

RESOLUTION NO. 2244

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KIRKLAND, GRANTING APPROVAL, SUBJECT TO CERTAIN SPECIFIC CONDITIONS, OF THE PRELIMINARY PLAT OF SANDHURST NO. 2, BEING DEPARTMENT OF COMMUNITY DEVELOPMENT FILE NO. SUB-74-3(H).

WHEREAS, a Preliminary Subdivision Application to be known as Sandhurst No. 2 has been submitted to the City Council for approval pursuant to the regulations as required by the Kirkland Subdivision Ordinance No. 2178, and

WHEREAS, said property, the legal description of which appears in the Department of Community Development File No. SUB-74-3(H), lies generally in the vicinity of N.E. 45th Street and 108th Avenue N.E., 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 on the Preliminary Subdivision Application, reviewed by the responsible official of the City of Kirkland, and a negative declaration reached on the Preliminary Subdivision Application only, and said environmental assessment and declaration have been available and accompanied the proposed plat through its entire review process, and

PURSUANT TO City of Kirkland Resolution No. 2181 concerning environmental policy and the State Environmental Policy Act, the responsible official has ruled that additional environmental information will be required in conjunction with the submittal of the final subdivision application, and

WHEREAS, the Houghton Community Council and Kirkland Planning Commission respectively, on February 14, 1974 and March 14, 1974, recommended to the City Council approval of said Preliminary Plat of Sandhurst No. 2, subject to certain conditions as set forth in the Findings, Conclusions and Recommendations in the Planning Commission Advisory 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. Preliminary approval of the proposed Sandhurst No. 2 plat, being Department of Community Development File No. SUB-74-3(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. These recommendations shall also hold to the Final Plat application.

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:


- (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)

Annex



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
XX RESOLUTION _____ ORDINANCE
NUMBER 2244
DATE _____

FILE NUMBER SUB-74-3 (H)
APPLICANT Murray-Franklyn Corp.
PROPERTY LOCATION N.E. 45th St. and 108th Ave. N.E.

SUBJECT Subdivision Application for Sandhurst No. 2
HEARING/MEETING DATE April 1, 1974
BEFORE KIRKLAND CITY COUNCIL

EXHIBITS ATTACHED (1) Statement of Declaration by Responsible Official
(2) Site Plan (3) Environmental Assessment (4) Alternative Petition
by Sandhurst #1 residents.

FINDINGS:

1. An Environmental Assessment has been submitted by the applicants and the Responsible Official of the City of Kirkland has ruled that no Environmental Impact Statement will be required on this preliminary subdivision application. He has indicated that the applicants should provide additional environmental information when the specific drawings come in for storm drainage, sewer main location and construction, water main location and construction, construction schedule and erosion control measures during construction, any lots proposed in a drainage swale, the effect of the formerly filled northeastern portion of the property in relation to the potential drainage effect upon development on the properties immediately adjacent to the north, etc.
2. The zoning on the property is RS 8.5 and the proposed plat represents a continuation of the former plat of Sandhurst.
3. Section 2.12.3 of the Kirkland Subdivision Ordinance requires that all utilities be undergrounded.
4. The applicant is proposing to connect to City of Kirkland sanitary sewers and to the City of Kirkland water supply.
5. The proposed street within the subdivision must be constructed to City specifications.
6. When grading occurs on the property removing existing vegetation, there will be a considerable increase in surface water runoff.
7. A tree cutting plan is required indicating trees over 6" in caliper and indicating which will be cut and which will remain. (2.5.5)
8. There are two natural drainage courses, one at the southwest corner and one at the northwest corner of the site. The one at the southwest corner of the site is minor and no slopes seem to be in excess of 15%, however, the one on the northern portion of the property appears to have slopes in excess of 30%. (Some large evergreen trees are also located in this northern drainage swale.)
9. No open space is proposed within this subdivision. In conjunction with Section 2.5.9 of the Kirkland Subdivision Ordinance, a fee in lieu of the open space would be required.
10. In conjunction with Section 2.11.3(e) of Kirkland Subdivision Ordinance, consideration should be given to requiring a pedestrian access easement connecting the proposed right-of-way to the railroad tracks.
11. At the present time, the drainage from this property and property to the east becomes surface drainage on the property to the west immediately across the railroad tracks. This development will undoubtedly significantly increase the degree of runoff.

12. A Soils Engineering Report is required by Section 2.5.4 of the Kirkland Subdivision Ordinance when slopes are in excess of 15%.
13. Corner lots are required to be larger than interior lots by Section 2.11.8(g) of the Kirkland Subdivision Ordinance.
14. Lot averaging may be allowed by Section 2.11.8(h) of the Kirkland Subdivision Ordinance.
15. The inclusion of natural islands in the right-of-way can become a maintenance problem the City is not staffed to handle.
16. The Fire Department has recommended two fire hydrants be required.

CONCLUSIONS:

1. Since this is a preliminary subdivision application, the environmental assessment which was submitted with it can be no more than preliminary in itself. For that reason, additional environmental information should be required on the specific work to be done in conjunction with the drawings to be submitted with the final plat.
2. The lot sizes as proposed do meet the minimum area and dimensional requirements of the RS 8.5 zone. A computer printout verifying lot area is required with the final plat.
3. The subdivision must comply with City specifications in that utilities must be underground, City of Kirkland sanitary sewers and water supply must be connected to, and the proposed street must be constructed to City specifications.
4. Based upon the fact that there will be a considerable increase in surface water runoff when the existing vegetation is removed, and therefore a drainage plan should be devised and installed on the entire site prior to any of the other major work being done on the property. Consideration should be given to a series of underground retention systems and manholes to re-charge as much water as possible back into the ground since the site drains directly onto the property west of the railroad tracks.
5. Prior to submission of the final plat, a tree cutting plan must be submitted showing all trees over 6" in caliper indicating which will be cut and which will remain. No trees over 6" in caliper should be allowed to be cut prior to submission and approval of this plan.
6. There are two natural drainage swales on this property. The one on the southwest portion of the property is minor and no slope appears to exceed 15%. On the drainage swale on the northwest portion of the property, there appears to be slopes in excess of 30% and is the only area of the plat with substantial tree coverage. Section 2.5.4 of the Kirkland Subdivision Ordinance requires that a soil engineering report be required when slopes are in excess of 15%. No soils report has been submitted

by the applicant. In addition, Section 23.50.040 of the Kirkland Zoning Ordinance requires that a Conditional Use Permit be applied for and granted prior to any improvements or development in an area with a slope in excess of 15%. (This would be a condition that would have to be met prior to the issuance of a building permit even if building sites are allowed in that area with slopes in excess of 30% by a final plat.)

7. Since no open space is proposed within the Subdivision, the fee in lieu of open space will be required. Consideration should be given to whether or not that area of the plat containing steep slopes in the northwest section should be left in open space or if they should be allowed as building sites.
8. Access of some sort should be provided between the street right-of-way and the railroad tracks since the railroad tracks may in the future represent a unique recreational opportunity. A 20 foot wide pedestrian walkway easement would seem to be most appropriately located through the center of the drainage swale on the north and connecting the right-of-way. Consideration should be given to requiring the applicant to construct a 5 foot concrete sidewalk in an appropriate manner through this area.
9. The proposed corner lots do not appear to be significantly larger than the other lots in the subdivision. Specifically pointed out should be Lot No's 1, 26, 28 and 33. Lots of similar sizes on corners have been approved in other subdivisions and the City has received no complaints on them. Emphasis should be given on the fact that these types of lots provide minimal rear yard areas due to the larger front yard setback requirements.
10. No mention of lot averaging has been made in reference to this subdivision. A computer printout verifying areas prior to the submission of the final plat will be thoroughly reviewed to determine compliance with the Subdivision Ordinance.
11. The inclusion of natural islands in rights-of-ways in subdivisions have become a trend in recent years. Due to this increase, the City is not in a position to maintain them adequately, therefore, a statement should be made on the final plat that the maintenance of all natural islands are to be borne by the abutting property owners.
12. Fire hydrants should be located as recommended by the Fire Department.

RECOMMENDATIONS:

Based upon the above Findings and Conclusions, we hereby recommend the preliminary plat of Sandhurst No. 2 be granted subject to the following:

1. Specific environmental information should be submitted as required in conjunction with the drawings for storm drainage, sewer main location, construction schedule and erosion control measures during construction, any lots proposed in the drainage swale, the effect of the formerly filled northeastern portion of the property in relation to the potential drainage effect upon the properties immediately adjacent to the north.
2. The submission of a closure printout verifying lot areas in conformance to the RS-8.5 zone.
3. All utilities must be underground, City of Kirkland sewer and water be connected to, and street improvements be made to City specifications. Street signs and stop signs shall be installed to the satisfaction of the Public Service Director.
4. An interim storm drain system plan shall be developed and implemented prior to any major work occurring on the site. The applicant shall develop and make a proposal to the City, a drainage system that will provide underground retention that will re-charge the storm water back into the soil.
5. A tree cutting plan must be submitted showing all trees over 6". To ensure the stability of the bank adjacent to the railroad tracks, no vegetation shall be removed on that bank.
6. If the applicant wishes approval of a building lot in the northern drainage swale which has slopes close to 30%, a soils engineering report must be submitted prior to the filing of the final plat. If this soils report is not provided, a natural easement where no buildings will be allowed will be required on those areas in excess of 15%. If the soils engineering report is provided and building lots approved in the steep slope areas, building permits will not be allowed until a Conditional Use Permit application has been applied for and approved by the City of Kirkland.
7. A review shall be made to determine if open space should be required or if a fee in lieu of is more appropriate.
8. A 20 foot pedestrian walkway easement shall be required and so shown on the final plat in the center of the northern drainage swale connecting the right-of-way to the railroad tracks. The access point at the road may be less than 20 feet, however, not less than 10 feet. A 5 foot concrete sidewalk shall be installed at the expense of the developer through this area connecting the right-of-way with the railroad tracks.

9. Corner Lot numbers 1, 26, 28 and 33 may be allowed. The developer should be aware that these types of lots create minimal rear yards.
10. There shall be a clause on the final plat linen stating that the maintenance of the islands in the right-of-way are to be borne by the adjacent property owners.
11. Two fire hydrants are required. One is to be installed on the northwest portion of Lot 33 and the other on the northwest portion of Lot 26.