

RESOLUTION NO. 2243

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KIRKLAND, GRANTING APPROVAL, SUBJECT TO CERTAIN SPECIFIC CONDITIONS, OF THE FINAL PLAT OF BRIDLE TREE NO. 4, BEING DEPARTMENT OF COMMUNITY DEVELOPMENT FILE NO. SUB-73-35(H).

WHEREAS, a subdivision plat to be known as Bridle Tree No. 4 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 conditions imposed upon said proposed subdivision by Resolution No. 2221 of the Kirkland City Council approving the Preliminary Plat of Bridle Tree No. 4, and

WHEREAS, the Houghton Community Council on March 5, 1974, and the Kirkland Planning Commission on March 14, 1974, have both recommended to the City Council approval of said final plat of Bridle Tree NO. 4, subject to certain conditions as set forth in the Findings, Conclusions and Recommendations in the attached report dated March 14, 1974,

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 Bridle Tree No. 4 plat, being Department of Community Development File No. SUB-73-35(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 plat bond in the 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 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 the 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:

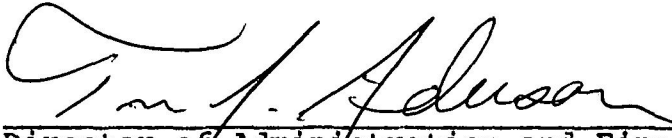
- (a) The Department of Community Development
- (b) Kirkland Planning Commission
- (c) Department of Public Services
- (d) Police Department of the City of Kirkland
- (e) Building Department of the City of Kirkland
- (f) Department of Fire Services of the City of Kirkland

APPROVED by a majority vote of the Kirkland City Council in
regular meeting on the 1st day of April , 1974.



Mayor

ATTEST:



Director of Administration and Finance
(ex officio City Clerk)



DEPARTMENT OF COMMUNITY DEVELOPMENT

ADVISORY REPORT
FINDINGS, CONCLUSIONS AND RECOMMENDATIONS

PREPARED BY _____ DATE _____
RECOMMENDED BY _____ DATE _____
XX ADOPTED BY _____ DATE April 1, 1974

STAFF _____
BOARD OF ADJUSTMENT _____
HOUGHTON COMMUNITY COUNCIL _____
PLANNING COMMISSION _____

XX CITY COUNCIL AS INCORPORATED IN
X RESOLUTION _____ ORDINANCE _____
NUMBER 2243
DATE _____

FILE NUMBER SUB-73-35 (H)
APPLICANT WICK HOMES, INC.
PROPERTY LOCATION 116th Ave. N.E. and N.E. 67th St.

SUBJECT Final Subdivision Application/Bridle Tree No. 4

HEARING/MEETING DATE April 1, 1974

BEFORE KIRKLAND CITY COUNCIL

EXHIBITS ATTACHED Site Plan

FINDINGS:

1. Of the 18 lots proposed, four are less than the required 8,500 minimum lot size. This represents 22% of the total lots.
2. On the preliminary approval, a fee in lieu of open space was required equal to 10% of the assessed valuation of the property.
3. All public improvements required on the preliminary subdivision approval have not been installed to date, however, the applicant is making excellent progress.
4. A recommendation was made in the preliminary subdivision application that no building permits be issued to Lots 13 or 14 until the 10 foot walkway easement has been improved so any buyers would be aware of the walkway at the time of purchase.
5. The proposed right-of-way as shown includes a natural island in the cul-de-sac area and one large fir in the center of the road at the entrance to the plat on the north side.
6. The proposed subdivision at this point does comply with the requirements for approval of the final plat as noted in Section 2.6 and 2.10 of the Kirkland Subdivision Ordinance.

CONCLUSIONS:

1. All the lots in the proposed subdivision do comply with the lot averaging requirements of Section 2.11.8(h) of the Kirkland Subdivision Ordinance.
2. The assessed valuation of this property was \$11,250. The 10% fee in lieu in the amount of \$1,125 has been submitted to the City by the applicants and has been deposited to the "Fee in lieu of open space" account.
3. Although not all public improvements that were required by the preliminary plat have been completed, the applicants have the option of completing these requirements prior to approval of the final plat by the City Council or submitting a bond in lieu thereof to guarantee completion.
4. In order to allow buyer awareness of the pedestrian walkway between Tract 13 and 14, this walkway should be installed and improved to the specifications submitted prior to the issuance of a building permit on those lots.
5. The natural islands in the proposed street right-of-way should be maintained by the owners of the lots which abut the street opposite said planters. This requirement should be stated directly on the final plat or in the protective covenants running with the land. The applicant at this time has this statement included in the protective covenants.

6. The fact that this subdivision application now does comply with the requirements for final approval of the final plat indicates that it is proper for the various City bodies to act on it at this time for final approval.

RECOMMENDATIONS:

Based upon the foregoing Findings and Conclusions we hereby recommend approval of this final subdivision application of Bridle Tree No. 4 subject to the following conditions:

1. That all public improvements required which are not installed at the time of final approval of this subdivision by the City Council shall be bonded in an amount deemed adequate by the Public Service Director.
2. Building permits are not to be issued to either Lot 13 or Lot 14 until the walkway system has been installed to specifications.
3. A building permit shall not be issued on Lot 9 until drainage and fill improvements are made to the satisfaction of the Public Service Director on that lot.