

RESOLUTION NO. R-2440

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KIRKLAND APPROVING THE FINAL PLAT OF CRESTWOOD LANE BEING DEPARTMENT OF COMMUNITY DEVELOPMENT FILE NO. SUB-77-54(P) AND SETTING FORTH CONDITIONS TO WHICH SUCH FINAL PLAT SHALL BE SUBJECT.

WHEREAS, a Preliminary Plat of Crestwood Lane was approved by Resolution No. 2408, and

WHEREAS, the Department of Community Development has received an application for a final plat, said application having been made by Charles Henderson and said property as legally described in the application is within an RS 7.2 zone, and

WHEREAS, the application has been submitted to the Kirkland Planning Commission who held public hearings thereon at their regular meetings of July 14, 1977 and August 11, 1977, and

WHEREAS, pursuant to City of Kirkland Ordinance No. 0-2319 concerning environmental policy and the State Environmental Policy Act, an environmental worksheet 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 worksheet 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 Chairman thereof and filed in the Department of Community Development File No. SUB-77-54(P) are hereby adopted by the Kirkland City Council as though fully set forth herein with the exception as set forth in Attachment "A".

Section 2. Approval of the final plat of Crestwood Lane 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. 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 6th day of September, 1977.



Mayor

ATTEST:



Director of Administration & Finance
(ex officio City Clerk)

R-2440

ATTACHMENT "A"

"The regular maintenance and repair of all storm water retention structures in this plat or located beneath the City right-of-way shall be accomplished by the City of Kirkland. The total cost of said maintenance and repair of all storm water retention structures may be assessed against all property owners within the plat who are served by such, and each property owner served by such system may be assessed 1/25th of the total cost."



DEPARTMENT OF COMMUNITY DEVELOPMENT

ADVISORY REPORT
FINDINGS, CONCLUSIONS AND RECOMMENDATIONS

___ PREPARED BY _____ DATE _____
XX RECOMMENDED BY _____ DATE Aug. 11, 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-77-54(P)

APPLICANT CHARLES HENDERSON

PROPERTY LOCATION 19th Ave., between 5th St. and 6th St.

SUBJECT Application for Final Plat of Crestwood Lane, a 25-lot residential subdivision.

HEARING/MEETING DATE Sept. 6, 1977

BEFORE KIRKLAND CITY COUNCIL

EXHIBITS ATTACHED "A" Vicinity Map "B" Proposed Plat "C" Notice of Approval "D" Preliminary Plat Proposal "E" Soils Report

FINDINGS:

A. SUMMARY OF THE PROPOSED ACTION:

1. This is an application for a Final Plat approval of the Plat of Crestwood Lane located between 5th and 6th Sts. and north of 19th Avenue. (Exhibit "A" - Proposed Plat, Vicinity Map).
2. The applicant proposes to create 25 lots and one tract from a parcel of approximately 6.6 acres.

B. HISTORICAL BACKGROUND:

3. On February 7, 1977, the Kirkland City Council approved the Preliminary Plat of Crestwood Lane Subdivision. At that time, the applicants were required to satisfy a number of conditions prior to the final approval of this plat. These conditions are addressed in the following sections. (Exhibit "C" - Notice of Approval, R-2408).

C. EXISTING PHYSICAL CHARACTERISTICS:

4. As recommended in the Preliminary Plat approval of Crestwood Lane, (Resolution 2408), the applicants have proposed two 15-foot wide native vegetation easements, in which no clearing or grading will be allowed. These easements are located on either side of the ravine on Lots 24 and 25.
5. Groundwater. As previous required, the applicant has proposed a 15-foot wide drainage easement on either side of the centerline of the ravine between Lots 24 and 25. This easement, which will total 30 feet in width, will be located between the centerline of the ravine and the two 15-foot native vegetation easements mentioned in Finding 4 above. When this drainage easement is combined with the native vegetation easement, a total easement of 160 feet in width will result.
6. Vegetation. As previously required, the applicant has discussed the possibility of street and cul de sac planting islands. Although the applicant has not proposed any street tree plantings with the submittal of this final plat, street trees should be required.
Also as previously required, the applicant will be required to submit a tree cutting plan for each individual lot prior to receiving a Building Permit on said lots, pursuant to Ordinance No. 2393.

D. PUBLIC UTILITIES:

7. Streets. As previously required, the applicant will be required to install a 20-foot wide asphalt pavement strip on 6th St. from 19th Ave. to the entrance of the Crestwoods Park parking area. Also, as previously required, the adjoining street rights-of-way of 5th and 6th Sts. will be required to be upgraded to minimum City standards and to provide access from the developed lots in this plat to 19th Ave. Said

Findings, Cont'd

D. 7. (Cont'd)

street improvements will be subject to approval from the Public Service Department.

8. Pedestrian Ways. As previously required, sidewalks shall be installed along the east side of 5th Street from the south lot line of Lot 1, then along one side of 19th Place and then connecting to a 10-foot pedestrian easement between Lots 17 and 18 which extends to 6th St. The 10-foot pedestrian easement shall be fenced with a 6-foot fence on the edge of the easement, and include a motorcycle barrier at one end. Further, a 5-foot winding concrete sidewalk shall be provided from 19th to 20th Avenues along 6th Street.
9. Domestic Water/Fire Hydrants. As required with the Preliminary Plat approval of this subdivision, the applicant will be required to upgrade the existing water facilities in the area, so that they will be adequate to serve the proposed plat. As further required, the applicant is to work with the Fire Department regarding water line improvements and fire hydrant location. Also, the applicant must meet with the Public Service Department to have that Department approve all domestic water improvements for the proposed plat.
10. Sanitary Sewer. As required with the Preliminary Plat approval of this Subdivision, the applicant will be required to provide sanitary sewer for the subject property and should also provide a means to serve those properties to the south of the subject property which could also be served by gravity sewer to the pump station at 4th Place and 20th Avenue. Said sanitary sewer system will be subject to the approval of the Public Service Department.
11. Storm Sewer. As previously required, prior to the installation of any required utilities, grading, clearing or development within the plat, the applicant shall submit engineering calculations and a drainage design for the entire plat. Said designs shall include proposals for storm water retention and erosion measures to be taken during construction and after development. Said design shall be approved by the Public Service Department and the Department of Community Development. The following shall be placed on the face of the plat linen:

"The regular maintenance and repair of all storm water retention structures in this plat or located beneath the City right-of-way shall be accomplished by the City of Kirkland. The total cost of said maintenance and repair of all storm water retention structures shall be assessed against all property owners within the plat who are served by such, and each property owner served by such system shall be assessed 1/25th of the total cost."

8/11/77
7/6/77

R-2440

Findings, Cont'd

E. NEIGHBORHOOD CHARACTERISTICS:

12. Zoning. The subject property is zoned Residential Single Family, 7200 square feet. The property directly to the north is zoned Residential Single Family 35,000 square feet.
13. Land Use. The subject property is presently developing all required right-of-way and utility improvements. The adjacent property to the south has not been entirely developed as is the case of the adjacent property to the west. Lake Washington School District No. 414 has developed the subject property south of 19th Avenue as the Kirkland Junior High site, and the City of Kirkland is presently developing the Crestwoods Park area to the east of the subject property. Property to the north of this proposed plat is of an undeveloped nature and is heavily wooded.
14. Public Recreation/Open Space. In accordance with the Park Department recommendation, the applicant has enlarged the size of Lots 24 and 25, and has deleted the Tract A which was proposed in the Preliminary Plat of this subdivision. (Refer to Exhibit "C" - Preliminary Plat).

The applicant has provided an open space covenant to be placed on the northern portion of the subject property which is located in the ravine and generally identified as those properties lower than elevation 190 feet above mean sea level in Lots 24 and 25.

Additionally, as previously required, the applicant is to work with the Park Department and to propose a joint solution on how to minimize the impact of this plat on Crestwoods Park and the 6th St. right-of-way, in terms of garbage, debris and dumping.

As further required in the preliminary plat approval of this subdivision, the applicant shall provide the Department of Community Development with 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. Prior to the City Council review of the final subdivision, the applicant shall be required to pay either 10% of the assessed valuation of the proposed subdivision into the Park and Municipal Facilities Cumulative Reserve Fund, or \$200 per newly created lot, whichever is greater.

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

15. Because the subject property is located within an environmentally sensitive area, a detailed soils and engineering report has been submitted to the City of Kirkland.

8/11/77

7/6/77

Findings, Cont'd

16. All required utilities shall be undergrounded, as provided for in the Kirkland Subdivision Ordinance No. 2178, Section 2.12.3.
17. Pursuant to the Kirkland Land Surface Modification Ordinance, land surface modification and grading permits have thus far only been issued for land surface modification or grading work to be done only within the rights-of-way or utility easements as designated on the approved preliminary plat drawings.

CONCLUSIONS:

A. SUMMARY OF THE PROPOSED ACTION:

1. This application is generally consistent with the Kirkland Subdivision Ordinance as indicated in the following sections.

B. HISTORICAL BACKGROUND:

2. The applicant has met all requirements which were conditions of the preliminary plat approval, as listed in Resolution No. 2408, and as identified in the following sections.

C. EXISTING PHYSICAL CHARACTERISTICS:

3. Topography. The two native vegetation easements which are proposed for either side of the ravine between lots 24 and 25 appear to provide adequate setbacks for any future structures on these proposed lots. The outer edges of these two easements generally conform to the topography elevation of 190 feet above mean sea level.
4. Soils/Geology. Any approved final plat for the subject property should be subject to the recommendations found in the soils report by Rittenhouse Zeman & Associates dated August 20, 1976, file W-2323, as identified in Exhibit "C".
5. Vegetation. After discussing the issue with the Parks Department, the applicant has decided against proposing cul de sac landscaping islands for the proposed plat. However, due to the minimal existing landscaping on the site, the applicant should be required to provide street tree planting of 2 inch caliper deciduous trees, 30 feet on center for the interior of the plat.

Conclusions, Cont.

D. PUBLIC UTILITIES:

6. Streets/Pedestrian Ways. The Public Service Department has reviewed and approved plans for the construction of these two items. At this time, construction of streets and pedestrian ways are approximately 30% complete, with the entire improvements being bonded with the City of Kirkland.
7. Domestic Water/Fire Hydrants. The City of Kirkland has completely installed all water improvements necessary to serve the proposed plat.
8. Sanitary Sewer. The Public Service Department has reviewed and approved designs for a sanitary sewer system to serve the proposed plat. At this time, construction of this system is approximately 90% complete, with the entire system being bonded to the City of Kirkland.
9. Storm Sewers. The Department of Community Development and the Public Service Department have reviewed and approved storm sewer calculations and plans for the proposed plat. At this time, said system is approximately 80% complete, with the entire storm sewer improvements bonded with the City of Kirkland.

E. NEIGHBORHOOD CHARACTERISTICS:

10. Zoning/Land Use. The proposed subdivision is consistent with existing zoning and adjacent land use.
11. Public Parks/Open Space. The Department of Community Development has received the assessed value of the subject property from the King County Assessor's Office. Based upon the assessed value of \$41,606.00, the applicant will be required to deposit either 10% of this amount, or or \$200 per newly created lot (\$5000), whichever is greater, into the Park and Municipal Facilities Cumulative Reserve Fund. Due to the fact that the \$200 per lot computation is a greater amount, the applicant will be required to pay \$5000 into the Park and Municipal Facilities Cumulative Reserve Fund, prior to receiving any building permits for the proposed plat.

As required with the preliminary approval of this plat, the applicant has met with the Parks Department concerning the potential problem of garbage, debris and dumping around the proposed plat. The applicant has agreed to leave a natural vegetative barrier between the plat and Crestwoods Park, from the south property line of Lot 17 to the north property line of Lot 19.

8/11/77

7/6/77

Conclusions, Cont.

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

12. The applicant shall be required to submit a tree cutting plan for each individual lot prior to receiving a building permit on said lot pursuant to Ordinance No. 2393.
13. All required utilities should be undergrounded.

RECOMMENDATIONS:

Subject to the foregoing Findings, Conclusions and Exhibits "A" through "E", we hereby recommend that this final plat of Crestwood Lane be approved subject to the following:

1. Prior to review of the final plat by the City Council, the applicant shall deposit an amount of \$5000 into the Park and Municipal Facilities Reserve Fund.
2. All required utilities shall be undergrounded.
3. Prior to review of the final plat by the City Council, the applicant shall bond for the provision of street trees for the interior of the plat. The amount of the bond shall be determined by the Park Department.

8/11/77

7/6/77

R-2440