

RESOLUTION NO. 2252

A RESOLUTION OF THE CITY OF KIRKLAND APPROVING THE ISSUANCE OF A SUBSTANTIAL DEVELOPMENT PERMIT AS APPLIED FOR IN DEPARTMENT OF COMMUNITY DEVELOPMENT FILE NO. SDP-74-8(H), BY DEAN CHAUSSEE FOR THE LOCATION OF A 30-UNIT APARTMENT COMPLEX CALLED THE MOSS BAY APARTMENTS IN AN RM-1800 ZONE, A PORTION OF THE PROPERTY OF WHICH IS LOCATED WITHIN 200 FEET OF THE SHORELINE OF LAKE WASHINGTON.

WHEREAS, the Kirkland Department of Community Development has received an application for a Substantial Development Permit by Dean Chaussee, owner of the property described in said application and located within an RM-1800 zone for the installation of a 30-unit apartment complex called the Moss Bay Apartments, and

WHEREAS, the application has been assigned for identification File No. SDP-74-8(H) and submitted to the Houghton Community Council and Kirkland Planning Commission for their consideration and recommendation, and

WHEREAS, the Houghton Community Council held public hearing thereon during their regular meeting of May 7, 1974 and the Kirkland Planning Commission held public hearing thereon at their regular meeting of May 9, 1974, and

WHEREAS, pursuant to the 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

WHEREAS, said Environmental Assessment and Declaration have been available and accompanied the application through the entire review process, and

WHEREAS, the Houghton Community Council and Kirkland Planning Commission, after their respective public hearings and consideration of the Recommendations of the Department of Community Development and having available to them the Environmental Assessment and Negative Declaration, did each adopt certain Findings, Conclusions and Recommendations approving issuance of the Substantial Development Permit application,

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Kirkland as follows:

Section 1. The Substantial Development Permit applied for by the above named applicant, being Substantial Development Permit No. SDP-74-8(H), shall issue subject to the conditions set forth in the Findings, Conclusions and Recommendations of the Kirkland Planning Commission dated May 9, 1974, as signed by the Chairman thereof and filed in the Department of Community Development File No. SDP-74-8(H), which Findings, Conclusions and Recommendations are by this reference adopted by the Kirkland City Council as though fully set forth herein.

Section 2. A certified copy of this resolution, together with the Findings, Conclusions and Recommendations of the Planning Commission's Advisory Report herein adopted, shall attach to and become a part of the Substantial Development Permit, or evidence thereof delivered to the permittee.

Section 3. Nothing in this Resolution and permit shall be construed as excusing the applicant from compliance with any federal, state or local statutes, ordinances or regulations applicable to this project, other than as expressly set forth herein, or other than the permit requirements of the Shoreline Management Act of 1971. This permit may be rescinded pursuant to Section 14.(7) of the Shoreline Management Act of 1971 in the event the permittees fail to comply with any conditions hereof.

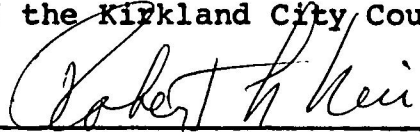
Section 4. Construction pursuant to the Substantial Development Permit shall not begin or be authorized within 45 days of the date of its final approval by the local government, or until all review proceedings initiated within said 45 days from the date of final approval by the local government have been terminated.

Section 5. To the extent that the subject matter and provisions of this resolution are within the disapproval jurisdiction of the Houghton Community Council as created by Ordinance No. 2001, this resolution shall become effective within the Houghton community, either upon approval of the Houghton Community Council, or failure of said Community Council to disapprove within 60 days from the date of passage of this resolution.


Section 6. Pursuant to the Shoreline Management Act of 1971 and Section 8 of Ordinance No. 2165 of the City of Kirkland, certified or conformed copies of this resolution shall be delivered to the following:

- a. Applicant
- b. Department of Community Development
- c. the Kirkland Building Official
- d. Department of Public Services for the City of Kirkland
- e. Department of Fire Services for the City of Kirkland
- f. Police Department for the City of Kirkland
- g. The Office of Director of Administration and Finance (ex officio City Clerk)
- h. The Department of Ecology for the State of Washington
- i. The Office of the Attorney General for the State of Washington

ADOPTED in regular meeting of the Kirkland City Council on the 20th day of May , 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 _____
XX RECOMMENDED BY _____ DATE May 9, 1974
ADOPTED BY _____ DATE _____

STAFF _____
BOARD OF ADJUSTMENT _____
HOUGHTON COMMUNITY COUNCIL _____
XX PLANNING COMMISSION _____
CITY COUNCIL AS INCORPORATED IN _____

John Lewis
Chairman

RESOLUTION _____ ORDINANCE _____
NUMBER 2252
DATE _____

FILE NUMBER SDP-74-8 (H)

APPLICANT Dean Chaussee

PROPERTY LOCATION 6700 Block of Lake Wash. Blvd. (East side)

SUBJECT Application for Substantial Development Permit for a 30-unit apartment complex (Moss Bay Apartments)

HEARING/MEETING DATE May 20, 1974

BEFORE CITY COUNCIL

EXHIBITS ATTACHED (1) Site Plan (2) Environmental Assessment (3) Negative Declaration