

RESOLUTION NO. R-2256

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KIRKLAND, GRANTING APPROVAL, SUBJECT TO CERTAIN SPECIFIC CONDITIONS, OF THE FINAL PLAT OF LAKE VUE NO. 2, BEING DEPARTMENT OF COMMUNITY DEVELOPMENT FILE NO. SUB-73-41 (H).

WHEREAS, a subdivision plat to be known as Lake Vue #2 has been submitted to the City Council for final approval pursuant to regulations as required by the Kirkland Subdivision Ordinance No. 2178 and the conditions imposed upon said proposed subdivision by Resolution No. 2233 of the Kirkland City Council approving the preliminary plat of Lake Vue No. 2, and

WHEREAS, said property, the legal description of which appears in the Department of Community Development File No. SUB-73-41 (H), lies generally in the vicinity adjacent to and east of 106th Ave. N.E. between N.E. 60th Street and N.E. 55th Street, within an RS-8.5 zone, and

WHEREAS, the application has been submitted to the Houghton Community Council and Kirkland Planning Commission for their consideration and recommendation, and

WHEREAS, the Houghton Community Council and Kirkland Planning Commission, after their public hearing and consideration of the recommendations of the Department of Community Development, did adopt certain Findings, Conclusions and Recommendations, and did recommend approval of the Final Plat of Lake Vue No. 2 subject to the specific conditions set forth in said recommendations.

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

Section 1. The Final Plat of Lake Vue No. 2 is hereby given approval subject to the conditions set forth in the Findings, Conclusions and Recommendations of the Planning Commission as signed by the Chairman thereof and filed in the Department of Community Development File No. SUB-73-41(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 herein adopted shall attach to and become a part of the final plat approval, or evidence thereof delivered to the permittee.

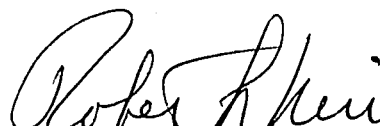
Section 3. Nothing in this resolution and permit shall be construed as excusing the applicant from compliance with any federal, state or local statutes, ordinances or regulations applicable to this project, other than as expressly set forth herein.

Section 4. A Plat Bond in an amount determined by the Director of Public Services in accordance with the requirements therefor in Ordinance No. 2178 shall be deposited with the City and be conditioned upon the completion and acceptance by the City of all public improvements within one year from the date of passage of this Resolution. 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 the amount and form.

Section 5. Certified or conformed copies of this resolution shall be delivered to the following:

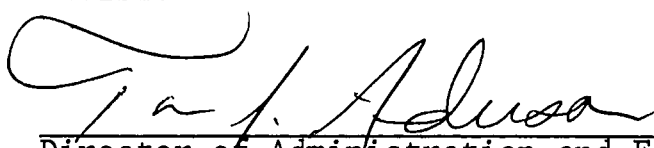
- a. Applicant
- b. Department of Community Development
- c. Kirkland Building Department
- d. Department of Public Services for the City of Kirkland
- e. Department of Fire Services for the City of Kirkland
- f. Police Department for the City of Kirkland
- g. Office of the Director of Administration and Finance (ex officio City Clerk) for the City of Kirkland

ADOPTED in regular meeting of the Kirkland City Council on the 1st day of July, 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 June 13, 1974

ADOPTED BY _____ DATE _____

STAFF _____

BOARD OF ADJUSTMENT _____

HOUGHTON COMMUNITY COUNCIL _____

XX PLANNING COMMISSION _____

CITY COUNCIL AS INCORPORATED IN _____

John F. Cushing
Chairman

RESOLUTION _____ ORDINANCE _____

NUMBER _____

DATE _____

FILE NUMBER SUB-73-41 (H)

APPLICANT Woodland Investment and Development Co.

PROPERTY LOCATION 106th Ave. N.E. and N.E. 55th St.

SUBJECT Final Subdivision Application of Lake Vue #2

HEARING/MEETING DATE July 1, 1974

BEFORE KIRKLAND CITY COUNCIL

EXHIBITS ATTACHED (1) Site Plan (2) Typical Roadway Section Plan and Landscape Plan

Findings (cont'd)

11. The street and alley were to be vacated upon the filing of the final plat. The applicant was 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 was then required to pay the City one-half of the fair market value of the difference in square feet of the vacated road 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 appraised at 50% of the fair market value, the fair market value in this case may be two times the assessed valuation as determined by the King County Assessor's Office in lieu of having an independent appraisal.) These figures are to be submitted to the City of Kirkland and approved by the City Manager.

CONCLUSIONS:

1. The applicant has one year from the date of the approval of the preliminary plat to receive approval of the final plat. This application is now within that time limit.
2. A tree cutting plan has been submitted, reviewed and approved by the Staff.
3. The assessed valuation on the property according to the developer is \$34,250. The 10% fee in lieu of open space would be \$3425. To date this fee has not been submitted to the City of Kirkland.
4. All required public improvements have not been completed to date by the developer. He is in the process of participating with the City of Kirkland in the development of a local improvement district for the area. A bond should be required to cover the cost of all public improvements required that have not been constructed at the time this comes before the Kirkland City Council for final approval. Adequate erosion control measures should be required on all lots where the natural vegetation has been disturbed where there is erosion potential.
5. The applicant has submitted a landscape plan for the proposed islands in the cul-de-sac. It shows each island having four fir trees, two pine trees and bark mulch ground cover with an extruded curb around the entire planter. The fir trees should be at least six feet tall upon planting, and should have a one year guarantee from the persons doing the installation work. The City should receive a copy of the guarantee.
6. The final plat does have inscribed upon it that the landscape planter areas within the street right-of-way shall be maintained by the owners of the lots which abut the street opposite said planters.

7/1/74
6/13/74
6/4/74

7. The small creek has been handled according to the requirements of the preliminary plat. It is open from its' origin to the cul-de-sac on N.E. 58th Street. There is a 10 foot drainage and utility easement on both sides of the creek.
8. From brief calculations, it is apparent that the proposed right-of-way dedications will be equal to or in excess of the streets vacated. Therefore, no fee should be required of the vacated streets since it is an equal to or greater than trade in a right-of-way.

RECOMMENDATIONS:

Based upon the foregoing Findings and Conclusions we hereby recommend approval of the Final Subdivision Application of Lake Vue #2 subject to the following conditions:

1. The fee in lieu of open space be paid in full prior to the filing of the final plat.
2. A bond be submitted to cover the cost of all uncompleted public improvements including fire hydrants, road construction, sidewalks, sanitary sewers, and landscaping prior to the filing of the final plat. All improvements are to be made to City specifications.
3. The face of the plat lines shall indicate a restriction prohibiting the altering, obstructing, dredging, filling or modification of the stream. In addition, no buildings shall be constructed within 10 feet of the stream.
4. An erosion control plan shall be submitted by the applicant. The erosion control plan is to be stamped by an engineer registered to do work in the State of Washington.
5. A one year maintenance bond shall be posted to guarantee maintenance and replacement of plantings in the planter areas.

7/1/74
6/13/74
6/4/74



DEPARTMENT OF COMMUNITY DEVELOPMENT

ADVISORY REPORT FINDINGS, CONCLUSIONS AND RECOMMENDATIONS

PREPARED BY DATE
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XX ADOPTED BY DATE July 1, 1974
STAFF
BOARD OF ADJUSTMENT
HOUGHTON COMMUNITY COUNCIL
PLANNING COMMISSION
XX CITY COUNCIL AS INCORPORATED IN
XX RESOLUTION ORDINANCE
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EXHIBITS ATTACHED (1) Site Plan (2) Typical Roadway Section Plan and Landscape Plan

FINDINGS:

- 1. On January 21, 1974, the Kirkland City Council granted approval of the Preliminary Subdivision Application of Lake Vue #2 subject to certain conditions. The remainder of the Findings in this report will discuss these conditions.
2. A tree cutting plan or land clearing plan was to be submitted and approved by the Houghton Community Council and Planning Commission prior to any land clearing occurring.
3. A fee in lieu of open space was required. This specifically requires that in lieu of a dedication of parklands, 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 facility's Cumulative Reserve Fund.
4. Fire hydrants were required per the Fire Department recommendations. This was to include three fire hydrants along 106th Ave. N.E.
5. The applicant was 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. 65th Street, 106th Ave. N.E., and N.E. 60th St.
6. A 5 foot wide concrete sidewalk was required on all portions of this property lying adjacent to right-of-way. Specifically, sidewalks were to be required adjacent to N.E. 55th St., 106th Ave. N.E., N.E. 60th St. and a five foot dedication was to be required on the east side of Lots 1, 2, 3 and 4 and a 5 foot sidewalk was to be provided on the east side of Lot 4.
7. The subdivision was required to connect to sanitary sewer facilities. The applicant further was required to submit all utility plans and street plans to the Public Service Director for review and approval prior to the final plat being processed.
8. The applicant was to 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 with ground cover or ivy, grass, etc.
9. The final plat was to have inscribed upon it that the islands in the right-of-way are to be dedicated to the City but must be maintained by the adjacent property owners.
10. A small creek originates on the property and attempts were required to keep it in as natural a state as possible. The creek was to be allowed to follow its natural course until it reached the cul-de-sac at N.E. 58th Pl. A restriction was to 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.

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