

RESOLUTION NO. 2221

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. 4, BEING FILE NO. SUB-73-35(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. 4 and identified as File No. SUB-73-35(H), Department of Community Development, and

WHEREAS, said property, a legal description of which appears in said Department of Community Development File, is generally located in the vicinity of N.E. 67th Street and 116th Ave. N.E., and with an RS-8.5 zone, and

WHEREAS, the Houghton Community Council, following public hearing on October 2, 1973, has recommended to the City Council, approval of said Preliminary Plat, and

WHEREAS, the Kirkland Planning Commission, following public hearing on October 18, 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 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 No. 2178, including the Commission's Findings, Conclusions, and Recommendations 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. This report is the Administrative Report prepared for the Planning Commission dated October 11, 1973. The applicant shall further pay to the City 50% of the fair market value of that square footage of the proposed streets to be vacated which is in excess of the proposed new dedication of 116th Place N.E. and said streets are to be vacated upon filing of the final plat of Bridle Tree No. 4.

Section 2. Preliminary approval of the proposed Bridle Tree No. 4 Plat, being Department of Community Development File No. SUB-73-35(H), is hereby given subject to the Findings, Conclusions, and Recommendations of the Planning Commission, all as set forth in said report and recommended 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:

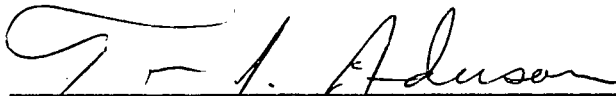
- (1) Department of Community Development
- (2) Kirkland Planning Commission
- (3) Department of Public Services
- (4) Police Department
- (5) Building Department
- (6) Department of Fire Services

APPROVED by a majority vote of the Kirkland City Council in regular meeting on the 5th day of November, 1973.



Mayor

Attest:



Director of Administration and Finance
(ex officio City Clerk)

Resolution No. 2221

ADMINISTRATIVE REPORT:

Bridle Tree No. 4, Preliminary Subdivision Application

REPORT PREPARED: October 3, 1973 FILE NO.: SUB-73-35(H)
NAME: Wick Homes, Inc. HEARING BODY: Planning Commission
PROPERTY LOCATION: N.E. 66th & 116th Ave. N.E. HEARING DATE: Oct. 11, 1973
SUBJECT: Preliminary Subdivision Application

BACKGROUND ANALYSIS:

This Preliminary Subdivision Application at this point has been before the Houghton Community Council and this report does encompass their recommendations. The application is also being applied for in conjunction with several street vacations which will be 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, i.e. 8,500 square feet.
2. Sidewalks have not been proposed by the applicant but may be required by the City of Kirkland.
3. All necessary utilities are within the area.
4. The area is heavily forested with Douglas Fir, many of a significant size of up to 24" in diameter at the base.
5. No open space or pedestrian walkways have been proposed within the site.
6. Lots 3 through 8 will be double-frontage lots. The proposed subdivision lies adjacent to the King County Transfer Station.
7. The Fire Department has requested a fire hydrant be installed adjacent to 116th Pl. N.E. between Lots 15 and 16.
8. In a letter from the Washington State Dept. of Highways, they voiced no objection to the subdivision.
9. In a letter from King County Department of Public Works, they indicate that they have no objection to the proposed subdivision. They do indicate, however, that they do have a future development planned for the Kirkland Transfer Station but that the plan will not be final until the Spring of 1974.

10. The Park Board considered both the Street Vacations and the subdivision proposed and made the following recommendations:
- a. To disapprove this plan or any other plan which would vacate a portion of 117th Ave. N.E. which is a potential perimeter road to the proposed park.
 - b. That a six foot sidewalk should be put in adjacent to 116th Ave. N.E. and N.E. 67th Street.
 - c. That the fee in lieu of open space should not be overlooked if a similar plan is retained.

CONCLUSIONS:

1. The Kirkland Subdivision Ordinance requires that the average of all lots and open space be 8,500 square feet per lot. This requirement must be conformed to.
2. Consideration should be given for the potential need of a sidewalk adjacent to 116th Ave. N.E. and N.E. 67th St.
3. The applicant will be required to submit all utility plans and street plans to the Public Service Department of the City of Kirkland for their approval prior to the final plat being processed.
4. The Kirkland Subdivision Ordinance does require a clearing plan be submitted for any proposed subdivision. The normal procedure has been to require this in conjunction with the review of the final subdivision application. Due to the existance of some very large trees in this subdivision, consideration should be given to requiring a tree location plan prior to determining the final location of the proposed new right-of-way.
5. Under the newly adopted Ordinance No. 2238, amending the Kirkland Subdivision Ordinance, all subdivisions proposed within the City of Kirkland must reserve 5% of the land and open space or deposit a fee in lieu of the open space equal to 10% of the assessed valuation of the property as determined by the King County Assessor's Office. These moneys are to be placed in the "In Lieu Open Space Account" of the Park and Municipal Facilities Cumulative Reserve Fund, and dispersed in accordance with that ordinance.
6. Our Public Service Director feels that double frontage lots are not desirable and would prefer to see the area developed with the existing streets. The feeling here was that with double-frontage lots, often fences are built along one road and the area in the right-of-way from that fence allowed to deteriorate.
7. Neither the King County Dept. of Sanitation or the Washington State Dept. of Highways are opposed to this project.

8. A fire hydrant should be required as requested by the Fire Department.

RECOMMENDATIONS:

Based upon the above Findings and Conclusions we hereby recommend approval of this Preliminary Subdivision Application subject to the following:

1. That a 20 foot natural easement be required around the total periphery of the site.
2. That a fee in lieu of open space shall be required as per Ordinance No. 2238. (10% of the assessed valuation of the property as determined by the King Co. Assessor's Office.)
3. That a 10 foot wide pedestrian walkway tract be provided between Lots 6 and 7 and also between Lots 13 and 14 connecting 116th Ave. N.E. to the property to the east. This 10 foot area is to be identified as a tract, dedicated to the public, and design specifications shall be submitted with the Final Subdivision application. We would also recommend that no building permits are to be issued on the application until the walkway trails are constructed per specifications so that it will be obvious to home buyers that the walkways are there, to avoid future shock.
4. That a 6 foot asphalt sidewalk be required adjacent to the plat along 116th Ave. N.E. and N.E. 67th St.
5. That no vehicular access be allowed from 116th Ave. N.E. from Lots 1, and 3 through 9.
6. That the final location of the proposed new right-of-way shall not be finally committed to until such time as a tree location plan is superimposed upon the Preliminary Subdivision application map indicating which trees will be removed and which will remain.
7. The applicant must submit all utility plans and street plans to the Public Service Director for review and approval prior to the final plat being processed.
8. A fire hydrant will be required adjacent to 116th Pl. N.E. between Lots 15 and 16 per the Fire Department recommendation.


Chairman
KIRKLAND PLANNING COMMISSION


Director
DEPARTMENT OF COMMUNITY DEVELOPMENT

GFL:KS:bk

Attachment: Proposed Plat Map

R-2221