

RESOLUTION NO. R- 2417

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KIRKLAND APPROVING THE FINAL PLAT OF OLYMPIC HEIGHTS BEING DEPARTMENT OF COMMUNITY DEVELOPMENT FILE NO. SUB-76-91(H) AND SETTING FORTH CONDITIONS TO WHICH SUCH FINAL PLAT SHALL BE SUBJECT.

WHEREAS, a Preliminary Plat of Olympic Heights was approved by Resolution No. R-2369, and

WHEREAS, the Department of Community Development has received an application for a final plat, said application having been made by John Ewing and said property as legally described in the application is within a Residential Single Family 8500 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 February 1, 1977 and February 10, 1977 respectively and

WHEREAS, pursuant to City of Kirkland Ordinance No. O-2319 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-76-91(H) are hereby adopted by the Kirkland City Council as though fully set forth herein.

Section 2. Approval of the final plat of Olympic Heights is subject to the applicatn'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:



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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 22nd day of February, 1977.



Mayor

ATTEST:


Director of Administration and Finance
(ex officio City Clerk)





DEPARTMENT OF COMMUNITY DEVELOPMENT

ADVISORY REPORT
FINDINGS, CONCLUSIONS AND RECOMMENDATIONS

PREPARED BY _____ DATE _____
XX RECOMMENDED BY _____ DATE February 10, 1977
ADOPTED BY _____ DATE _____

STAFF _____
BOARD OF ADJUSTMENT _____
HOUGHTON COMMUNITY COUNCIL _____
XX PLANNING COMMISSION David Russell
David Russell, Chairperson
CITY COUNCIL AS INCORPORATED IN
RESOLUTION _____ ORDINANCE _____
NUMBER _____
DATE _____

FILE NUMBER SUB-76-91(H)
APPLICANT John Ewing
PROPERTY LOCATION Betw. N.E. 52nd & N.E. 53rd & 106th Ave. N.E.
SUBJECT Application for Final Subdivision of "Olympic Heights"
HEARING/MEETING DATE February
BEFORE KIRKLAND CITY COUNCIL

EXHIBITS ATTACHED "A" VicinityMap "B" Proposed Final Plat "C" Environmental
Assessment and Negative Declaration "D" Preliminary Plat Notice of Approval

FINDINGS:

A. SUMMARY OF THE PROPOSED ACTION:

1. This is an application for a Final Plat Approval of the subject property located between N.E. 52nd and N.E. 53rd Streets at approximately 106th Avenue N.E. (Exhibit "A" - Vicinity Map, and Exhibit "B" - Proposed Plat).
2. The applicant proposes to create 7 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 8500 square feet.

B. HISTORICAL BACKGROUND:

4. The subject property has one existing single family residence located in the area of proposed Lot 1.
5. On May 17, 1976, the applicant did receive approval of the Preliminary Plat of the Olympic Heights Subdivision from the City of Kirkland. At that time, the City of Kirkland required that the subdivision plat meet the following conditions (Resolution 2369):
 - a. 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.
 - b. That the applicant shall be required to meet with the Kirkland Department of Fire Services to agree upon installation of required fire hydrant.
 - c. 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.
 - d. 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.
 - e. The applicant shall be required to develop sidewalks on both N.E. 52nd Street and N.E. 53rd Street adjacent to the subject property.

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Findings, Cont'd:

B. 5. f. All required utilities shall be undergrounded.

C. GOVERNMENTAL COORDINATION:

6. 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 \$695 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 per lot which includes a 3/4 inch meter and service. The above amount includes a total area charge of \$2100. 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 would be paid when ordered.

Sanitary Sewer: Attached are copies of the sanitary sewer system constructed as a part of the LID 113. No stub-ins are 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 in the streets overlaid in the disturbed area. Patching, except temporary, will not be permitted. The permits will cost \$25 per lot.

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

Streets: N.E. 52nd Street will be developed as a 36 foot curb to curb street so the above plat will develop $\frac{1}{4}$ 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 a $\frac{1}{4}$ street, 16 foot wide, to be constructed."

7. Department of Fire Services. "Existing fire hydrant located approximately 600 feet west of 108th Ave. N.E. on the north side of N.E. 52nd Street will have to be replaced by an approved 5 inch hydrant."
8. Park Department: "We recommend fee-in-lieu of open space for this tract."

D. EXISTING PHYSICAL CHARACTERISTICS:

9. Topography/Soils. The subject property exhibits a westerly slope of approximately 5-10%, whereas the general soil type for the subject property is Alderwood Gravelly Sandy Loam, (AgC).

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Findings, Cont'd:

D. 10. Geology. The local geologic mapping indicates the subject property to be within a Vashon Till (Qt) unit.

11. Vegetation. The subject property is an existing field with a few small alder trees adjacent to the south property line.

E. PUBLIC UTILITIES:

12. Streets. The subject property fronts on N.E. 52nd Street to the south and N.E. 53rd Street to the north.

13. Pedestrian Ways. There are no existing sidewalks on N.E. 53rd Street or N.E. 52nd Street, however, with the development of the Yarrow Glen subdivision directly to the east of the subject property, sidewalks will be installed on both sides of N.E. 52nd Street, on the south side of N.E. 53rd Street, and on the west side of 108th Ave. N.E., these streets being adjacent to the Yarrow Glen subdivision.

14. Domestic Water. There is an existing 6 inch water main on all streets abutting the subject property.

15. Sanitary Sewer. There is an existing 8 inch sanitary sewer line along both N.E. 52nd Street and N.E. 53rd Street.

16. Storm Sewer. There are no storm sewer systems in the vicinity.

F. NEIGHBORHOOD CHARACTERISTICS:

17. Zoning. The subject property is zoned Residential Single Family 8500 square feet as are all other adjacent properties.

18. 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 the Yarrow Glen subdivision is currently being developed, and to the north of N.E. 53rd Street and to the west of 106th Avenue N.E. which is presently owned by Water District #1.

19. Public Recreation/Open Space. The Water District #1 watershed is located north of N.E. 53rd Street and west of 106th Avenue N.E. A small playfield is located across 108th Avenue N.E. on the School District property.

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

20. The applicant submitted an environmental assessment with the submittal of the preliminary plat for this development which received a negative declaration from the responsible official on April 2, 1976.

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RECOMMENDATIONS:

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

All required utilities shall be undergrounded.

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Findings, Cont'd:

- G. 21. The proposed development is generally consistent with the Kirkland Subdivision Ordinance No. 2178 with the following specifications noted for the applicant's benefit:
- The use of water retention basins to minimize runoff or soil erosion potential may be required. (Section 2.5.6).
 - 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 of the year during which the subdivision is recorded. (Section 2.5.9).
 - All proposed streets within the subdivision must be constructed to City specifications. (Section 2.11.3)
 - 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)
 - All required utilities shall be undergrounded to current utility specifications. (Section 2.12.3)
22. The proposed development is generally consistent with the emerging Land Use Policy Plan, which recommends that the present Residential Single Family (RS 8.5) zoning be maintained in this area.

CONCLUSIONS:

A. SUMMARY OF THE PROPOSED ACTION:

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

B. HISTORICAL BACKGROUND:

- The applicant should be required to comply with all conditions attached to the May 17, 1976 Notice of Approval of the Preliminary Plat of the Olympic Heights subdivision.

C. GOVERNMENTAL COORDINATION:

- Public Service Department. The applicant has submitted plans to the Public Service Department which have met their approval for street, water, sewer, and storm drainage improvements for the proposed plat.
- Department of Fire Services. The applicant has proposed to replace the existing 4 inch fire hydrant with a 6 inch hydrant. This proposal exceeds the Fire Department's request for a 5 inch hydrant at the site.

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Conclusions, Cont'd

D. EXISTING PHYSICAL CHARACTERISTICS: (No relevant conclusions)

E. PUBLIC UTILITIES:

- Streets. N.E. 52nd Street and N.E. 53rd Street should be required to be upgraded to City specifications.
- Pedestrian Ways. Sidewalks should be required associated with street improvements along both N.E. 52nd Street and N.E. 53rd Street.
- Domestic Water/Sanitary Sewers. The above utilities are required to serve the proposed development.
- Storm Sewer. The applicant has submitted to the Department of Community Development and the Public Service Department an engineering design and calculations for storm water runoff. The system includes methods for handling storm water runoff during construction as well as after the proposed development.

F. NEIGHBORHOOD CHARACTERISTICS:

- 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:

- The applicant has provided calculations and design drawings which will minimize soil erosion potential.
- 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". The assessed valuation of the subdivision is approximately \$19,100. The applicant would therefore be required to pay \$1910 into the "Park and Municipal Facilities Cumulative Reserve Fund". This is less the square footage for lot 1.
- All proposed streets shall be constructed to minimum City standards and Public Service Department recommendations.
- Sidewalks will be required, and have been indicated by the applicant, on both N.E. 52nd Street and N.E. 53rd Street.
- All required utilities should be undergrounded.

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