

RESOLUTION NO. R-2297

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KIRKLAND APPROVING THE EXTENSION OF A FINAL PLANNED UNIT DEVELOPMENT APPLICATION OF WOODBROOK ESTATES, AS APPLIED FOR IN DEPARTMENT OF COMMUNITY DEVELOPMENT FILE NO. R-PUD-74-2(H), BY TEN INVESTORS, FOR THE CONSTRUCTION OF AN 18-UNIT CONDOMINIUM DEVELOPMENT TO BE LOCATED IN THE VICINITY NORTH OF AND ADJACENT TO N.E. 62ND STREET AND WEST OF AND ADJACENT TO THE BURLINGTON NORTHERN RAILROAD RIGHT-OF-WAY.

WHEREAS, the City of Kirkland City Council by Resolution No. 2257 did approve the Final Planned Unit Development known as Woodbrook Estates subject to certain Findings, Conclusions and Recommendations, and

WHEREAS, the applicant at this point has complied with the Conditions of Approval of Resolution No. 2257 and is applying for an extension to the Final Planned Unit Development for Woodbrook Estates, and

WHEREAS, the Houghton Community Council held public hearing hereon at their regular meeting of March 4, 1975 and the Kirkland Planning Commission held public meeting hereon at their regular meeting of March 13, 1975, and

WHEREAS, pursuant to City of Kirkland Resolution No. 2181 concerning environmental policy and the State Environmental Policy Act, an environmental worksheet has been submitted to the City, reviewed by the responsible official for the City of Kirkland, and a negative declaration reached, and

WHEREAS, said environmental information and declaration has been available and accompanied the application through the entire review process, 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 and having available to them the environmental assessment and negative declaration, did adopt certain Findings, Conclusions and Recommendations, and did recommend approval of the extension to the Final Planned Unit Development application subject to the specific conditions set forth in said recommendations as signed by the Chairman of the Kirkland Planning Commission, and

WHEREAS, the Kirkland City Council in approving the Final Planned Unit Development application by Resolution No. 2257 also set forth the intent of the City Council to reclassify the property from RS 12.5 to RS 8.5 on a "Resolution of Intent to Reclassify" basis. At such time as the Final Planned Unit Development of Woodbrook Estates is complete and has met all conditions of approval of this Resolution, the City Council shall affect such rezoning by Ordinance.



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

Section 1. An extension to the Final Planned Unit Development of Woodbrook Estates is hereby given approval, subject to the conditions set forth in the Findings, Conclusions and Recommendations of the Kirkland Planning Commission as signed by the Chairman thereof and filed in the Department of Community Development File No. R-PUD-74-2(H), and Resolution No. 2257 as amended herein.

Section 2. A certified copy of this Resolution, together with the Findings, Conclusions and Recommendations herein adopted shall be attached to and become a part of the Final Planned Unit Development approved or evidence thereof delivered to the permittee.


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

Section 4. Notwithstanding, the recommendations heretofore given by the Houghton Community Council, the subject matter of this Resolution and the extension to the Final Planned Unit Development herein granted are, pursuant to Ordinance No. 2001, subject to the disapproval jurisdiction of the Houghton Community Council, and therefore this resolution shall become effective only upon approval by the Houghton Community Council or failure of said Community Council to disapprove this Resolution within 60 days of the date of the passage of this Resolution.

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 7th day of April, 1975.



Mayor

ATTEST:



Director of Administration and Finance  
(ex-officio City Clerk)

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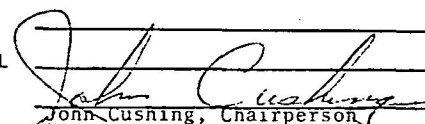




DEPARTMENT OF COMMUNITY DEVELOPMENT

ADVISORY REPORT  
FINDINGS, CONCLUSIONS AND RECOMMENDATIONS

PREPARED BY \_\_\_\_\_ DATE \_\_\_\_\_  
 RECOMMENDED BY \_\_\_\_\_ DATE March 13, 1975  
 ADOPTED BY \_\_\_\_\_ DATE \_\_\_\_\_  
  
 STAFF \_\_\_\_\_  
 BOARD OF ADJUSTMENT \_\_\_\_\_  
 HOUGHTON COMMUNITY COUNCIL \_\_\_\_\_  
 PLANNING COMMISSION \_\_\_\_\_  
 CITY COUNCIL AS INCORPORATED IN \_\_\_\_\_  
 RESOLUTION \_\_\_\_\_ ORDINANCE \_\_\_\_\_  
 NUMBER \_\_\_\_\_  
 DATE \_\_\_\_\_

  
 \_\_\_\_\_  
 John Cushing, Chairperson

FILE NUMBER R-PUD-74-2(H)  
 APPLICANT Ten Investors  
 PROPERTY LOCATION No. of N.E. 62nd St. and W. of N.P.R.R.  
 SUBJECT Extension of Final Planned Unit Dev. for WOODBROOK ESTATES  
 HEARING/MEETING DATE April 7, 1975  
 BEFORE KIRKLAND CITY COUNCIL

EXHIBITS ATTACHED (1) Resolution R-2257 as amended (2) Advisory Report 7/15/74  
 (3) Grading & utilities site plan (4) Landscape-Lighting plan

6-2-97

FINDINGS:

1. The City of Kirkland approved in Resolution 2257 on July 15, 1974, the Final Planned Unit Development for Woodbrook Estates Condominium. Resolution 2257 included a "Resolution of Intent" to rezone from a density of Residential Single Family 12,500 to Residential Single Family 8,500.
2. On January 14, 1975 the Department of Community Development did receive a letter from Ten Investors applying for a six month extension to the "Resolution of Intent to Reclassify" which expired on January 15, 1975. The applicant requested the delay due to the high interest rate at the present time, the high rate of inflation that has taken place in the past six to nine months, and the present unsettled economic situation, as reasons for this request. (See enclosed letter).
3. Please see enclosed memorandums from the City of Kirkland Building Department and Public Service Department regarding extension of this permit. Regarding the Building Permit, it should be noted that a new plan check will be needed due to the fact that a new code has been adopted and the previously performed plan check is now invalid.

CONCLUSIONS:

1. A new plan check will be needed prior to the issuance of a Building Permit.
2. Regarding the time table, Recommendation No. 6 should read as follows: "The storm sewer lines, including catch basin, shall be installed, backfilled and compacted." In addition, the outlet structure to the ravine and the oil separating unit and sediment holding tank shall be in place by September 15, 1974 proposed change within two months from the date of the issuance of the building permit.

RECOMMENDATIONS:

Based upon the foregoing Findings and Conclusions we hereby recommend that this request for an extension to Resolution 2257 be approved subject to the following condition:

Recommendation No. 6 of the Advisory Report dated July 15, 1974, shall be changed to read as follows: "The storm sewer lines, including catch basin, shall be installed, backfilled and compacted. In addition, the outlet structure to the ravine and the oil separating unit and sediment holding basin shall be in place within two months from the date which the building permit is issued.

This extension shall become null and void on July 15, 1975, unless a building permit is granted.

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3/13/75  
3/4/75  
2/24/75

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KIRKLAND APPROVING THE FINAL PLANNED UNIT DEVELOPMENT APPLICATION OF WOODBROOK ESTATES, AS APPLIED FOR IN DEPARTMENT OF COMMUNITY DEVELOPMENT FILE NO. R-PUD-74-2(H), BY TEN INVESTORS, FOR THE CONSTRUCTION OF AN 18-UNIT CONDOMINIUM DEVELOPMENT TO BE LOCATED IN THE VICINITY NORTH OF AND ADJACENT TO N.E. 62ND STREET AND WEST OF AND ADJACENT TO THE BURLINGTON NORTHERN RAILROAD RIGHT-OF-WAY.

WHEREAS, the Kirkland City Council by Resolution No. 2238 did approve the preliminary planned unit development known as Woodbrook Estates subject to certain Findings, Conclusions and Recommendations, and

WHEREAS, the applicant at this point has complied with the conditions of approval of Resolution No. 2238 and is applying for the final planned unit development for Woodbrook Estates, and

WHEREAS, the Houghton Community Council held public hearing thereon at their regular meeting of June 4, 1974, and the Kirkland Planning Commission held public meeting thereon at their regular meeting of June 13, 1974, and

WHEREAS, pursuant to City of Kirkland Resolution No. 2181 concerning environmental policy and the State Environmental Policy Act, an environmental worksheet 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 information and declaration has been available and accompanied the application through the entire review process, 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 and having available to them the environmental assessment and negative declaration, did adopt certain Findings, Conclusions and Recommendations, and did recommend approval of the final planned unit development application subject to the specific conditions set forth in said recommendations as signed by the Chairman of the Kirkland Planning Commission, and

WHEREAS, the Kirkland City Council in approval of the preliminary planned unit development application by Resolution No. 2238 also set forth the intent of the City Council to reclassify the property from RS-12.5 to RS-8.5 on a "Resolution of Intent to Reclassify" basis. At such time as the final planned unit development of Woodbrook Estates is completed and has met all the conditions of approval of this resolution, the City Council shall effect such rezoning by ordinance.

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

Section 1. The final planned unit development of Woodbrook Estates is hereby given approval, subject to the conditions set forth in the Findings, Conclusions and Recommendations of the Kirkland Planning Commission as signed by the Chairman thereof and filed in the Department of Community Development File No. R-PUD-74-2(H), and further subject to the following:

A. The storm sewer lines, including catch basins shall be installed, backfilled and compacted; in addition the outlet structure to the ravine and an oil separator unit and sediment holding tank shall be in place by October 15, 1974. It shall be the responsibility of the Home Owner's Association and shall be made a part of the Home Owner's Association Agreement that the separator and sediment holding tank shall be cleaned when necessary or no less than once a year;

B. And further subject to the capacity requirements and design proposals for control of storm water run-off set forth in the letters dated July 10, 1974 and July 12, 1974 submitted for the applicant over the signature of Lawrence S. Braund, P.E. The capacity requirements and design proposals set forth in said letters, together with the Findings, Conclusions and Recommendations of the Planning Commission 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 Conditional Use Permit approved 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. 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