

RESOLUTION NO. 2202

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KIRKLAND APPROVING THE PRELIMINARY APPLICATION FOR A PLANNED UNIT DEVELOPMENT KNOWN AS THE YARROW BAY OFFICE COMPLEX SUBJECT TO CERTAIN CONDITIONS, BEING DEPARTMENT OF COMMUNITY DEVELOPMENT FILE NO. PUD-73-32(H).

BE IT RESOLVED by the City Council of the City of Kirkland as follows:

WHEREAS, pursuant to the regulations as required by the Kirkland Zoning Ordinance No. 2183, Coldwell Banker Management Corporation, property owner, has submitted for approval a Preliminary Planned Unit Development of the Yarrow Bay Office Complex and identified as File No. PUD-73-32(H) Department of Community Development, and

WHEREAS, pursuant to City of Kirkland Resolution No. 2181 dealing with environmental policy, and the State Environmental Policy Act, an Environmental Assessment and Traffic Engineering Report have been submitted to the City, reviewed by the Responsible Official of the City of Kirkland, and a negative declaration reached, and

WHEREAS, said property, the legal description of which appears in said Department of Community Development file, is generally located in the vicinity of Lake Washington Boulevard, N.E. 38th Place, and N.E. 38th Street, with a majority of this property being zoned Light Industrial and a small portion zoned Professional Residential, and

WHEREAS, the Houghton Community Council, following public hearing on August 7, 1973 and the Kirkland Planning Commission, following public hearing on August 9, 1973 have both recommended to the City Council approval of said Preliminary Planned Unit Development subject to certain conditions as set forth in the Findings, Conclusions and Recommendations of the Amended Administrative Report dated August 13, 1973, as prepared for and adopted by the Planning Commission, and

WHEREAS, the Preliminary Planned Unit Development may be used as a vehicle to allow site preparation in lieu of the requirement for an Unclassified Use Permit.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Kirkland as follows:

Section 1. The report and recommendation of the Kirkland Planning Commission has been submitted to the City Council as required by Section 23.28.160(3) of the Kirkland Zoning Ordinance No. 2183, including the Commission's Findings, Conclusions, and Recommendations as signed by the Chairman of the Kirkland Planning Commission, and are by this reference adopted by the City Council as though fully set forth herein.

Section 2. Preliminary approval of the proposed Yarrow Bay Office Complex, being Department of Community Development File No. PUD-73-32(H), is hereby given subject to the conditions of approval recommended by the Planning Commission, all as set forth in said report and recommended to the City Council.

Section 3. This Preliminary Planned Unit Development approval shall also authorize the City Administration to grant the applicant a grading permit in order for him to do site preparation work in the area of the proposed Units 1 and 2 and also to realign the Yarrow Creek bed as authorized by the Department of Fisheries and Game.

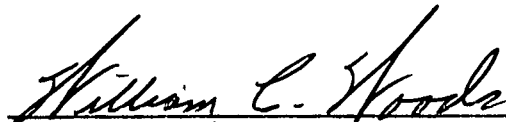
Section 4. The easterly portion of the proposed project lies within the City Limits of Bellevue. It is not the intent of the City Council to authorize approval of any project lying outside the City of Kirkland's jurisdiction, however, should any arrangements be made with the City of Bellevue making the City responsible for approval over this area, this reference shall indicate the City of Kirkland's approval over that portion if so authorized.

Section 5. This approval is given after full consideration of the environmental impact of the proposed Preliminary Planned Unit Development and grading work.

Section 6. A copy of this Resolution, including the conditions of approval incorporated herein by reference, shall be furnished to the applicant and to the following City of Kirkland Departments:

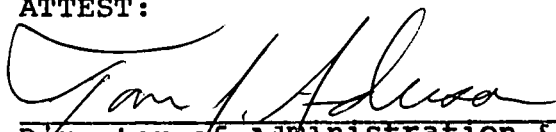
1. Department of Community Development
2. Houghton Community Council
3. Kirkland Planning Commission
4. Department of Public Service
5. Police Department
6. Department of Fire Services

APPROVED by a majority vote of the Kirkland City Council in regular meeting on the 20th day of August, 1973.



Mayor

ATTEST:



Director of Administration & Finance
(ex officio City Clerk)

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