

RESOLUTION NO. R-2381

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KIRKLAND APPROVING THE CORRECTED PLAT OF PUGET SOUND CENTER, BEING DEPARTMENT OF COMMUNITY DEVELOPMENT FILE NO. CP-76-42(P) AND SETTING FORTH CONDITIONS TO WHICH SUCH CORRECTED PLAT SHALL BE SUBJECT.

WHEREAS, a Final Plat of Puget Sound Center was approved by King County in June of 1970, and

WHEREAS, the Department of Community Development has received an application for a corrected plat, said application having been made by Totem Lake, Inc. and said property as legally described in the application is within a BC and RM-1800 zone, and

WHEREAS, the application has been submitted to the Kirkland Planning Commission who held public hearings thereon at their regular meeting of July 15, 1976, 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, 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. CP-76-42(P) are hereby adopted by the Kirkland City Council as though fully set forth herein.

Section 2. Approval of the Corrected Plat of Puget Sound Center is subject to the applicant's compliance with the conditions set forth in the Findings, Conclusions and Recommendations hereinabove adopted by the City Council and further conditioned upon the following:



A. A plat bond in an amount determined by the Director of Public Service in accordance with the requirements therefore in Ordinance No. 2178 shall be deposited with the City of Kirkland and be conditioned upon the completion and acceptance by the City of all public improvements within one year from the date of passage of this Resolution. No City official, including the Mayor, shall affix his signature to the final plat drawing until such time as the plat bond herein required has been deposited with the City and approved by the Director of Public Services as to amount and form.

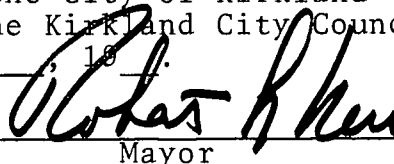
Section 3. A certified copy of this Resolution, along with the Findings, Conclusions and Recommendations hereinabove adopted shall be delivered to the applicant.

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

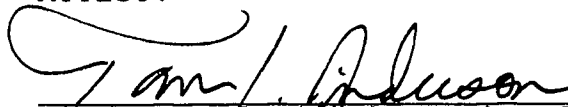
- A. Applicant
- B. Department of Community Development for the City of Kirkland
- C. Building Department for the City of Kirkland
- D. Fire Department for the City of Kirkland
- E. Police Department for the City of Kirkland
- F. Public Service Department for the City of Kirkland
- G. Office of the Director of Administration & Finance (ex officio City Clerk) of the City of Kirkland

ADOPTED in regular meeting of the Kirkland City Council
on the 2nd day of August, 1971.



Mayor

ATTEST:



Director of Administration & Finance
(ex officio City Clerk)



Findings, Cont'd

G. LOCAL ZONING AND/OR LAND USE POLICIES AND PLANS:

8. This corrected plat will be required to be consistent with the City of Kirkland Ordinance 2178, Subdivision Ordinance, and Ordinance 2183, City of Kirkland Zoning Ordinance.
9. The applicant has submitted an environmental assessment which did receive a negative declaration from the responsible official on June 25, 1976.

CONCLUSIONS:

A. SUMMARY OF THE PROPOSED ACTION:

1. This action would appear to be consistent with the City of Kirkland Zoning Ordinance No. 2183 and the City of Kirkland Subdivision Ordinance No. 2178.

B. HISTORICAL BACKGROUND:

2. A recommended condition of approval of the Danmor Corporation Madison House Unclassified Use Permit, UUP-76-34(P) is as follows:

"A minimum 10 foot setback shall be required from the top of the slope and the integrity of the existing slope shall not be diminished by this development."

This condition of approval will provide an undeveloped slope area generally on existing Tract "G"; however, this condition will be located within a development permit rather than within a plat restriction.

3. Due to the fact that the survey by Doug Dodds has been used for the sales line between Tracts C and F, it would appear to be appropriate to so describe said line between these two parcels if there are no adverse impacts to the City of Kirkland or the applicant.

C. GOVERNMENTAL COORDINATION: (No relevant conclusions)

D. EXISTING PHYSICAL CHARACTERISTICS: (No relevant conclusions)

E. PUBLIC UTILITIES: (No relevant conclusions)

F. NEIGHBORHOOD CHARACTERISTICS: (No relevant conclusions)

G. LOCAL ZONING AND/OR LAND USE POLICIES AND PLANS:

4. This application is consistent with Ordinance 2183 and 2178.
5. This application is consistent with the emerging Land Use Policy Plan.

7/15/76
6/21/76

RECOMMENDATIONS:

Based upon the foregoing Findings and Conclusions we hereby recommend that this application for a Corrected Plat of Puget Sound Center be approved subject to the following conditions:

1. That proposed Parcel "A" be identified as Parcel "H" and Parcel "B" be identified as Parcel "I" to minimize confusion with the original parcels of Puget Sound Center plat.
2. The applicant shall file a corrected plat of Totem Lake Center with King County Department of Records and Elections as requested herein and no building permit for Tract "H" or "I" shall be issued until such time as the corrected plat has been filed with King County Department of Records and Elections.
3. Prior to review of this application by the Kirkland City Council, the applicant shall submit a survey by a licensed land surveyor for the State of Washington which conforms with this proposed corrected plat.
4. The plat shall identify as open space the appropriate areas in each of the two parcels to conform to the prior definition of open space from the Puget Sound Center Plat.

6/21/76



DEPARTMENT OF COMMUNITY DEVELOPMENT

ADVISORY REPORT

FINDINGS, CONCLUSIONS AND RECOMMENDATIONS

____ PREPARED BY _____ DATE _____
xx RECOMMENDED BY _____ DATE July 15, 1976
 ____ ADOPTED BY _____ DATE _____

____ STAFF _____
 ____ BOARD OF ADJUSTMENT _____
 ____ HOUGHTON COMMUNITY COUNCIL _____
xx PLANNING COMMISSION _____
 ____ CITY COUNCIL AS INCORPORATED IN _____
 ____ RESOLUTION _____ ORDINANCE _____
 NUMBER _____
 DATE _____

FILE NUMBER CP-76-42(P)
 APPLICANT TOTEM LAKE, INC.
 PROPERTY LOCATION 120th Ave. N.E. and N.E. 128th St.

SUBJECT Application for Corrected Plat of Puget Sound Center

HEARING/MEETING DATE August 2, 1976
 BEFORE KIRKLAND CITY COUNCIL

EXHIBITS ATTACHED "A" Proposed Amended Plat of Puget Sound Center
"B" Zoning Map "C" Environmental Assessment and Declaration "D" Puget Sound Center 1970.

CP-76-42(P)
 Corrected Plat of
 Puget Sound Center
 Page 1 of 3

FINDINGS:

A. SUMMARY OF THE PROPOSED ACTION:

1. This is an application for a corrected plat of Puget Sound Center to create a uniform boundary line between Parcels F and C and deleting Parcel G.
2. Justification has been identified by the applicant as the following: "To establish, through the recognized platting process a common boundary for the existing parcels, C and F. The revised boundary will not involve any change of existing open space land use of the existing steeply sloped Parcel G, but does remove an area of declared open space." (See Exhibit "D").

B. HISTORICAL BACKGROUND:

3. On May 14, 1974, Douglas A. Dodds of Dodds Engineering did make a survey from which this application is generally consistent. From discussions with the applicant, it is apparent that the proposed property line was used for sales purposes for Totem Lake East (upper mall) and for the Danmor parcel (Tract F).
4. The proposed reconfiguration of Parcel F is consistent with that which is found in the application by the Danmor Corporation for Madison House Unclassified Use Permit, DCD File No. UUP-76-34(P).

C. GOVERNMENTAL COORDINATION: (Local) (No relevant comments)

D. EXISTING PHYSICAL CHARACTERISTICS:

5. Slope/Topography. There is an existing steep slope generally located between Parcels F and G and identified as Parcel G on the original plat of Totem Lake Center. On that plat was placed a restriction as follows: "Tract G shall remain as permanent open space. No buildings or structures shall be permitted on said tract."

E. PUBLIC UTILITIES: (No relevant comments)

F. NEIGHBORHOOD CHARACTERISTICS:

6. Zoning. The existing zoning on top of the slope (existing Tract "F") is RM-1800, whereas the zoning at the bottom of the slope (general northern portion of existing Tract "C") is BC (Community Business). Tract G, which is the steep slope between these other two tracts, is also zoned BC.
7. Land Use. There is a proposed Unclassified Use Permit application for proposed Tract "A". However, the property is undeveloped at the present time and proposed Tract B is developed as the Totem Lake Upper Mall.

7/15/76
 6/21/76

AMENDED PLAT OF PUGET SOUND CENTER

KING COUNTY, WASHINGTON

SECTION 28, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M.



Reference is made to Public C, F, & G of the plat of Puget Sound Center as recorded in Volume 92 of Public Records, pages 95 and 96, records of King County, Washington.

RESTRICTIONS

No portion of a lot in this plat shall be divided and sold or resold or ownership thereof be transferred whereby the ownership of any portion of this plat shall be less than the area required for the use district in which located. (Any other restrictions on lot...)

LAND SURVEYOR'S CERTIFICATE

I hereby certify that the plat of Puget Sound Center is based on an actual survey and that the courses and bearings are as shown and that the monuments will be set and the lot corners marked accordingly on the ground and that I have fully complied with the provisions of the statutes and the regulations governing platting.

Witness my hand and official seal this 15th day of July 1976

John C. ...
Platting Engineer

Approved by the Kirkland City Council this _____ day of _____ 19____.

City of Kirkland Mayor, City of Kirkland

Examined and approved this _____ day of _____ 19____.
Department of Public Works Director

Examined and approved this _____ day of _____ 19____.
Department of Assessments

County King County Assessor King County Assessor

CITY TREASURER'S CERTIFICATE

I hereby certify that there are no delinquent special assessments, and that all special assessments on any of the property herein contained dedicated as streets, alleys, or for other public use are paid in full.

This _____ day of _____ 19____.

Department of Finance Treasurer, City of Kirkland

COUNTY TREASURER'S CERTIFICATE

I hereby certify that all property taxes are paid. There are no delinquent special assessments certified to this office for collection, and that all special assessments on any of the property herein dedicated as streets, alleys, or for other public use are paid in full.

This _____ day of _____ 19____.

King County Treasurer King County Treasurer

DEDICATION

Know all men by these presents that we, the undersigned, owners in fee simple of the land hereby platted, hereby declare this plat and dedicate to the use of the public the streets, alleys and easements shown thereon and the use thereof for all public purposes not inconsistent with the use thereof for public highway purposes; also to make all necessary stops for cuts and fills upon the lots and blocks shown thereon and to make all necessary grading of the streets and alleys shown hereon.

Witness my hand and official seal this _____ day of _____ 1976
A Witness in Limited Partnership

ACKNOWLEDGEMENTS

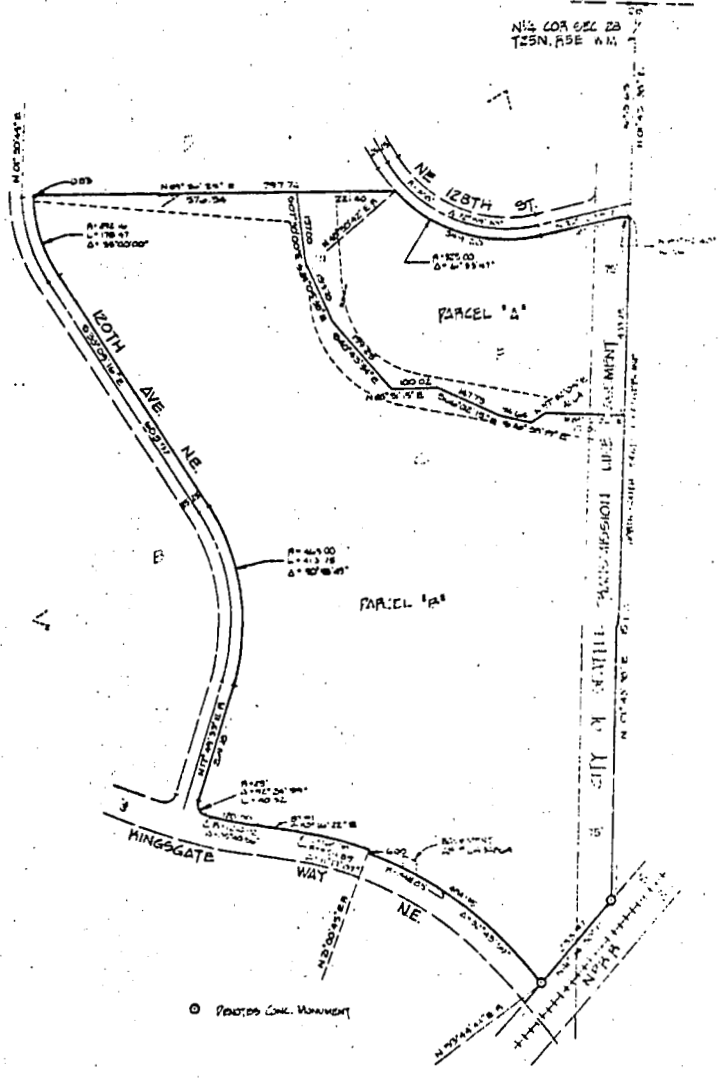
STATE OF WASHINGTON ss
COUNTY OF _____
I do hereby certify that on this _____ day of _____, 1976, before me the undersigned, a Notary Public, personally appeared _____, a Washington Corporation, to me known to be the individual who executed the within dedication, and acknowledged to me that he signed and sealed the same as his voluntary act and deed for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument and that the seal affixed to the same was the seal of said corporation.

Notary Public in and for the State of Washington
Residing at _____

ACKNOWLEDGEMENTS

STATE OF WASHINGTON ss
COUNTY OF _____
I do hereby certify that on this _____ day of _____, 1976, before me the undersigned, a Notary Public, personally appeared _____, a Washington Corporation, to me known to be the individual who executed the within dedication, and acknowledged to me that he signed and sealed the same as his voluntary act and deed for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument and that the seal affixed to the same was the seal of said corporation.

Notary Public in and for the State of Washington
Residing at _____



R-2381

RECORDING CERTIFICATE

Filed for record at the request of the City of Kirkland this _____ day of _____ 19____, at _____ minutes past _____ M, and recorded in volume _____ of Public Records of King County, Washington, on page _____.

Deputy, King County Auditor King County Auditor

