

RESOLUTION NO. R-2371

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KIRKLAND APPROVING THE PRELIMINARY PLAT OF YARROW GLEN AS APPLIED FOR BY ENVIRONMENT NORTHWEST, INC., BEING DEPARTMENT OF COMMUNITY DEVELOPMENT FILE NO. SUB-76-09(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 Environment Northwest, Inc. 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 April 6, 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-76-09(H) are hereby adopted by the Kirkland City Council as though fully set forth herein.

Section 2. The preliminary plat of Yarrow Glen 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)

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Findings cont'd:

- D. 9. Geology. Local geological mapping indicates the subject property to be within a Vashon Till (Qt) unit.
10. Flora. A field survey of the subject property revealed that the area is generally covered with a growth of grass, rambles, and other brush. Four evergreen trees are located along the western boundary of the northern parcel, three madronas are located approximately in the center of the southern parcel, two madronas along the western boundary of the northern parcel and scattered alder, rhododendron, and holly are located throughout the site.
11. Fauna. The applicant indicates that in a general field survey of the site, little animal life was encountered. It can be assumed however that various species of mammals and birds live on site.
- E. PUBLIC UTILITIES:
12. Streets. The subject property fronts on NE 52nd Street, NE 53rd Street and 108th Ave. NE. 108th Ave. NE is a secondary arterial.
13. Pedestrian ways. There are no existing sidewalks on either side of NE 52nd Street and NE 53rd Street, and none existing on the west side of 108th Ave. NE. There is an existing sidewalk on the east side of 108th Ave. NE.
14. Domestic water. There is existing 6" water main on all streets abutting the subject property.
15. Sanitary sewer. There is an existing 8" sanitary sewer on the west line of the subject property.
16. Storm sewer. There are no existing storm sewers in the vicinity.

F. NEIGHBORHOOD CHARACTERISTICS:

17. Zoning. The subject property is zoned Residential Single Family 8500, as are all other adjacent properties.
18. Land use. The subject property is presently undeveloped. To the north are existing single family homes, undeveloped land and the Northwest Bible College. To the east is the Lake Washington School District Administration Building and existing single family homes. To the south is one very large home tract and existing single family homes. To the west are existing single family homes, vacant land and a power sub-station.

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Findings, Cont'd

- F. 19. Public recreation/open space. The Kirkland watershed area is approximately 2,000 feet to the southeast of the subject property. A small playfield is located across 108th Avenue N.E., on School District property.
- G. LOCAL ZONING AND/OR LAND USE POLICIES AND PLANS:
20. The applicant has submitted an environmental assessment which received a negative declaration from the responsible official on February 13, 1976.
21. The proposed development is generally consistent with the Kirkland Subdivision Ordinance No. 2178, with the following specifics noted for the applicant's benefit.
- a. 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)
- b. The use of water retention basins to minimize runoff or soil erosion potential may be required. (Section 2.5.6)
- c. The applicant is proposing to deposit in the "fee in lieu of open space" account of the "Park and Municipal Facilities Cumulative Reserve Fund", an amount not less than 10% of the assessed valuation of the entire subdivision as determined by the King County Assessor for general tax purposes for the year during which the subdivision plat is recorded. (Section 2.5.9)
- d. All proposed streets within the subdivision must be constructed to City specifications. (Section 2.11.3)
- e. 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)
- f. All required utilities shall be undergrounded to current utility specifications. (Section 2.12.3)
22. Pursuant to the Land Modification Ordinance No. 2293, subsequent to the approval of a Preliminary Plat, a land surface modification or grading permit may be issued for land surface modification or grading work to be done within right-of-way or utility easements as designated on the approved Preliminary Plat drawings only. Prior to the approval of the Final Plat, the applicant shall indicate the maximum extent of vegetation removal for housing development.

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DEPARTMENT OF COMMUNITY DEVELOPMENT  
ADVISORY REPORT  
FINDINGS, CONCLUSIONS AND RECOMMENDATIONS

PREPARED BY \_\_\_\_\_ DATE \_\_\_\_\_  
RECOMMENDED BY \_\_\_\_\_ DATE May 6, 1976  
ADOPTED BY \_\_\_\_\_ DATE \_\_\_\_\_

STAFF \_\_\_\_\_  
BOARD OF ADJUSTMENT \_\_\_\_\_  
HOUGHTON COMMUNITY COUNCIL \_\_\_\_\_  
PLANNING COMMISSION \_\_\_\_\_  
CITY COUNCIL AS INCORPORATED IN \_\_\_\_\_  
R-2371 RESOLUTION \_\_\_\_\_ ORDINANCE \_\_\_\_\_  
NUMBER \_\_\_\_\_  
DATE \_\_\_\_\_

*John Cushing*  
John Cushing, Chairperson

FILE NUMBER SUB-76-09(H) Preliminary  
APPLICANT Environment Northwest, Inc.  
PROPERTY LOCATION 108th Ave. N.E. and N.E. 52nd Street  
SUBJECT Application for Preliminary Subdivision of YARROW GLEN  
HEARING/MEETING DATE \_\_\_\_\_  
BEFORE KIRKLAND CITY COUNCIL

EXHIBITS ATTACHED "A" Vicinity Map & Proposed Plat "B" Letter from Eric Anderson dated 3/12/76 "C" Environmental Assessment "D" Revised  
Plat 4/14/76

FINDINGS:

A. SUMMARY OF THE PROPOSED ACTION:

1. This is an application for preliminary plat approval of the subject property located on 108th Avenue NE, between NE 53rd Street and what would be NE 50th Street. (Exhibit "A" - Vicinity Map and Proposed Plat).
2. The applicant proposes to create sixteen single family lots from a total parcel of 4.2+ acres.
3. This application is justified by the applicant in that the area is zoned Residential Single Family R500, the topography is of a gradual slope and well suited for single family dwellings. Also, the location is adjacent to a transit system, the freeway, and Evergreen floating bridge.

B. HISTORICAL BACKGROUND:

4. The subject property presently exhibits two very old single family home foundations, remnants of previous development.

C. GOVERNMENTAL COORDINATION:

5. Kirkland Public Service Department. Streets: "The developer will need to come up with a solution for permanent improvements on the above plat. Sewers are available on both NE 52nd and NE 53rd Streets. Water is available on all the frontage. Storm drainage should be designed to discharge down the north side of NE 52nd Street and along with a retention system and siltation basin. A street name sign, to City standards, along with a stop sign will be required for the cul-de-sac."

6. Department of Fire Services. Two fire hydrants shall be required, one on NE 52nd Street and one on NE 53rd Street, as per Fire Department regulations.

7. Lake Washington School District #414. The school district recommends that all weather walkways be provided on all streets involved in this plat. The school district also outlined their bus/walking policy due to the fact that they are concerned with the safety hazard for children required to walk to schools or bus stops. (Exhibit "B" - Letter from Eric Anderson, March 12, 1976).

D. EXISTING PHYSICAL CHARACTERISTICS:

8. Topography/Soils. The subject property exhibits a gradual westerly slope of 3% maximum. The soil is sandy and well drained with no water problems.

RECOMMENDATIONS:

Based upon the foregoing Findings and Conclusions and as identified in Exhibits "A" through "C", we hereby recommend that this preliminary plat of "Yarrow Glen" be approved subject to the following:

1. The applicant shall be required to meet with the Public Service Department to agree upon street, sanitary sewer, and water improvements for the proposed plat.
2. Prior to the installation of any required utilities, grading, clearing or development within the proposed preliminary plat, the applicant shall submit engineering calculations, drainage designs for the entire plat, and design proposal for storm water retention and erosion measures to be taken during construction and after development.
3. The applicant shall be required to meet with the Kirkland Department of Fire Services to agree upon the exact location of the two required fire hydrants.
4. Removal of vegetation shall be limited to the approved rights-of-way. 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.
5. 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 said assessed valuation.
6. The applicant shall be required to develop sidewalks on both sides of N.E. 52nd Street, the south side of N.E. 53rd Street, and the west side of 108th Ave. N.E., adjacent to the subject property. Rampdowns shall be required.
7. All required utilities shall be undergrounded.

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CONCLUSIONS

A. SUMMARY OF THE PROPOSED ACTION:

1. This application is generally consistent with the Kirkland Subdivision Ordinance.
- 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, sewer, water and storm drainage improvements for the proposed plat.
  3. Department of Fire Services. The applicant shall be required to meet with this Department to agree upon the exact locations of the two required fire hydrants.
  4. Lake Washington School District No. 414. The applicant shall be required to develop sidewalks on both sides of N.E. 52nd Street, the south side of N.E. 53rd Street, and the west side of 108th Avenue N.E., adjacent to the subject property.

D. EXISTING PHYSICAL CHARACTERISTICS:

5. Flora/Fauna. Removal of vegetation shall be limited, after preliminary plat approval, to only trees and vegetation within the required rights-of-way. Removal of trees and vegetation within the final plat should be limited to the minimum extent necessary for building development. Existing trees and other significant vegetation should be considered in building location.

E. PUBLIC UTILITIES:

6. Streets. N.E. 52nd Street, N.E. 53rd Street and 108th Avenue N.E. should be required to be upgraded to City specifications.
7. Pedestrian ways. (See Conclusion No. 4 above)
8. Domestic water/sanitary sewers. The above utilities are adequate to serve the proposed development.
9. Storm sewer. 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. This system shall be designed for a 10-year storm, and shall indicate methods of handling said storm water runoff during

Conclusions, Cont'd

- E. 9. (cont'd) construction, development of the proposed utilities, and provide drainage plans for the proposed plat.
- F. NEIGHBORHOOD CHARACTERISTICS:
  10. Zoning/Land Use. The proposed application is consistent with the existing zoning and adjacent land use.
- G. LOCAL ZONING AND/OR LAND USE POLICIES AND PLANS:
  11. The applicant shall be required to submit a tree cutting plan.
  12. The applicant should be required to provide calculations and design drawings which will minimize soil erosion potential.
  13. 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.
  14. All proposed streets shall be constructed to minimum City standards and the public service recommendations. Proposed Tract A should be redesigned to minimum City requirements pursuant to approval of the final plat, to include a 50 foot right-of-way with paving, curbs & gutters.
  15. Sidewalks should be required to be developed on both sides of N.E. 52nd Street, the south side of N.E. 53rd Street, and on the west of 108th Ave. N.E., adjacent to the subject property.
  16. All required utilities should be undergrounded.
  17. Land surface modifications should only be allowed within the proposed rights-of-way and utility easements as designated on the approved preliminary plat drawing, after preliminary approval. The applicant should be required to submit proposed land surface modifications with final plat application, which indicate a minimum land surface modification necessary for building purposes.

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