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:

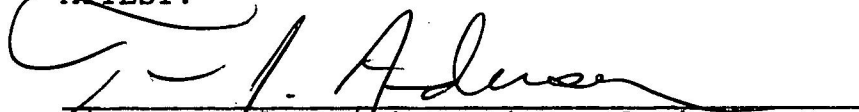
1. Department of Community Development
2. Kirkland Planning Commission
3. Department of Public Services
4. Police Department
5. Building Department
6. Department of Fire Services

APPROVED by a majority vote of the Kirkland City Council in regular meeting on the 16th day of July, 1973.



Mayor

ATTEST:



Director of Administration and Finance
(ex officio City Clerk)

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PRELIMINARY ADMINISTRATIVE RECORD -
SUBDIVISION APPLICATION BY WICK HOPES:

AMENDED: June 14, 1973 RESOLUTION NO. 2200
REPORT PREPARED: June 7, 1973 FILE NO.: SUB-73-23(H)
NAME: Wick Hopes, Inc. HEARING BODY: Planning Commission
PROPERTY LOCATION: Approx. 119th Ave. HEARING DATE: June 14, 1973
NE & ME 70th St.
SUBJECT: PRELIMINARY SUBDIVISION APPLICATION (BRIDLE TREE 98)

BACKGROUND ANALYSIS:

This application has been before the Houghton Community Council and this report does encompass their recommendations.

This application is being applied for in conjunction with a Street Vacation Application which is being addressed in a separate report.

FINDINGS:

1. Under lot averaging, 25% of the lots may be smaller than the required lot size for the underlying zoning. However, the average of all lots and open space must exceed the area required by the underlying zoning which is 8,500 square feet.
2. The easement road connects 119th Ave. N.E. and is proposed to be 25 feet wide.
3. No sidewalks are proposed.
4. All necessary utilities, including sewers, are available.
5. A tree clearing plan has not been submitted.
6. The private easement road is proposed to serve 5 lots.
7. No open space has been included.
8. No utility layouts and working drawings have been submitted to the City to date.

CONCLUSIONS:

The following conclusions relate directly to the above-numbered items in FINDINGS:

1. Lots 1, 2, 3, 5, 6, & 7 are shown as being 8500 square feet in area. Lot 4 is shown to be 9000 square feet and Lot 8 is shown to be 7000 square feet. The average of the lots in this subdivision then is 8450 square feet, less than the required average of 8500 square feet.

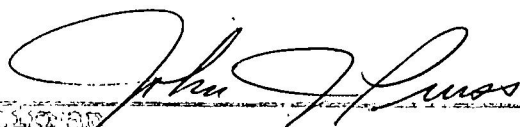
2. The Subdivision Ordinance requires a dedicated width of 50 feet for all subdivisions of 5 lots or more. The applicant has requested a variation be allowed per Section 2.13.1 of the Kirkland Subdivision Ordinance to allow the road to be less than 50 feet in width and not dedicated to the public.
3. All recent subdivisions coming before the City have been required to provide sidewalks on all exterior portions of the subdivision.
4. The policy of the City to date is to require all building sites within 200 feet of sanitary sewer to connect to that sewer. These lots are within 200 feet of sewers and should be required to connect as well as underground all other public utilities as required by the Subdivision Ordinance.
5. A tree clearing plan should be required to be submitted to the City of Kirkland so it would be available for review by the Community Council in conjunction with their review of the final subdivision application.
6. The applicant has requested a variation be allowed in conjunction with Section 2.13.1 of the Kirkland Subdivision Ordinance to allow the private road easement to serve 5 lots. Any road serving more than 4 lots are required to provide 30 feet of right-of-way. The applicant further is proposing that houses on Lots 1, 7 and 8 front on 119th Ave. N.E. and Lots 1, 2 and 3 have vehicular access restricted from N.E. 70th St.
7. There has been no consistent policy used in the requirement for open spaces.
8. The detailed drawings of the planned utilities must be submitted to the City of Kirkland Public Works Department and must meet all standards and specifications required by the City for their construction.

RECOMMENDATION:


We hereby recommend approval of this preliminary plat of Bridle Tree 55 subject to the following conditions:

1. That the average of all lots be greater than 9,500 square feet as required by Section 2.11.8(h) of the Houghton Subdivision Ordinance.
2. Since there is an existing sidewalk adjacent to the plat on N.E. 70th Street no further sidewalk will be required in that area. A 4 foot sidewalk will be required adjacent to the property along 119th Ave. N.E. and connecting to the existing sidewalk on N.E. 70th Street.
3. All utilities now available to the Subdivision and they will be required to meet all regulatory standards as required by ordinances of the City of Kirkland.

4. A site survey plan shall be submitted to the City of Kirkland Department of Community Development in sufficient time to allow that Department to review it and mail it to the Houghton Community Council for their review in conjunction with the final plat.
5. That the variation be granted in conjunction with Section 2.13.1 of the Kirkland Subdivision Ordinance allowing the proposed 25 foot private easement road to serve 5 lots. Under this variation allowance the following must be conformed to:
 - a. That the development of the private easement road be left open to be worked out between the Department of Community Development, the Public Service Director and the applicant.
 - b. Lots 1, 2 and 3 have restricted vehicular access from N.E. 70th Street.
 - c. Lots 1, 7 and 8 be required to have access from 119th Ave. N.E.
6. That utility plans be submitted to the City of Kirkland in sufficient time for their review prior to processing of the final Subdivision Application. (This should also include the storm drainage that will be installed from Bridle Tree #2 along the western property line.)
7. That a fire hydrant be required in the right-of-way of 119th Ave. N.E. near the entrance to the private easement road.
8. The open space requirement be waived and no fee be required in lieu thereof.



Chairman
Kirkland Planning Commission


Associate Planner
Department of Community Development

KS:dk