

RESOLUTION NO. R- 2382

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KIRKLAND APPROVING THE FINAL PLAT OF YARROW GLEN, BEING DEPARTMENT OF COMMUNITY DEVELOPMENT FILE NO. SUB-76-48(H), AND SETTING FORTH CONDITIONS TO WHICH SUCH FINAL PLAT SHALL BE SUBJECT.

WHEREAS, a Preliminary Plat of Yarrow Glen was approved by Resolution No. 2371, and

WHEREAS, the Department of Community Development has received an application for a final plat, said application having been made by Environment Northwest, Inc., and said property as legally described in the application is 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 August 3, 1976 and August 12, 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 IS 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-76-48(H) are hereby adopted by the Kirkland City Council as though fully set forth herein.

Section 2. Approval of the final plat of Yarrow Glen 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 Services 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.

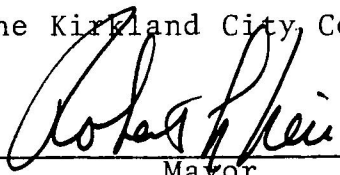
Section 4. Nothing in this Resolution shall be construed as excusing the applicant from compliance with all federal, state or local statutes, ordinances or regulations applicable to this project, other than as expressly set forth herein.

Section 5. Notwithstanding the recommendations heretofore given by the Houghton Community Council, the subject matter of this Resolution and the final 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:

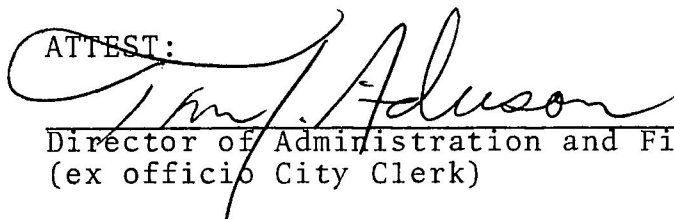
- A. Applicant
- B. Department of Community Development for the City of Kirkland
- C. Building Department for the City of Kirkland
- D. Fire Department for the City of Kirkland
- E. Police Department for the City of Kirkland
- F. Public Service Department for the City of Kirkland
- g. Office of the Director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

ADOPTED in regular meeting of the Kirkland City Council on the 16th day of August, 1976.



Mayor

ATTEST:



Director of Administration and Finance
(ex officio City Clerk)

Findings, cont'd:

C. GOVERNMENTAL COORDINATION:

3. Public Service Department. Memo from Art Knutson dated July 29, 1976: "The Public Service Department is satisfied with the progress of the above plat. Most of the underground utility work has been completed. The City crews will now be busy installing water services and then the developer will finish the concrete work and paving."

D. EXISTING PHYSICAL CHARACTERISTICS: Not applicable.

E. PUBLIC UTILITIES: Not applicable.

F. NEIGHBORHOOD CHARACTERISTICS: Not applicable.

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

4. The applicant has submitted an environmental assessment which received a negative declaration from the responsible official on February 13, 1976.
5. This final plat shall meet all the applicable requirements of the Kirkland Zoning Ordinance No. 2183 and the Kirkland Subdivision Ordinance No. 2178.

CONCLUSIONS:

A. SUMMARY OF THE PROPOSED ACTION:

1. This final subdivision application for the plat of Yarrow Glen is consistent with the preliminary approval of Resolution No. 2371 and the Kirkland Subdivision Ordinance. One modification which was made from preliminary to final plat review was the narrowing of the accessway to proposed lots 5 and 6 from 30 to 20 feet. This was done to reduce the amount of unused and possibly unmaintained property owned by Lots 5 and 6. The 20 foot area would be paved similarly to that of a short plat which is 12 feet of pavement and 8 feet of utility lines, and where the pavement would be placed 6 feet on either side of the common property line.

B. HISTORICAL BACKGROUND:

2. With respect to conditions of approval within Resolution No. 2318, the following are relevant:
 - a. The applicant has submitted plans to the Public Service Department which have met their approval for street, sanitary sewer, and water improvements for the proposed plat.

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Findings, Cont'd

- B. 2. b. The applicant has submitted calculation and drainage designs for the entire plat which has been approved by the Department of Public Services.
- c. The applicant has installed two fire hydrants as required by the Kirkland Department of Fire Services.
- d. Vegetation removal has been limited to approved rights-of-ways and easements. A cutting plan for all trees over 6" in caliper indicating which will be cut and which will remain should be submitted prior to any building permits being issued on the subject plat.
- e. The applicant has submitted a copy of the King County Assessor's assessed valuation of the proposed subdivision for 1976. (Refer to Exhibit "D"). The overall assessed valuation is \$52,300, which would require a deposit of \$5,230 (10% of the total) in the Park and Municipal Facilities Cumulative Reserve Fund subsequent to Houghton Community Council and Planning Commission approval, but prior to City Council review.
- f. The applicant has agreed 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 have been required.
- g. All required utilities will be undergrounded.

C. GOVERNMENTAL COORDINATION:

3. Public Service Department
(No relevant conclusions)

D. EXISTING PHYSICAL CHARACTERISTICS: (Not applicable.)

E. PUBLIC UTILITIES: (Not applicable.)

F. NEIGHBORHOOD CHARACTERISTICS: (Not applicable.)

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

4. The applicant has submitted a closure printout for the subject property which indicates that all of the subject lots meet the minimum lot size of this particular zone. (8500 square feet). (Refer to Exhibit "B" - Closure Printout).
5. Although not generally permitted, the Department of Public Service and Department of Community Development foresee no adverse effect of permitting access to proposed lots 5 and 6 through the use of a 20 foot common easement located between Lots 4 and 7. A 20 foot easement would provide adequate access and areas for utilities.

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DEPARTMENT OF COMMUNITY DEVELOPMENT

ADVISORY REPORT
FINDINGS, CONCLUSIONS AND RECOMMENDATIONS

PREPARED BY _____ DATE _____
 RECOMMENDED BY _____ DATE August 12, 1976
ADOPTED BY _____ DATE _____

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

John Cushing
John Cushing, Chairperson

FILE NUMBER SUB-7y-48(H) FINAL
APPLICANT ENVIRONMENT NORTHWEST, INC.
PROPERTY LOCATION 108th Ave. N.E. between N.E. 53rd & N.E. 50th Sts.
SUBJECT FINAL SUBDIVISION OF YARROW GLE
HEARING/MEETING DATE August 16, 1976
BEFORE KIRKLAND CITY COUNCIL
EXHIBITS ATTACHED "A" Plat Linen/Plot Plan "B" Closure Printout
"C" Plat Certificate "D" Assessed Valuation

FINDINGS:

A. SUMMARY OF THE PROPOSED ACTION:

1. This is an application for a final formal subdivision to subdivide the proposed parcel into sixteen single family lots from the total parcel of + 4.2 acres. The subject property is located on 108th Avenue N.E. between N.E. 53rd Street and approximately N.E. 50th Street (Exhibit "A" - Plat Linen and Plot Plan.)

B. HISTORICAL BACKGROUND:

2. On May 17, 1976, the City Council of the City of Kirkland did approve Resolution No. 2371 for a preliminary plat of Yarrow Glen setting up certain conditions of approval which were to be met or reviewed prior to the review by the Houghton Community Council and the Kirkland Planning Commission for the final plat. They are as follows:
 - a. 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.
 - b. 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.
 - c. 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.
 - d. 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 taliper, which will be cut and which will remain.
 - e. 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.
 - f. 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.
 - g. All required utilities shall be undergrounded.

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Findings, Cont'd

G. 5. (cont'd)

However, due to the similarities of this type of condition to that of a short informal subdivision, the applicant should be required to post a "no parking - fire lane" sign at the beginning of the access easement. The sign shall be installed and maintained at the expense of the property owners of Lots 5 and 6 and shall meet the minimum requirements of the Public Service Department. Further, the addresses of proposed Lots 5 and 6 shall be posted at the intersection of the access easement and N.E. 52nd Street. The location of such sign shall be approved by the Department of Community Development and be a requirement of any building permits for Lots 5 and 6.

RECOMMENDATIONS:

Based upon the foregoing Findings and Conclusions and as identified in Exhibits "A" through "D", we hereby recommend that this application for Final Subdivision approval of Yarrow Glen be approved subject to the following:

1. The applicant shall be required to post a "No Parking - Fire Lane" sign at the beginning of the access easement to Lots 5 and 6. Said access easement shall be paved a minimum width of 12 feet, and the addresses of both proposed Lots 5 and 6 shall be posted at the intersection of that access easement with N.E. 52nd Street.
2. Prior to any building permits being issued for the proposed subdivision, the applicant shall provide a tree cutting plan indicating those trees over 6" in caliper which will be cut and which will remain.

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