

RESOLUTION NO. 2233

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KIRKLAND GRANTING APPROVAL SUBJECT TO CERTAIN CONDITIONS OF THE PRELIMINARY PLAT OF LAKE VUE NO. 2, BEING FILE NO. SUB-73-41(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, Woodland Investment and Development Co., property owner, has submitted for approval a Preliminary Plat proposed of Lake Vue No. 2 and identified as File No. SUB-73-41 (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. 58th St. and 106th Ave. N.E., and 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 through its entire review process, and

WHEREAS, the Houghton Community Council, following public hearing on December 4, 1973 has recommended to the City Council approval of said preliminary plat, and

WHEREAS, the Kirkland Planning Commission, following public hearing on December 13, 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 as adopted by the Planning Commission in the amended Administrative Report dated December 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, as amended on December 14, 1973 and as required by Section 2.4.3 of Ordinance No. 2178, including the Commission's specific 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.

Section 2. Preliminary approval of the proposed Lake Vue No. 2 Plat being Department of Community Development File No. SUB-73-41(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. 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 21st day of January, 1974.



Mayor

Attest:



Director of Administration and Finance
(ex officio City Clerk)

~~Approved as to Form:~~

~~City Attorney~~



DEPARTMENT OF COMMUNITY DEVELOPMENT

ADVISORY REPORT
FINDINGS, CONCLUSIONS AND RECOMMENDATIONS

PREPARED BY _____ DATE _____
X RECOMMENDED BY _____ DATE December 13, 1973
ADOPTED BY _____ DATE _____

STAFF _____

BOARD OF ADJUSTMENT _____

HOUGHTON COMMUNITY COUNCIL _____

X PLANNING COMMISSION _____
Donald F. Clark
for John Cushing

CITY COUNCIL AS INCORPORATED IN _____

X RESOLUTION _____ X ORDINANCE _____
NUMBER 2233 NUMBER 2249

DATE _____

FILE NUMBER SUB-73-41(H)

APPLICANT Woodland Investment Company

PROPERTY LOCATION Approx. area of N.E. 58th St. & 106th Ave. N.E.

SUBJECT Preliminary Subdivision Application of Lake Vue #2 and
Related Street and Alley Vacations.

HEARING/MEETING DATE January 21, 1974

BEFORE Kirkland City Council

EXHIBITS ATTACHED (1) Vicinity Map (2) Site Plan

BACKGROUND ANALYSIS:

The applicant is applying for a 32-lot subdivision which would be a re-plat of portions of Block 4, 5 and 11, of Burke and Farrar's Addition Div. No. 7. The re-plat would also vacate a portion of N.E. 58th St. and part of the alley lying between 106th Ave. N.E. and 108th Ave. N.E.

FINDINGS:

This is a typical subdivision application, the development of which is controlled by the specific requirements within the Kirkland Subdivision Ordinance No. 2178.

This subdivision also proposes to re-plat certain areas and vacate certain streets, as shown on the attached drawing.

CONCLUSIONS:

This subdivision application must conform to the requirements of the Kirkland Subdivision Ordinance and other appropriate local ordinances, which will further be specifically discussed under Recommendations.

All City departments have recommended favorably on the street and alley vacations.

RECOMMENDATIONS:

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

1. That a tree cutting plan or land clearing plan be submitted and approved by the Houghton Community Council and Planning Commission prior to any land clearing occurring.
2. That a fee in lieu of open space shall be required as per Ordinance No. 2238. (Incorporated as Section 2.5.9 of the Kirkland Subdivision Ord. No. 2178). This specifically requires that in lieu of a dedication of park lands, the developer shall be required to give to the City a sum equal to 10% of the assessed valuation of the entire subdivision as determined by the King County Assessor. These funds will be deposited in an "in lieu open space account" of the Park and Municipal Facilities Cumulative Reserve Fund.
3. Fire hydrants shall be required per Fire Department recommendations. This would include three fire hydrants along 106th Ave. N.E.
4. The applicant shall be required to improve an 18 foot wide half-road section including curbs and gutters, to City specifications along that portion of the subject property lying adjacent to N.E. 55th St., 106th Ave. N.E. and N.E. 60th St.

5. A five foot wide concrete sidewalk shall be required on all portions of this property lying adjacent to a right-of-way. Specifically, sidewalks shall be required adjacent to N.E. 55th St., 106th Ave. N.E. 55th St., 106th Ave. N.E., and N.E. 60th St., and a five foot dedication shall be required on the east side of Lots 1, 2, 3 and 4 and a five foot sidewalk shall be provided on the east side of Lot 4 only.
6. The subdivision shall be required to connect to sanitary sewer facilities. The applicant further must submit all utility plans and street plans to the Public Service Director for review and approval prior to the final plat being processed.
7. The applicant shall submit a landscape plan for the proposed islands in the cul-de-sacs. Our Park Department has recommended that juniper and small pines with berms may be appropriate, with ground cover of ivy, grass, etc.
8. It shall be inscribed on the final plat linen that the islands in the right-of-way are dedicated to the City but must be maintained by the adjacent property owners.
9. A small creek originates on this property and all attempts should be made to keep it in as natural a state as possible. The creek shall be allowed to follow its natural course until it reaches the cul-de-sac at N.E. 58th Pl., with the possible exception of Lots 19 and 20. A restriction shall be placed on the face of the plat linen to prevent altering, obstructing, dredging, filling or modifying the stream or building within 10 feet of it with the exception of adjustments required on Lots 19 and 20 after final survey.
10. The street and alley are to be vacated upon filing of the final plat.

The applicant is to supply the City with the total square feet of the proposed street and alley vacations and the total square footage in the proposed cul-de-sacs to be dedicated.

The applicant shall be required to pay to the City one-half of the fair market value of the difference in square feet of the vacated roads minus the newly proposed road, if the square footage of the existing roads exceeds that of the right-of-way proposed for dedication. (Since the King County Assessor's Office appraises at 50% of fair market value, the fair market value in this case shall be two times the assessed valuation as determined by the King County Assessor's Office.) These figures are to be submitted to the City of Kirkland and approved by the City Manager.

Also, a street vacation application must be submitted in conjunction with this subdivision application.