

RESOLUTION NO. R- 2314

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KIRKLAND APPROVING THE PRELIMINARY PLAT OF "FINKBEINER ADDITION TO KIRKLAND", AS APPLIED FOR BY STAFFORD HANSELL COMPANY, BEING DEPARTMENT OF COMMUNITY DEVELOPMENT FILE NO. SUB-75-26(H), AND SETTING FORTH CONDITIONS TO WHICH SUCH PRELIMINARY PLAT SHALL BE SUBJECT.

WHEREAS, The Department of Community Development has received an application for a preliminary plat, said application having been made by Stafford Hansell Company, and said property as legally described in the application within an RS 8.5 zone, and

WHEREAS, the application has been submitted to the Houghton Community Council and the Kirkland Planning Commission who held public hearings thereon at the regular meetings of June 10, 1975 and June 12, 1975 respectively, and

WHEREAS, pursuant to the City of Kirkland Resolution No. 2181 concerning environmental policy of the State Environmental Policy Act, an environmental assessment has been submitted to the City of Kirkland, 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 public hearings and consideration of the recommendations of the Department of Community Development and having available to them the environmental worksheet and negative declaration, did adopt certain Findings, Conclusions and Recommendations and did recommend approval of the Preliminary Plat subject to 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 Preliminary Plat of Finkbeiner Addition to Kirkland 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-75-26(H), which Findings, Conclusions and Recommendations are by this reference adopted by the Kirkland City Council as though fully set forth herein.

Section 2. The certified copy of this Resolution along with the Findings, Conclusions and Recommendations herein adopted shall be attached to and become a part of the Preliminary Plat approval, or evidence thereof delivered to the permittee.

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

Section 4. The Preliminary Plat of Finkbeiner Addition to Kirkland applied for by Stafford Hansell Company, shall issue, subject to the performance standards and other conditions of approval set forth herein as above mentioned and included by reference in the foregoing Findings.

Section 5. Nothing withstanding, the Recommendations heretofor given by the Houghton Community Council, subject matter of this resolution and Preliminary Plat 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 after approval of the Houghton Community Council or the failure of said Community Council to disapprove this resolution within 60 days of the date of the passage of this resolution.

Section 6. Certified or conformed copies of this Resolution shall be delivered to the following:


- a. Applicant.
- b. Department of Community Development of the City of Kirkland
- c. Building Department of the City of Kirkland
- d. Fire Department of the City of Kirkland
- e. Police Department of the City of Kirkland
- f. Public Service Department of 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 City Council on the 7th day of July, 1975.



Mayor

ATTEST:



Director of Administration and Finance
(ex officio City Clerk)

- C.10. Police Department - "No comment".
- 11. Lake Washington School District #414 - "No response to date".
- 12. King County Soil Conservation Service - No response to date.

D. EXISTING PHYSICAL CHARACTERISTICS:

- 13. Topography. The topography is shown on the proposed preliminary plat, Exhibit "A". More specifically, the site slopes from the southeastern corner both to the north and to the west. Average slope to the northwest is approximately six percent, whereas the property parallel to N.E. 58th St. is approximately 7% slope.
- 14. Soils. According to the King County Soils Survey, 1974, the proposed plat appears to consist of two distinct soil types. The interface appears to be along the 215 foot contour mark. That part of the subject property which is higher and to the southeast, appears to be of an Indianola loamy fine sand, (InC), 4-15% slope. That soil which can generally be found in the northwest and northern part of the platted areas and most of Tract A appears to be of an Alderwood gravelly sandy loam (AGC) 6-15%. Indianola loamy fine sand has a high to moderate suitability for low buildings, and is well-drained. Alderwood gravelly sandy loam on the other hand is a shallower soil, with only a moderate degree of low building suitability.
- 15. Geology. The geology of the proposed site appears to consist of Vashon Till (Qt).
- 16. Water. This subject property, consisting mainly of the area of the proposed 20 lots and surrounding areas to the east and west, is approximately a .9 acre drainage basin which flows to an existing drain system to the low point on lot 7. The drainage on the north side of N.E. 60th St. is culverted into a 12" storm sewer and diverted into the drainage system which empties through Woodbrook Estates to Lakeview Drive. There is an existing drainage ditch system along the south side of N.E. 60th St.
- 17. Vegetation. The subject property should be noted as a unique feature within the Houghton community, due to the fact that it is only one of a few remaining wooded undeveloped tracts east of the railroad. Vegetation within the proposed plat consists of a mixed growth of evergreen and deciduous trees, with the major cover being maple, alder and cedar. There is a moderate amount of undergrowth consisting of salal, ferns, and wild blackberries. The deciduous trees appear to be the most numerous on the subject property.

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Findings, Cont'd

- 18. Wildlife habitat. It does not appear that the subject property contains any significant wildlife habitat; however this property is a pocket of undeveloped land within a generally developed residential community.

E. PUBLIC UTILITIES:

- 19. Streets. The subject property fronts on 2 streets, being N.E. 60th St., 60 feet right-of-way to the north and N.E. 58th St. to the south. N.E. 58th to the south is presently only 30 feet along the subject property, whereas the minimum right-of-way width is 50 feet. N.E. 58th St. has been improved to one-half the street width to 105th Ave. N.E. between 105th and 106th. Further, the subdivision to the north of the subject property, Lake Vista Terrace #2, is upgrading the north half of the existing right-of-way of N.E. 60th St. and approximately the northeastern corner of this proposed plat to the railroad tracks of the half-street, including curb, gutters and sidewalks.
- 20. Paths/trails. The Subdivision to the north has connected the two cul-de-sacs with a path system to 105th Ave. N.E. to the north of that subdivision. Further, that subdivision would carry a sidewalk along the north of N.E. 60th St. from the railroad tracks to approximately the northwest corner of the subject property.
- 21. Water supply. At the present time there is an existing 6" water main along N.E. 60th St. and along N.E. 58th St.
- 22. Fire hydrants. There is an existing fire hydrant located on the southwest corner of 105th Ave. N.E. and N.E. 58th St. and directly to the north of the entrance to this plat within lot 17 of Lake Vista Terrace No. 2.
- 23. Sanitary sewers. There is an existing 8" sanitary sewer located along the south side of the subject property being N.E. 60th St. There is an existing sewer line beginning from the manhole approximately to the north of proposed lot 7 and travelling east to connect to the sanitary sewer system within Lake Vista Terrace #2 within LID#113.
- 24. Storm sewers. Basically, most of the subject property (being the 20 proposed lots therein) will drain to the northwest to approximately the intersection of proposed lots 6 and 7; there to be contained within a 12" culvert through the Lake Vista Terrace Plat #2 down to Lake Washington Boulevard.
- 25. Public transportation. The subject property is not directly served by METRO transit, however, METRO Transit Route No.'s 255 and 256 are available on 108th Ave. N.E., approximately 2 blocks to the east.

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DEPARTMENT OF COMMUNITY DEVELOPMENT
ADVISORY REPORT
 FINDINGS, CONCLUSIONS AND RECOMMENDATIONS

PREPARED BY _____ DATE _____
 RECOMMENDED BY _____ DATE June 12, 1975
 ADOPTED BY _____ DATE _____
 STAFF _____
 BOARD OF ADJUSTMENT _____
 HOUGHTON COMMUNITY COUNCIL _____
 PLANNING COMMISSION _____
 CITY COUNCIL AS INCORPORATED IN _____
 RESOLUTION _____ ORDINANCE _____
 NUMBER _____
 DATE _____

FILE NUMBER SUB-75-26 (H)
 APPLICANT Stafford Hansell Company
 PROPERTY LOCATION Betw NE 60th St & 58th St & BNR 6 & Approx 106th Ave. NE
 Application for Preliminary Subdivision (Finkbeiner Add. to Kirkland) to divide one parcel into 21 lots.
 SUBJECT _____
 HEARING/MEETING DATE _____
 BEFORE _____

EXHIBITS ATTACHED "A" Site Map "B" Vicinity Map "C" Legal Descr.
 "D" Environmental Assessment "E" Walkway Detail

Approved
MdJ

FINDINGS:

A. SUMMARY OF THE PROPOSED ACTION:

1. This is an application for a formal subdivision of 21 lots to be located between N.E. 60th St. and N.E. 58th St. and approximately 106th Ave. N.E. and the Burlington Northern Railroad Tracks, within an RS 8.5 zone.
2. In this application the applicant proposes to plat 20 proposed lots roughly averaging 10,000 square feet, each totaling 5.26 acres in a roughly rectangular shape. Further, the applicant proposes to segregate off one large parcel, Tract A consisting of approximately 2.36 acres for a single residential homestead. The total parcel is 7.62 acres.
3. Justification of the proposed project: The applicant has indicated that "The proposed plat lies within an area that is generally zoned RS 8.5 (single family residential), it being so zoned. As the topography indicates, the land is gradually sloped and therefore is well suited for single family dwellings. Also, because of the convenient location of the transit system, the freeway and Evergreen Point Floating Bridge, lots in this area will be needed and a desired item."

B. HISTORICAL BACKGROUND:

4. Cultural. The subject property is presently undeveloped with no existing dwelling units on the subject property. However, the existing property is heavily intertwined with an extensive trail network.
5. Legal. The subject property was zoned RS 8.5 by the Houghton Zoning Ordinance No. 132 in 1960. This is the existing zoning as of this date.

C. GOVERNMENTAL COORDINATION:

6. Dept. of Public Services: "The above plat is within LID #115 and the proposed plat can be segregated so far as sewer assessments are concerned. A 6" water main should be run north-south through the plat to connect to east-west 6" mains on N.E. 58th also N.E. 60th. The frontage on N.E. 58th and N.E. 60th should be improved to a 32 foot curb to curb one-half street."
7. Fire Services - "N.E. 58th St. needs to be widened. There is an existing 6" main along N.E. 58th. There appear to be sufficient hydrants already installed, however, would strongly recommend a fire hydrant in the cul-de-sac if a 6" main goes through center of plat."
8. Building Department - "Cul-de-sac should be labeled 105th Ave. N.E. as this street is on the City grid."
9. Park Department - "The Park Department recommends that the Finkbeiner plat be required to pay the 10% assessment to the fee in lieu of fund. Further, that at such time as Tract A is subdivided (either short or formal) the assessment for Tract A shall then be paid."

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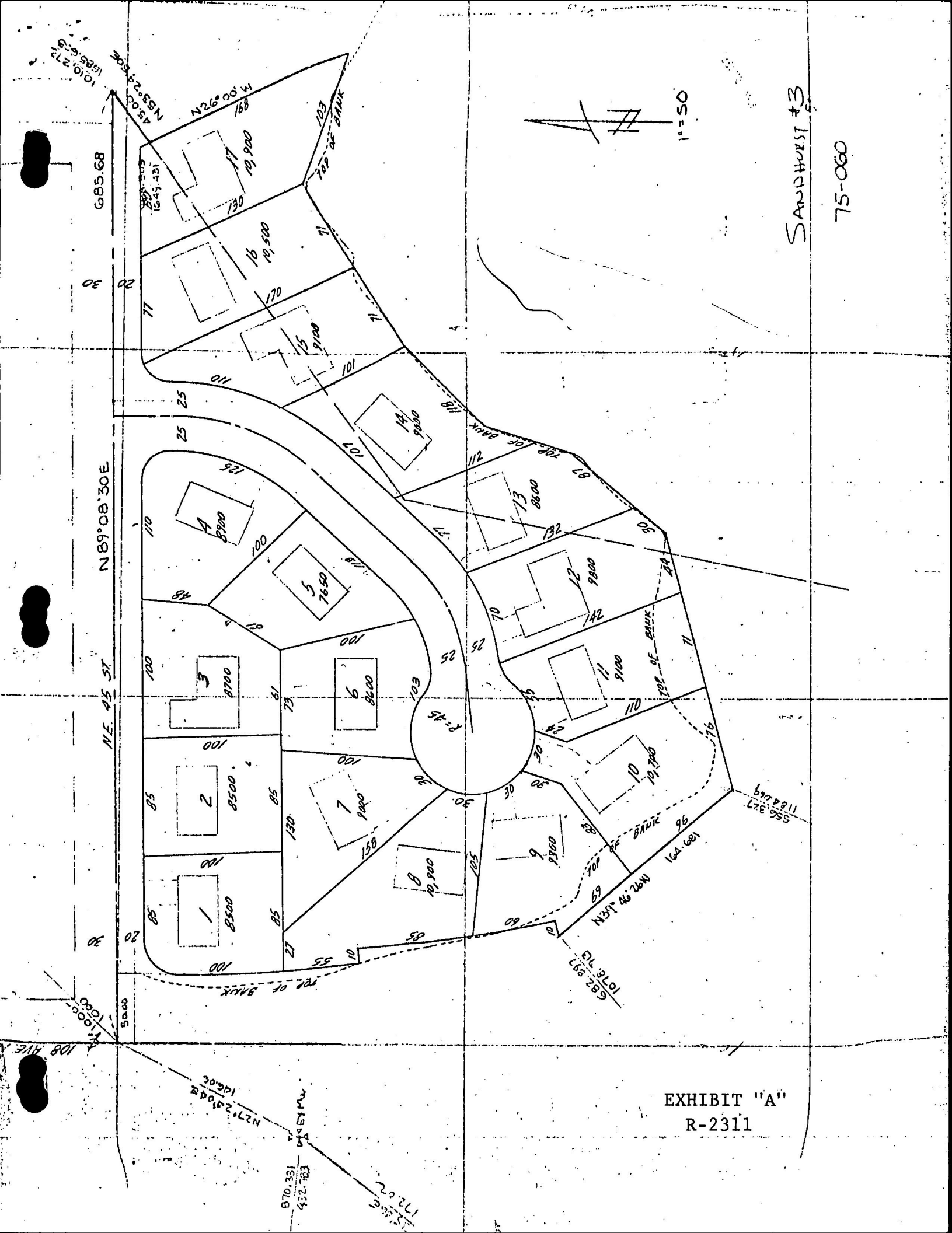


EXHIBIT "A"
R-2311

SANDHURST #3

75-060

Recommendations, Cont'd

4. Prior to review of the final plat the applicant shall be required to submit, or evidence thereof, the following:
 - a. Meet the requirements of Kirkland Subdivision Ordinance, Section 2.9.
 - b. Submission of a closure printout verifying lot area in conformance with the RS 8.5 zone, and lot averaging requirements found in Section 2.11.8(h) of the Kirkland Subdivision Ordinance.
 - c. Accurate assessment information from the King County Department of Assessments regarding assessed valuation of subject property less Tract "A" (on a square foot basis) and accompanied by a check to the City of Kirkland for the sum of not less than 10% of the assessed valuation to be placed in the "Fee in Lieu of Open Space" fund.
 - d. A copy of the covenants to be filed with subject properties shall be submitted to the Dept of Community Development.
5. The following shall be indicated on the face of the final plat linen:
 - a. Maintenance of the island in the right-of-way shall be borne by property owners of Lots 10, 11, 12, 13, 14, 15, 16, and 17.
 - b. A minimum 10 foot pedestrian easement shall be required between Lots 12 and 13; and 4 and 5 shall be fenced at the width of this easement.
6. The westerly + 100 feet of Tract A shall not be developed, this to include vegetation or tree removal. At such time as future development is proposed for said area, a soils report by a licensed soils engineer or an engineering geologist will be required, indicating the engineering feasibility of the proposed development. This soils report shall be used by the Department of Community Development to evaluate any developmental proposals including landscaping and/or removal of vegetation for said westerly 100 feet.
7. At such time as Tract A is re-subdivided (either formal or short plat), the applicant will be required to submit a soils report on the westerly + 100 feet of Tract A; and the following shall become conditions of approval.
 - a. Improve N.E. 58th St. west of the westerly property line of Lot 12, Block 7, Burke and Farrar's Kirkland Addition No. 10 for the remainder of that street with 16 foot paved surface, curbs, gutters and sidewalk.
 - b. Deposit not less than 10% of the assessed valuation for Tract "A" in the Fee in lieu of open space" fund, if subdivision is approved pursuant to the requirements of the Kirkland Subdivision Ordinance, Section 2.5.9(b).

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Conclusions, Cont'd

F. NEIGHBORHOOD CHARACTERISTICS

14. Zoning. All proposed lots appear to meet minimum area and dimensional requirements of the RS 8.5 zone. A computer print-out verifying lot areas should be required within the final plat.
15. Adjacent land uses. It appears that the development of the subject property may be only the first of a number of developmental actions adjacent to this property, with redevelopment possible to the northeast and south, due to the large lot sizes and RS 8.5 zoning.
16. Population density. The density of the subject property appears to be consistent with other previous subdivisions within the Houghton community. The proposed 21 dwelling units times the School District's average of 1.3 school age persons per single family dwelling unit, is approximately 27 persons requiring additional classroom and associated facilities within the Lake Washington School District.

G. LOCAL ZONING AND/OR LAND USE

17. The applicant has submitted a tree cutting plan. (See Exhibit "A")
18. The applicant should be required to provide calculations and design drawings which will minimize soil erosion potential.
19. This entire plat would require 16,552 square feet for open space or 10% of the assessed valuation which would be approximately \$6,690.00, less Tract A which is approximately \$4600.00.
20. The applicant has requested that this easement be made on a per square foot basis and that at such time as Tract A is subdivided that "fee in lieu of open space" assessment will be paid for the calculation of that parcel.
21. All proposed streets should be constructed to minimum City standards and the Public Service recommendations.
22. It appears that corner lots have been made wider than interior lots.
23. It appears that the applicant has proposed lot averaging.
24. N.E. 58th St. should be graded to provide for pedestrian traffic in those areas not to be paved.
25. All utilities should be undergrounded.

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RECOMMENDATIONS:

Based upon the foregoing Findings and Conclusions we hereby recommend approval of this preliminary plat of "Finkbeiner Addition to Kirkland" identified in Exhibit "A" subject to the following conditions:

1. Prior to the installation of any required utilities, grading, clearing, or development within the preliminary plat, however excluding a building permit for Tract "A", the applicant shall submit engineering calculations, drawings, drainage design for the entire plat, and design proposed storm water retention system and erosion measures to be taken during construction and after development so that the velocity and quantity of runoff from the site does not exceed the existing runoff from a 10-year, one-hour storm. This shall include a drainage easement along the undeveloped portion of N.E. 58th Street. Natural drainage controls will be preferred over structural methods within the plat.
2. Removal of vegetation shall be limited to those trees within the right-of-way, utility easements, and homestead clearing with individual trees within the proposed lots to be identified and tagged, and approved by the Department of Community Development prior to tree removal within these lots. Those trees within the landscaping island shall be retained.
3. The following utility improvements will be required to be installed prior to final plat approval, subject to approval by the Public Service Department:
 - a. Improve the south side of N.E. 60th St. for the length of the subject property to minimum 16 foot paved surface to include curbs, gutters and sidewalks to minimum City standards. Further, the south 20 feet of the subject property, including Tract A, along N.E. 58th St., will be required to be dedicated and improved, from the eastern corner of the subject property to the west corner of Lot 12, Block 7, Burke and Farrar's Kirkland Addition to the City of Seattle, Div. 7, with 16 feet minimum paved surface, curb, gutter and sidewalk.
 - b. Grade the undeveloped portion of N.E. 58th St. to the approval of the Public Service Department.
 - c. 105th Ave. N.E. shall be dedicated and improved to minimum City standards with a sidewalk on the west side of the street. Beauty bark shall not be used in the landscaping island.
 - d. The applicant shall install a 6" water main and connect said main to the existing 6" mains on N.E. 60th St. and N.E. 58th St. Further, a fire hydrant shall be installed within the cul-de-sac.
 - e. The applicant shall provide the Department of Public Service with a plan for sanitary sewer hookup for the subject property.
 - f. All utilities shall be undergrounded.
 - g. Provide a 10 foot pedestrian easement between Lots 12 and 15; and 3 and 4. and improve this easement with a 5 foot wide concrete path, fencing either side of the easements, to include a baffle system, and landscaping within the easement as indicated in Exhibit F.

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Conclusions, Cont'd

Conclusions, Cont'd

D. EXISTING PHYSICAL CHARACTERISTICS

3. Topography: Slopes. While the slope of the subject property does not appear to be an apparent hazard to development, further consideration by the builder and developer might be given to orient and/or design the proposed lots and eventual residential homes to maximize the view potential of the subject property.

Basically, the most westerly 100 feet of Tract A appears to be within #2 classification on the Hazardous Slope Map, being "Naturally Stable Land". All other property appears to be within Classification #1 "Stable Land".

The applicant has indicated that no development would occur within this westerly 100 feet of Tract A. Future development to include vegetation and tree removal of this portion of Tract A should require a soils report and a Conditional Use Permit.

4. Soils. Although the existing soils on the property do not appear to be a severe developmental constraint, those lots within the alderwood gravelly sandy loam may have low marshy spots within the subject property, which would likely be filled during grading for the foundation.

5. Geology. Vashon Till is a suitable foundation material.

6. Water. As indicated by preliminary site investigation, there are low drainage areas within the subject property due to its rolling topography.

Prior to construction of any improvements or any development whatsoever within the proposed plat, after approval of the preliminary plat the applicant should be required to submit and receive from the Department of Community Development and the Department of Public Service final approval on engineering calculations for storm water and runoff for a 10 year storm, methods of handling said storm runoff water during construction, and development of the proposed utilities; and provide drainage plan for the proposed plat, which addresses the problem of the low marshy areas. Natural drainage methods would be preferred over structural solutions.

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7. Vegetation. Due to the fact that this is one of the only remaining significant undeveloped wooded tracts in Houghton east of the railroad, the applicant should be required to maintain as much existing vegetation as physically possible. Removal of vegetation should be limited after the preliminary plat to only trees within the right-of-way and within utility easements. Further, by restricting vegetation removal, existing topography should be maintained to the greatest possible extent.

E. PUBLIC UTILITIES

8. Streets. The applicant should be required to upgrade N.E. 60th Street to a minimum 32 foot paved surface curb to curb including sidewalks and gutters (16 feet half street) for the length of the subject property. Further, the applicant should be required, as he has proposed, to dedicate the northerly 20 feet along N.E. 58th Street to the length of the subject property, and to improve N.E. 58th Street with a 16 foot paving surface, curbs, gutters and sidewalks from the easterly boundary of subject property to the westerly property line of Lot 10, Block 7, Burke and Farrar's Kirklund Addition, Division No. 10. At such time as Tract A is re-subdivided (either formal or short), said street shall be improved for the remaining length of N.E. 58th St. to the above requirements.

9. Paths and Trails. A 10 foot walkway easement connecting N.E. 58th St. to 105th Pl. N.E. should be included between Lots 12 and 13 and 3 and 4. This walkway easement will provide for pedestrian movement from 105th Ave. N.E. through Lake Vista Terrace #2 plat, and this proposed subdivision to N.E. 58th St. and the area to the south.

10. Water Supply. The applicant should be required to install a 6" water main extending north and south through the plat from N.E. 60th to N.E. 58th and there to be connected to the existing 6" mains on each street, and create a loop system.

11. Fire hydrants. No additional fire hydrant needs to be provided.

12. Sanitary sewers. All lots can be sewer to either N.E. 58th St. or north to N.E. 60th St.

13. Storm sewers. Storm sewers should be required pursuant to recommendations of final engineering calculations. There is an existing storm water culvert under the railroad at approximately N.E. 58th St. and in the drainage plan, there should be some investigation of a drainage easement along N.E. 58th St. to adequately handle the water from that street and off of Tract A.

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Findings, Cont'd

F. NEIGHBORHOOD CHARACTERISTICS

26. Zoning. The zoning of the surrounding property consists entirely of residential single family 8,500 land. However, on the western side of the railroad tracks the zoning to the southwest is residential multi-family 3,600.
27. Adjacent land use. Adjacent land use consists of portions of partially developed tracts of land to the east and south varying from approximately 16,000 square feet to 19,000 square feet. There is a recent preliminary plat of Lake Vista Terrace #2 of 35 lots directly to the north, and a newly completed final plat of Lakeview No. 2 further to the east.
28. Comprehensive plan. As indicated in the City of Houghton General Plan, the subject property is classified as "Low Density Residential".
29. Population/Density. Generally, this area is low density single family residential population (3 - 5 dwelling units per acre). The development will contribute to the population of the entire neighborhood by approximately 70 people at the time of full development, with approximately 27 children of school age.

G. LOCAL ZONING AND/OR LAND USE POLICY PLANS.

30. The applicant has submitted environmental assessment and addendum, which received a negative declaration from the responsible official on June 4, 1975.
31. A tree cutting plan for all development shall be required indicating those trees over 6" in caliper which will be cut and which will remain. (Section 2.5.5).
32. The use of water retention basins to minimize runoff or soil erosion potential may be required. (Section 2.5.6)
33. With regard to the required open space all subdivisions shall reserve at least 5% of total land area for neighborhood or community park, for recreation sites, or open space; or to deposit in the in-lieu open space account of the "Park and Municipal Facilities Cumulative Reserve Fund", amount not less than 10% of the assessed valuation of the entire subdivision as determined by King County Assessor for general tax purposes for the year during which the subdivision plat is recorded. ("In Lieu Open Space Account", Section 2.5.9)

Findings, Cont'd.

34. All proposed streets within the subdivision must be constructed to City specifications as provided for in Section 2.11.3.
35. Additional sidewalks, pedestrian ways or urban trails shall be installed to provide continuity between systems of sidewalks, pedestrian ways or urban trails already installed or provided for in the same subdivision or adjacent subdivisions. (Section 2.11.9(b).)
36. Corner lots are required to be larger than interior lots and shall be laid out so as to provide access to streets other than arterials. (Section 2.11.8(g) and (i).)
37. Lot averaging may be allowed by Section 2.11.8(h), Kirkland Subdivision Ordinance No. 2178.
38. On all subdivisions, the area of the street right-of-way which is outside the road shall be graded to a profile of the road to provide walkways for pedestrians (Section 2.12.2 (i.e. N.E. 58th Street)).
39. The Kirkland Subdivision Ordinance requires that all utilities be undergrounded (Section 2.12.3).

CONCLUSIONS:

A. SUMMARY OF THE PROPOSED ACTION

1. Of the total 7.6 acres, the applicant poses to plat only 21 lots within this proposed subdivision. Tract A could be further subdivided into approximately 10 additional residential home sites.

B. HISTORICAL BACKGROUND

C. GOVERNMENTAL COORDINATION

2. Where applicable, recommendations and requirements should be conditions of approval.

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