

RESOLUTION NO. R-2329

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KIRKLAND APPROVING THE CORRECTED PLAT OF SANDHURST NO. 2, AS APPLIED FOR BY ENVIRONMENT NORTHWEST, BEING DEPARTMENT OF COMMUNITY DEVELOPMENT FILE NO. SUB(CP)-75-41(H), AND SETTING FORTH CONDITIONS TO WHICH SUCH CORRECTED PLAT SHALL BE SUBJECT.

WHEREAS, the Department of Community Development has received an application for a corrected plat, said application having been made by Environment Northwest, and said property as legally described in 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 September 2, 1975 and September 11, 1975, respectively, and

WHEREAS, pursuant to the City of Kirkland Resolution No. 2181 concerning environmental policy, 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 the environmental assessment and negative declaration, did adopt certain Findings, Conclusions and Recommendations and did recommend approval of the corrected 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 corrected plat of Sandhurst No. 2 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(CP)-75-41(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 along with the Findings, Conclusions and Recommendations herein adopted shall be attached to and become a part of the Corrected 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 Corrected Plat of Sandhurst No. 2 applied for by Environment Northwest, Inc., shall issue, subject to the performance standards and other conditions of approval set forth herein as 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 Corrected 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 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) of the City of Kirkland.

ADOPTED in regular meeting of the City Council on the 6th day of October, 1975.



 Mayor

ATTEST:



 Director of Administration and Finance
 (ex officio City Clerk)

Conclusions Cont'd

5. The existing building permit which was issued for Lot 12 would meet both the existing and proposed lot line configurations. (See Exhibit C).

RECOMMENDATIONS:

Based upon the foregoing Findings and Conclusions, we hereby recommend that this application for a corrected plat for the Subdivision of Sandhurst #2 be approved subject to the following conditions:

1. That the applicant shall file a corrected plat of Sandhurst #2 with the King County Department of Records and Elections as requested herein, and that no building permit for Lot 13 shall be issued until such time the corrected plat has been filed with the King County Department of Records and Elections.
2. Prior to receiving a building permit for Lot 13, the proper easement recording shall be recorded permitting access as proposed in Exhibit C to Lot No. 12 through Lot No. 13.

9/11/75
9/2/75
8/18/75



DEPARTMENT OF COMMUNITY DEVELOPMENT
ADVISORY REPORT
FINDINGS, CONCLUSIONS AND RECOMMENDATIONS

PREPARED BY _____ DATE _____
XX RECOMMENDED BY _____ DATE September 11, 1975
ADOPTED BY _____ DATE _____

STAFF _____
BOARD OF ADJUSTMENT _____
HOUGHTON COMMUNITY COUNCIL _____
XX PLANNING COMMISSION _____
CITY COUNCIL AS INCORPORATED _____
John Cushing, Chairman
R-2329 RESOLUTION _____ ORDINANCE _____

FILE NUMBER SUB(CP)-75-41(H)
APPLICANT Murry Franklin Corp. (Subdivision Management, Inc.)
PROPERTY LOCATION 108th Ave. N.E. and N.E. 44th St.

SUBJECT Application for Corrected Plat of Sandhurst #2
HEARING/MEETING DATE OCTOBER 6, 1975
BEFORE KIRKLAND CITY COUNCIL

EXHIBITS ATTACHED (A) Topography (B) Proposed & Existing Lot Configuration
(C) Bldg. Permit Plan Lot 12 (D) Letter from Applicant (E) Foundation
Explor. Report (F) Letter to Bldg. Dept. from Cascade Testing.

Corr Plat Sandhurst #2
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(SUB(CP)-75-41(H))

FINDINGS:

1. This is an application for a corrected plat for Sandhurst #2. The applicant, being Subdivision Management, Inc., has indicated that lot 15 is apparently unbuildable as recorded, and therefore requests to modify lots 12 and 13. Lot 13 is presently 9,610 square feet and would be modified to include 13,750 square feet, whereas; lot 12 is 14,628 square feet and would be modified to 10,387 square feet. (See Exhibit "A").
2. Justification of the proposed project by the applicant has been defined as "Subject re-plot is being made necessary due to a desired lot line revision between Lots 12 and 13 of the subject plat. The need for the proposed lot line revision is due to a topographic ravine which presents severe housing sitting difficulties to lot 15. The proposed lot line revisions will allow a buildable house on both lots 12 and 15. Lots 12 and 15 are under single ownership, and the proposed lot configuration would comply with existing Kirkland Zoning Ordinances."
3. As indicated in Recommendation No. 3 of Resolution No. 2244, which was approved by the Kirkland City Council on August 19, 1974, "a 20 foot wide native protection easement is required along the entire westerly property line adjacent to the railroad tracks." And, as indicated by Recommendation No. 5 "The foundation exploration report dated July 29, 1974, Certificate No. 747-12 by Cascade Testing Laboratory, Inc., is adopted by reference as a requirement for Lots 12 through 20." See Exhibit E. This soils report has been amended by a letter dated December 12, 1974 from Cascade Testing Laboratory clarifying the necessity of required setback on the July 29, 1974 report. See Exhibit "F" (Note on Reports).
4. Exhibit B represents an established survey on the subject property and was conducted by a licensed land surveyor for the State of Washington.
5. (There is an existing building permit which was issued for Lot 12.) See Exhibit C.

CONCLUSIONS:

1. This proposed correction to the Plat of Sandhurst #2 appears to be consistent with the Kirkland Subdivision Ordinance regarding area and dimensional requirements.
2. Any building which occurs on Lots 12 or 15 would need to be set back at least 20 feet from the western property line, and as far away from the westerly property line as possible as indicated by Cascade Testing Laboratory Report dated 12/12/74.

9/11/75
9/21/75
8/18/75