

RESOLUTION NO. R- 2311

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KIRKLAND AMENDING RESOLUTION NO. R-2305, APPROVING THE PRELIMINARY PLAT OF SANDHURST NO. 3 AS APPLIED FOR BY ENVIRONMENT NORTHWEST, INC., BEING DEPARTMENT OF COMMUNITY DEVELOPMENT FILE NO. SUB-75-04(H) AND CLARIFYING THE CONDITIONS TO WHICH SUCH PRELIMINARY PLAT APPROVAL SHALL BE SUBJECT.

WHEREAS, the Recommendations identified in Department of Community Development report as Recommendations 1A and 7, did not accurately set forth the intention of the Houghton Community Council and the Kirkland Planning Commission, and

WHEREAS, a change in said Recommendations has been requested by the Department of Community Development and concurred in by the plat applicant, Environment Northwest, Inc. (a copy of said letter of concurrence being attached to the original of this Resolution as Exhibit A), and

WHEREAS, it therefore appears appropriate to the City Council to amend Resolution No. R-2305,

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

Section 1. Section 1 of Resolution No. R-2305 entitled:

"A Resolution of the City Council of the City of Kirkland approving the preliminary plat of Sandhurst No. 3 as applied for by Environment Northwest, Inc., being Department of Community Development File No. SUB-75-04(H) and setting forth conditions to which such preliminary plat shall be subject."

Be and it hereby is amended as follows:

"Section 1. [~~The preliminary plat of Sandhurst No. 3 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. SUB-75-04(H) [~~which Findings, Conclusions and Recommendations are by this reference~~] are adopted by the Kirkland City Council as though fully set forth herein[~~+~~], with the exception of Recommendation No. 1A and Recommendation No. 7.

"The preliminary plat of Sandhurt No. 3 is hereby given approval, subject to the conditions set forth in the Findings, Conclusions and Recommendations hereinabove adopted by the City Council and further conditioned upon the following:

"(a) The southerly boundary of lots 13 through 17 inclusive of said proposed subdivision shall be located at the top of the steep slope as so identified on the proposed plat;

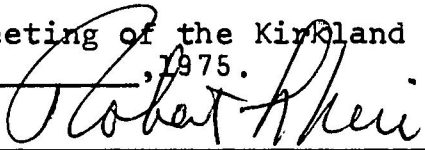
"(b) No more than one lot within said proposed subdivision shall be substandard in size or minimum area."

Section 2. Notwithstanding the Recommendations heretofore given by the Houghton Community Council, the subject matter of this Resolution and the preliminary plat approval herein granted are, pursuant to Ordinance No. 2001, subject to the disapproval jurisdiction of the Houghton Community Council and this Resolution shall become effective only upon approval of the Houghton Community Council or the failure of said Community Council to disapprove this amendatory Resolution within sixty days from the date of passage hereof.

Section 3. Certified or conformed copies of this amendatory Resolution shall be delivered to the following:

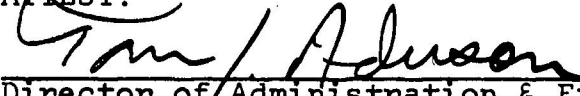
- A. Applicant
- B. Department of Community Development for the City of Kirkland
- C. Building Department for the City of Kirkland
- D. Fire Department for the City of Kirkland
- E. Police Department for the City of Kirkland
- F. Public Service Department for the City of Kirkland
- G. Office of the Director of Administration and Finance (ex officio City Clerk) of the City of Kirkland

ADOPTED in regular meeting of the Kirkland City Council on the 16th day of June, 1975.



 Mayor

ATTEST:



 Director of Administration & Finance
 (ex officio City Clerk)

R-2311

*Received
6-2-75*
RECEIVED

JUN 2 1975

.....AM.....PM
CITY OF KIRKLAND
BY.....

Environment Northwest, Inc.
1960 130th N.E.
Bellevue, Washington 98005

June 2, 1975

Kirkland City Council
City Hall
Kirkland, Washington 98033

Re: Regarding Sandhurst III

Gentlemen:

It has come to our attention that two original concerns of the Houghton Community Council are still of concern to them, that is: (1) that the south property line of lots 13-17 be located at the top of the steep slope and not be extended over the top as allowed by the planning commission and city council, (2) that only 10% of the lots (1 lot) be sub-standard in size (down to a minimum of 7,650 square feet). As shown on attached exhibit A, both of these requirements have been met as the result of an accurate survey of the top of the steep slope and a careful final plat layout.

Therefore, in the interest of meeting the exact wishes of the Houghton Community Council, we suggest that the resolution of the preliminary of Sandhurst III be modified to state that the southerly boundary of lots 13-17 be located at the top of the steep slope and that only one sub-standard lot be allowed.

This agreement shall be binding on Environment Northwest, Inc., their heirs and assigns.

By 
Environment Northwest, Inc.

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