

RESOLUTION NO. 2228

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KIRKLAND, GRANTING APPROVAL, SUBJECT TO CERTAIN SPECIFIC CONDITIONS, OF THE FINAL PLAT OF LAMONT, BEING DEPARTMENT OF COMMUNITY DEVELOPMENT FILE NO. SUB-73-27(P).

WHEREAS, a subdivision plat to be known as Lamont 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 condition imposed upon said proposed subdivision by Resolution No. 2195 of the Kirkland City Council approving the preliminary plat of Lamont, and

WHEREAS, said property, the legal description of which appears in the Department of Community Development File No. SUB-73-27(P), lies generally in the vicinity of 110th Avenue N.E. and N.E. 116th Street, within an RS-8.5 zone, and

WHEREAS, pursuant to City of Kirkland Resolution No. 2181 concerning environmental policy and the State Environmental Policy Act an environmental assessment has been submitted to the City, reviewed by the responsible official of the City of Kirkland, and a negative declaration reached, and said environmental assessment and declaration have been available and accompanied the proposed plat through its entire review process, and

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

- (a) The Department of Public Services and/or the King County Health District as to adequacy of the proposed means of sewage disposal and water supply.
- (b) The Planning Commission and/or the Department of Community Development as to the compliance with all terms of the preliminary approval of the proposed plat subdivision or dedication.
- (c) The City Engineer.

AND WHEREAS, the Kirkland Planning Commission has recommended to the City Council approval of said final plat of Lamont, subject to certain conditions as set forth in the Findings, Conclusions and Recommendations as included in the report prepared December 6, 1973 and adopted by the Planning Commission on December 13, 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 and Recommendations are by this reference adopted by the City Council as though fully set forth herein.

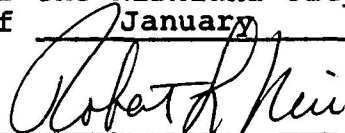
Section 2. Final approval of the proposed Lamont plat, being Department of Community Development File No. SUB-73-27(P) is hereby given, subject to the conditions of approval recommended by the Planning Commission, all as set forth in said report and recommendation to the City Council.

Section 3. A plat bond in an amount determined by the Director of Public Services in accordance with the requirements thereof in Ordinance No. 2178 shall be deposited with the City and 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:

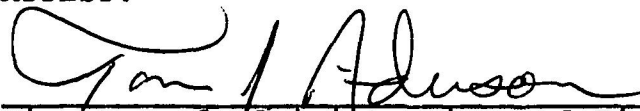
- (a) The Department of Community Development
- (b) Kirkland Planning Commission
- (c) Department of Public Services
- (d) Police Department of the City of Kirkland
- (e) Building Department of the City of Kirkland
- (f) Department of Fire Services of the City of Kirkland

APPROVED by a majority vote of the Kirkland City Council in regular meeting on the 7th day of January, 1974.



Mayor

ATTEST:



Director of Administration and Finance
(ex officio City Clerk)

Amstel

Mailing Address: Group Four, Inc.
3810 196th St. SW
P.O. Box 296
Lynnwood, Wa. 98036

ADMINISTRATIVE REPORT:
Lamont

REPORT PREPARED: December 6, 1973 FILE NO.: SUB-73-27(P)
PROPERTY LOCATION: N.E. 116th St. & 110th Ave. N.E. Resol./Ord. No.: 2228
APPLICANT: Woodland Investment & Development Co. HEARING DATE: December 13, 1973
HEARING BODY: Planning Commission
SUBJECT: FINAL SUBDIVISION APPLICATION OF LAMONT

BACKGROUND ANALYSIS:

The Preliminary Subdivision Application of Lamont was granted by the Kirkland Planning Commission on June 14, 1973 and by the City Council on July 2, 1973. The approval was given subject to the Findings, Conclusions and Recommendations of the Amended Administrative Report dated June 25, 1973.

FINDINGS:

The following items were the specific recommendations that were made under the above mentioned Administrative Report as recommended to the Kirkland City Council by the Planning Commission and adopted by the City Council:

1. That all trees be saved except for those in the following categories:
 - a. Those in the right-of-way.
 - b. Those located where a house will be erected.
 - c. Those that provide a potential hazard to life and limb.
2. That the 3.5% open space not be required.
3. That a 10 foot wide pedestrian walkway easement be required between Lots 8 and 9 and along the southeasterly portion of Lot 8 connecting the walkway easement to the easterly boundary line of the plat. The total length of this walkway easement is to be paved from the right-of-way to the eastern boundar of the subdivision. It is further our recommendation that construction details be required on this walkway easement and that it be physically installed prior to building permits being issued on either Lot 8 or Lot 9. Under the pedestrian walkway subject, we further recommend that a 5 foot widewalk be required along the entire length of the subdivision adjacent to N.E. 116th St.
4. That Lot 18 be required to be wider than the normal interior lots to allow for double frontage setback requirements.

5. That the developer recognize that Lots 8, 9, 13 and 16 may create problems at such time as building permits are required due to the limited location allowed for a building.
6. Two fire hydrants be required: One adjacent to Lot 4 and one adjacent to Lot 9.
7. A street name sign is to be installed in the area of the intersection of N.E. 116th St. and the proposed 110th Ave. N.E.
8. That a stop sign be required on Lot 2 facing all northbound traffic about to enter N.E. 116th St. from the subdivision.
9. That a lighting scheme be submitted for this development along with the final subdivision application.
10. The following additional new Findings are relevant:
 - a. The City of Kirkland Arterial Circulation Plan discourages direct access from individual lots to arterial streets.

CONCLUSIONS:

All the above Findings are relevant to this application at this time with the exception of the following:

1. The 10 foot wide pedestrian walkway easement has been lined in on the final plat.
2. The Fire Department and Public Service Director have come to a mutual recommendation that instead of two fire hydrants being required, that one hydrant should be required between Lots 5 and 6.
3. Based on the adopted Arterial Circulation Plan, vehicular access to or from Lots 1, 2 and 18 should not be allowed to N.E. 116th St.
4. The Kirkland Public Service Director has recommended that the sidewalk adjacent to 116th and the surfacing on the 10 foot pedestrian easement walkway be made of asphalt.

RECOMMENDATIONS:

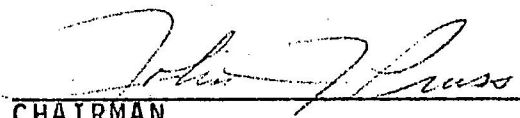
Based on the above Findings and Conclusions, we hereby recommend approval of the Final Plat of Lamont subject specifically to the following conditions:

1. That all trees be saved except those in the following categories:
 - a. Those in the right-of-way.
 - b. Those located where a house will be erected.
 - c. Those that will provide a potential hazard to life and limb.

2. That the 3.5% open space not be required. (Since this plat was filed prior to the adoption of the "Fee in lieu of open space ordinance", we feel it would be unfair to require this of the developer of this plat.)
3. All the construction details of the pedestrian walkway easement shall be physically installed prior to building permits being issued on either Lot 8 or Lot 9. (This gives notice to prospective lot purchasers of the existence and location of platted walkways to avoid future problems we have had in the past from unaware buyers.)
4. A 5 foot sidewalk shall be required along the entire length of the subdivision adjacent to 116th St.
5. No direct vehicular access shall be allowed between Lots 1, 2 and 18 and N.E. 116th St., as consistent with the City of Kirkland Arterial Circulation Plan. This restriction is to be placed on the final plat linen.
6. Prior to the filing of the Final Plat, a bond shall be required on all public improvements not completed, including the pedestrian walkway easement, the amount to be determined by the Public Service Director.


GERALD F. LINK, Director
DEPARTMENT OF COMMUNITY DEVELOPMENT

We hereby recommend approval of the Final Subdivision of Lamont subject to the Findings, Conclusions and Recommendations set forth above.


CHAIRMAN
KIRKLAND PLANNING COMMISSION

31 Jan 74
Date

GFL:KS:bk

Attachments