

RESOLUTION NO. R-2318

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KIRKLAND APPROVING THE PRELIMINARY PLAT OF "GAIRLOCH", AS APPLIED FOR BY FINER HOMES, INC., BEING DEPARTMENT OF COMMUNITY DEVELOPMENT FILE NO. SUB-75-24(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 Finer Homes, Inc., 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 their regular meetings of July 1, 1975 and July 10, 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 considerations of the Recommendations of the Department of Community Development and having available to them an environmental assessment and negative declaration, did adopt certain Findings, Conclusions and Recommendations and did recommend approval of the Preliminary Plat 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 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-75-24(H) are hereby adopted by the Kirkland City Council as though fully set forth herein with the exception of Recommendation No. 4d.

Section 2. The preliminary plat of Gairloch 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. (As substitute for Planning Commission Recommendation No. 4d) 5% open space shall be provided in such area as determined by the developer and concurred in by the Park Board and administrative staff. Whether said open space shall be provided for by dedication or by some other method, shall be determined prior to final approval of the proposed plat.

Section 3. A certified copy of this Resolution along with the Findings, Conclusions and Recommendations hereinabove adopted shall be attached to and become a part of the evidence of preliminary approval of said preliminary plat to be delivered to the applicant.

Section 4. 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 as expressly set forth herein.

Section 5. Notwithstanding the recommendations heretofore given by the Houghton Community Council, the subject matter of this Resolution and the preliminary plat approval herein authorized are, pursuant to Ordinance No. 2001, subject to the disapproval jurisdiction of the Houghton Community Council and this Resolution shall become effective only upon the approval of the Houghton Community Council or the failure of said Community Council to disapprove this Resolution within sixty days from the date of passage hereof.

Section 6. Certified or conformed copies of this 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

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- F. Public Service Department for the City of Kirkland
- G. Office of the Director of Administration & Finance
(ex officio City Clerk) of the City of Kirkland

ADOPTED in regular meeting of the Kirkland City Council
on the 21st day of July, 1975.



Mayor

ATTEST:



Director of Administration & Finance
(ex officio City Clerk)