

RESOLUTION NO. R-2369

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KIRKLAND APPROVING THE PRELIMINARY PLAT OF OLYMPIC HEIGHTS AS APPLIED FOR BY JOHN EWING, BEING DEPARTMENT OF COMMUNITY DEVELOPMENT FILE NO. SUB-76-27(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 John Ewing and said property as legally described in the application is within a Residential Single Family 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 May 4, 1976 and May 6, 1976 respectively, and

WHEREAS, pursuant to City of Kirkland Resolution No. 2181, concerning environmental policy and 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 throughout the entire review process, and

WHEREAS, the Houghton Community Council and Kirkland Planning Commission, after public hearings and consideration of the recommendations of the Department of Community Development, did adopt certain Findings, Conclusions and Recommendations and did recommend approval of the preliminary plat, subject to the specific conditions set forth in said recommendation,

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 Chairperson thereof and filed in the Department of Community Development File No. SUB-76-27(H) are hereby adopted by the Kirkland City Council as though fully set forth herein.

Section 2. The preliminary plat of Olympic Heights is hereby given approval, subject to the conditions set forth in the Findings, Conclusions and Recommendations hereinabove adopted by the City Council.

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:

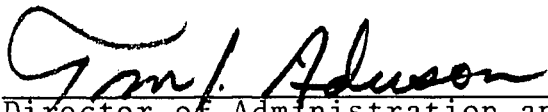
- (a) Applicant
- (b) Department of Community Development for the City of Kirkland
- (c) Building Department for the City of Kirkland
- (d) Fire Department for the City of Kirkland
- (e) Police Department for the City of Kirkland
- (f) Public Service Department for the City of Kirkland
- (g) Office of 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 17th day of May, 1976.



Mayor

ATTEST:



Director of Administration and Finance
(ex officio City Clerk)



Findings, Cont'd

- C. 6. Department of Fire Services. "Existing fire hydrant located approximately 600 feet west of 108th Ave. N.E. on north side of N.E. 52nd Street will have to be replaced by an approved 5" hydrant."
7. Park Department: "We recommend fee in lieu of open space for this tract, and further would recommend that tree plantings 30 feet on center be required along both N.E. 53rd Street and N.E. 52nd Street. Trees should be minimum 2" caliper of a deciduous type, due to the fact that there is no existing vegetation on the subject property."
- D. EXISTING PHYSICAL CHARACTERISTICS:
8. Topography/Soils. The subject property exhibits a westerly slope of approximately 5-10%, whereas the generalized soil type for the subject property is Alderwood Gravelly Sandy Loam, (AgC).
9. Geology. The local geologic mapping indicates the subject property to be within a Vashon Till (Qt) unit.
10. Vegetation. The subject property is an existing field with a few small alder trees adjacent to the south property line.
- E. PUBLIC UTILITIES:
11. Streets. The subject property fronts on N.E. 52nd Street to the south and N.E. 53rd Street to the north.
12. Pedestrian Ways. There are no existing sidewalks on N.E. 53rd Street or N.E. 52nd Street, however, proposed sidewalks have been included with the subdivision application for "Yarrow Glen" which is Tax Lot 188 and directly adjacent to proposed Lot 1.
13. Domestic Water. There is an existing 6" water main on all streets abutting the subject property.
14. Sanitary Sewers. There is an existing 8" sanitary sewer line along both N.E. 52nd Street and N.E. 53rd Street.
15. Storm Sewer. There are no storm sewer systems in the vicinity.
- F. NEIGHBORHOOD CHARACTERISTICS:
16. Zoning. The subject property is zoned Residential Single Family 8,500 square feet as are all other adjacent properties.
17. Land Use. The subject property is presently undeveloped excluding the single family residence on proposed Lot 1. The subject property is surrounded by existing single family residences on all sides except to the east where there is

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Findings, Cont'd

- F. 17. (Cont'd)
a proposed subdivision of "Yarrow Glen", and to the north of N.E. 53rd St. and to the west of 106th Ave. N.E. which is presently owned by Water District No. 1.
18. Public Recreation/Open Space. The Water District No. 1 watershed is located north of N.E. 53rd Street and west of 106th Ave. N.E. A small playfield is located across 108th Ave. N.E. on the School District property.
- G. LOCAL ZONING AND/OR LAND USE POLICIES AND PLANS:
19. The applicant has submitted an environmental assessment which received a negative declaration from the responsible official on April 2, 1976.
20. The proposed development is generally consistent with the Kirkland Subdivision Ordinance No. 2178 with the following specifications noted for the applicant's benefit.
- a. The use of water retention basins to minimize runoff or soil erosion potential may be required. (Section 2.5.6)
- b. The applicant is proposing to deposit into the "Fee in Lieu of Open Space" account of the Park and Municipal Facilities Cumulative Reserve Fund, an amount no less than 10% of the assessed valuation of the entire subdivision as determined by the County Assessor for general tax purposes for the year during which the subdivision is recorded. (Section 2.5.9)
- c. All proposed streets within the subdivision must be constructed to City specifications. (Section 2.11.3)
- d. Where a subdivision abuts existing roads, sidewalks or walkways will be required to be installed in or adjacent to the abutting right-of-way. (Section 2.11.9)
- e. All required utilities shall be undergrounded to current utility specifications. (Section 2.12.3)

CONCLUSIONS:

A. SUMMARY OF THE PROPOSED ACTION:

1. This application is generally consistent with the Kirkland Subdivision Ordinance.

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DEPARTMENT OF COMMUNITY DEVELOPMENT

ADVISORY REPORT
FINDINGS, CONCLUSIONS AND RECOMMENDATIONS

PREPARED BY _____ DATE _____
XX RECOMMENDED BY _____ DATE May 6, 1976
ADOPTED BY _____ DATE _____

STAFF _____
BOARD OF ADJUSTMENT _____
HOUGHTON COMMUNITY COUNCIL _____
XX PLANNING COMMISSION _____
CITY COUNCIL AS INCORPORATED IN _____

John Cushing
John Cushing, Chairperson

R-2369 RESOLUTION _____ ORDINANCE _____
NUMBER _____
DATE _____

FILE NUMBER SUB-76-27(H) Preliminary
APPLICANT John Ewing
PROPERTY LOCATION N.E. 52nd St. and 53rd St. and 106th Ave. N.E.
SUBJECT Applic. for Subdivision of "Olympic Heights"(Preliminary)
HEARING/MEETING DATE May
BEFORE KIRKLAND CITY COUNCIL

EXHIBITS ATTACHED "A" Vicinity Map "B" Proposed Plat "C" Environmental
Assessment & Negative Declaration

FINDINGS:

A. SUMMARY OF THE PROPOSED ACTION:

- 1. This is an application for a Preliminary Plat approval of the subject property located between N.E. 53rd and 52nd Streets at approximately 106th Ave. N.E. (Exhibit "A" - Vicinity Map "B". Proposed Plat).
- 2. The applicant proposes to create seven single family lots from a total parcel of approximately 2.3 acres.
- 3. The application is justified by the applicant that in this area the subject property is zoned Residential Single Family 8,500 square feet.

B. HISTORICAL BACKGROUND:

- 4. The subject property has one existing single family residence located in the area of proposed Lot 1.

C. GOVERNMENTAL COORDINATION:

- 5. The Kirkland Public Service Department has the following comments to offer:

"Water: Lot 1 is served. Lots 2, 3 and 4 have no water on the frontage so are in Area 4 on the new water program at a cost of \$685.00 per lot which includes a 3/4 inch meter and service. Lots 5, 6 and 7 face upon a frontage with water main and are in Area 2 on the new water program at a cost of \$385.00 per lot which includes a 3/4 inch meter and service. The above amount includes a total area charge of \$2,100.00. This sum would be paid at the time of acceptance of the plat. The City will then install the main. The water meters at \$185.00 would be paid when ordered.

Sanitary Sewer: Attached are copies of the sanitary sewer system constructed as a part of L.I.D. 113. No stub-ins were provided on N.E. 52nd Street as stub-ins were a property owner option and none were requested. One stub-in was provided on N.E. 53rd Street. The developer will be required to install the stub-ins at developer expense and the streets overlaid in the disturbed area. Patching, except temporary, will not be permitted. The permits will cost \$25.00 per lot.

Storm Drainage: The drainage system will require a retention system and controlled outlet acceptable to the City.

Streets: N.E. 52nd St. will be developed as a 36 foot curb to curb street so the above plat will develop one-half of this street to match the improvements being installed by Yarrow Glen to the east. N.E. 53rd Street requires a 20 foot street dedication along the entire frontage and one-half of a 16 foot street constructed."

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Recommendations, Cont'd

4. The applicant shall submit a copy of the King County Assessor's Assessed Valuation of the proposed subdivision for 1976 and the applicant shall be required to deposit in the Park and Municipal Facilities Cumulative Reserve Fund 10% of the assessed valuation. Lot 1 shall be excluded from these calculations.
5. The applicant shall be required to develop sidewalks on both N.E. 52nd Street and N.E. 53rd Street adjacent to the subject property.
6. All required utilities shall be undergrounded.

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Conclusions, Cont'd

- B. HISTORICAL BACKGROUND: (No relevant Conclusions)
- C. GOVERNMENTAL COORDINATION:
2. Public Service Department. The applicant shall be required to meet with the Public Service Department to agree upon streets, water, sewer and storm drainage improvements for the proposed plat.
 3. Department of Fire Services. The applicant shall be required to meet the requirements of the Department of Fire Services with the installation of required fire hydrant.
 4. Park Department. The applicant shall be required to meet with the Park Department to agree upon an approved landscaping plan along N.E. 52nd Street and N.E. 53rd Street.
- D. EXISTING PHYSICAL CHARACTERISTICS:
5. Vegetation. Due to the lack of existing vegetation on the subject property, the Park Department has recommended the installation of vegetation as a portion of this Preliminary Plat.
- E. PUBLIC UTILITIES:
6. Streets. N.E. 52nd St. and N.E. 53rd Street should be required to be upgraded to City specifications.
 7. Pedestrian Ways. Sidewalks should be required associated with street improvements along both N.E. 52nd St. and N.E. 53rd St.
 8. Domestic Water/Sanitary Sewers. The above utilities are required to serve the proposed development.
 9. Storm Sewer. Subsequent to the approval of this Preliminary Plat, prior to construction of any improvements or development whatsoever within this proposed plat, the applicant will be required to submit and receive approval from the Department of Community Development and the Department of Public Service, on an engineering design and calculations for storm water runoff. The system shall be designed for a 10 year storm, and shall include methods for handling said storm water runoff during construction and after proposed development.

Conclusions, Cont'd

- F. NEIGHBORHOOD CHARACTERISTICS:
10. Zoning/Land Use. The proposed subdivision is consistent with existing zoning and adjacent land use.
- G. LOCAL ZONING AND/OR LAND USE POLICIES AND PLANS:
11. The applicant should be required to provide calculations and design drawings which will minimize soil erosion potential.
 12. The applicant shall be required to provide the assessed valuation of the entire subdivision as determined by the King County Assessor for general tax purposes for the year during which the application is made. The applicant should be required to pay a 10% assessed valuation of the proposed subdivision into the "Park and Municipal Facilities Cumulative Reserve Fund".
 13. All proposed streets shall be constructed to minimum City standards and Public Service Department recommendations.
 14. Sidewalks should be required to be developed on both N.E. 52nd St. and N.E. 53rd St.
 15. All required utilities should be undergrounded.

RECOMMENDATIONS:

Based upon the foregoing Findings and Conclusions, and as identified in Exhibits "A" through "C", we hereby recommend that this Preliminary Plat of Olympic Heights be approved subject to the following:

1. That the applicant shall be required to meet with the Public Service Department to agree upon a street, sanitary sewer, and water improvements for the proposed plat.
2. That the applicant shall be required to meet with the Kirkland Department of Fire Services to agree upon installation of required fire hydrant.
3. Prior to the installation of any required utilities, grading, clearing or development within the proposed plat, the applicant shall submit engineering calculations, drainage design for the entire plat, and design proposals for storm water retention and erosion measures to be taken during construction and after development.