

RESOLUTION NO. R-2471

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KIRKLAND APPROVING THE PRELIMINARY PLAT OF JUANITA VIEW AS APPLIED FOR BY PACESETTER CONSTRUCTION BEING DEPARTMENT OF COMMUNITY DEVELOPMENT FILE NO. SUB-77-58(P) 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 Pacesetter Construction and said property as legally described in the application is within an RS 8,500 and an RS 35,00 zone, and

WHEREAS, the application has been submitted to the Kirkland Planning Commission who held public hearings thereon at their regular meetings of September 8, 1977 and October 13, 1977, respectively, and

WHEREAS, pursuant to City of Kirkland Ordinance No. 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 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-77-58(P) are hereby adopted by the Kirkland City Council as though fully set forth herein.

Section 2. The Preliminary Plat of Juanita View 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. Certified or conformed copies of this Resolution shall be delivered to the following:

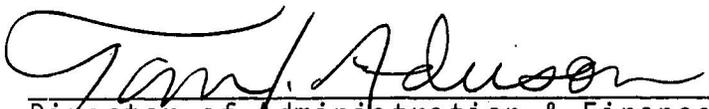
- A. Applicant
- B. Department of Community Development for the City of Kirkland
- C. Building Department for the City of Kirkland
- D. Fire Department for the City of Kirkland
- E. Police Department for the City of Kirkland
- F. Public Service Department for the City of Kirkland
- G. Office of the Director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

ADOPTED in regular meeting of the Kirkland City Council on the 7th day of November, 1977.



Mayor pro tem

ATTEST:



Director of Administration & Finance
(ex officio City Clerk)

FINDINGS:

A. SUMMARY OF THE PROPOSED ACTION:

1. This is an application for Preliminary Plat approval of "Juanita View". The subject property is located on the east side of 111th Avenue NE, on both sides of NE 104th Street. (Exhibit "A" - Vicinity Map.)
2. The applicant proposes to create a total of 22 lots from approximately 5.9 acres. (Exhibit "B" - Proposed Plot Plan).
3. The applicant is applying for this property subdivision and with a proposed rezone application for the final plat, due to the fact that the portion of this property which lies north of NE 104th Street is currently zoned single family residential (RS-35,000) whereas the portion of the subject property lying south of NE 104th Street is zoned single family residential (RS-3500).

B. HISTORICAL BACKGROUND: (Not applicable)

C. GOVERNMENTAL COORDINATION:

4. Kirkland Building Department. 112th Place NE should be changed to 112th Avenue NE. 113th Place NE should be indicated as 112th Place NE.
5. Kirkland Fire Department. Fire hydrants will be required per City ordinance.
6. Kirkland Parks Department. A buffer of natural vegetation should be maintained along the southern edge of the plat, possibly interrupted by pedestrian easements. Curbs, gutters and sidewalks should be required wherever this plat abuts NE 104th Street.
7. Kirkland Police Department. No comment.
8. Kirkland Department of Public Service. The Public Service Department has indicated that the following improvements should be made with development of this plat:
 - a. All interior streets should be paved to a width of 20 feet and shall be provided with curb and gutter.
 - b. Where the south section of this plat abuts NE 104th Street, the applicant shall provide 16 feet of asphalt along the south side of this street, along with curb and gutter improvements. In addition, where the north section of this plat abuts NE 104th Street, an additional 16 feet of asphalt, along with curb and gutter improvements, shall be provided north of the center line of NE 104th Street.

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Findings, Continued:

D. EXISTING PHYSICAL CHARACTERISTICS:

9. Topography. The majority of the southern section of the proposed plat has a topography of approximately 10%, sloping downward in a westerly direction. Proposed lots 1 - 3 have slopes of approximately 20%.

The northern section of the proposed plat is characterized by much steeper slopes. There is a slope of approximately 50% on the northern portion of proposed lot 22, and between lots 21 and 22. Proposed lots 17 and 18 contain slopes of up to 45 percent.

10. Soils/Geology. The applicant has submitted a soils report from Cascade Testing Laboratories, Inc. dated August 4, 1977 (Exhibit "C" - Soils Report). The subject property appears to be within an Indianola loamy fine sand (InC) and ragnar fine sandy loam (RdE) soils classification. Local geologic mapping indicates the subject property to be within a Vashon till (Qt) unit.
11. Vegetation. General vegetation on the subject property includes a wide variety of evergreen and deciduous materials, along with the normally associated ground cover.

E. PUBLIC UTILITIES:

12. Streets. The subject property spans NE 104th Street, and abuts the east side of 111th Avenue NE. Both streets are unimproved in this area.
13. Pedestrian Ways. There are no existing sidewalks along either NE 104th Street and 111th Avenue NE in this area. However, with the forthcoming development of Hidden Hills Div. 2, sidewalks will be installed along a portion of NE 104th Street, where that plat abuts NE 104th Street.
14. Domestic Water. The nearest watermain is located in the right-of-way of NE 103rd Place, which is located approximately 130 feet south of the proposed plat, in the plat of Dogwood View. There is an existing five foot wide water easement extending northward from NE 103rd Place, along the eastern property line of lot 8, Dogwood View, and extending north to the southern property line of the subject property.
15. Sanitary Sewer. There is an existing eight inch sewer line in the right-of-way of NE 103rd Place. There is an additional eight inch sewer line located in the right-of-way of 111th Avenue NE, approximately 150 feet to the southwest of the proposed plat. Additional sewer and water lines are being

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Findings, Continued:

E. 15. installed to serve the currently-developing Hidden Hills Div. 2 to the east of this plat.

16. Storm Sewer. There are no storm sewer systems to serve this subject property, other than an existing open ditch along the eastern edge of 111th Avenue NE.

F. NEIGHBORHOOD CHARACTERISTICS:

17. Zoning. The portion of the subject property which lies north of NE 104th Street is presently zoned Residential Single Family 35,000 square feet. The portion of the subject property lying south of NE 104th Street is zoned Residential Single Family 8500 square feet. Generally, the lack of utilities accounts for the differences in the zoning, combined with topographic considerations.

18. Land Use. The subject property is currently undeveloped. To the south of the proposed plat is the partially developed plat of Dogwood View. To the east and southeast of the subject property is a combination of properties which are presently undeveloped and properties which are presently under development. The property to the west and north of the subject property is almost totally undeveloped.

19. Parks/Recreation Areas. Highlands Park, which fronts on 112th Avenue NE and NE 102nd Street, is approximately 1500 feet pedestrian distance to the southwest; whereas the Land Use Policies Plan indicates a need for another park facility somewhere within the general area of this plat.

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

20. The applicant has submitted an environmental assessment which received a final negative declaration from the Responsible Official on September 7, 1977.

21. The Kirkland Land Use Policies Plan indicates that development on the northern section of the subject property should not exceed a density of up to three dwelling units per acre. This determination is based primarily upon the topographic conditions and unstable slope characteristics of the area.

22. The proposed development is generally consistent with the Kirkland Subdivision Ordinance No. 2178 with the following sections noted for the applicant's benefit:

a. The use of water retention basins to minimize runoff or soil erosion potential may be required. (Section 2.5.6)

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Findings, Continued:

- G. 22. b. The applicant will be required to make an appropriate deposit into the "Fee in lieu of open space" account of the Park and Municipal Facilities Cumulative Reserve Fund. (Section 2.5.9)
- c. All dead-end streets shall terminate in an appropriate turn around design having a minimum right-of-way diameter of 90 feet, unless the Planning Commission approves a "T" or "Y" shaped paved space in place of a turning circle. (Section 2.11.3)
- d. Provisions shall be made for sidewalks and pedestrian ways within the plat. (Section 2.11.9)
- e. All required utilities shall be undergrounded to current serving utilities specifications. (Section 2.12.3)

CONCLUSIONS:

A. SUMMARY OF THE PROPOSED ACTION:

1. This application is generally consistent with the Kirkland Subdivision Ordinance and the Kirkland Zoning Ordinance as indicated in the sections to follow.

B. HISTORICAL BACKGROUND: (No relevant conclusions)

C. GOVERNMENTAL COORDINATION:

2. Kirkland Building Department. The applicant should renumber the interior streets per Building Department request.
3. Kirkland Fire Department. The installation of fire hydrants should take place according to City Ordinance.
4. Kirkland Parks Department. The applicant should be required to retain as much existing vegetation as possible along the southern edge of the proposed plat. However, due to the developed nature of Dogwood Lane, it would be difficult to obtain a pedestrian easement from this plat to NE 103rd Place. Therefore we will not require the applicant to pursue such an easement.
5. Public Service Department. The applicant should improve surrounding and interior streets as required by the Public Service Department. The applicant should be required to meet with the Public Service Department to fully discuss all improvements relating to streets, water, sewer, and storm drainage improvements for the proposed plat.

Conclusions, continued:

D. EXISTING PHYSICAL CHARACTERISTICS:

6. Topography. The Soils Report submitted with this application indicates some evidence of minor surficial soil movement on portions of the subject property. However, the report concludes that, should development recommendations included in the Soils Report be followed, adequate development on this plat would be achieved. In development of this plat, the builder should be required to follow all recommendations included in the Soils Report submitted with this application.
7. Soils/Geology. Should the recommendations included in the Soils Report dated August 4, 1977, and conducted by Cascade Testing Laboratories, Inc. be followed with development of this plat, there would appear to be no major soil or geologic constraints with such development.
8. Vegetation. A tree cutting plan should be provided to the Department of Community Development pursuant to the Land Surface Modification Ordinance O-2193 of all trees six inches in caliper or greater. Further, the applicant should retain to the maximum extent possible vegetation along the southern property line of this plat.

E. PUBLIC UTILITIES

9. The applicants are proposing to grade NE 104th Street so that the final slope of this street will range from 8 to 19%. The portion of NE 104th Street serving 112th Place NE will not exceed a 16% slope. All interior streets for this plat will be private roadways, and will not exceed a slope of 15%. All private roads, easements, and other developed rights-of-way will be required to be upgraded to minimum City specifications.
10. Pedestrian Ways. Sidewalks should be required with associated street improvements along both sides of NE 104th Street, where this plat abuts said street. Further, sidewalks should be required along one side of 112th Place NE, 113th Place NE, and NE 104th Place. All sidewalks within this plat and along NE 104th Street shall consist of a five foot wide concrete section.

Conclusions, Continued:

E. 11. Sanitary Sewers. These utilities shall be required to serve the proposed development. Due to the topography of this neighborhood, it may be necessary for the developer to connect to the Metro line which runs along the Burlington Northern right-of-way to the west.

12. Subsequent to approval of this preliminary plat, and prior to construction of any improvements or developments whatsoever within this proposed plat, the applicant should be required to submit and receive approval from the Department of Public Services an engineering design and calculations for storm water runoff. The system shall be designed for a ten year storm, and shall include methods of handling said storm water runoff during construction and after proposed development. The system shall assure that the quantity and velocity of water leaving the site post-development shall not exceed pre-development levels. The retention pond indicated on the proposed plat has not been approved as a part of the storm water retention facility.

F. NEIGHBORHOOD CHARACTERISTICS:

13. Zoning/Land Use. The proposed subdivision appears to be consistent with surrounding development, as well as development anticipated by the Land Use Policies Plan for this general area.

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

14. The applicant should be required to provide calculations and design drawings which will minimize soil erosion potential.

15. The applicant shall be required to provide 10% of the assessed valuation of the entire subdivision, or \$200 per newly created lot, into the "fee in lieu of open space" account of the Park and Municipal Facilities Cumulative Reserve Fund.

16. All proposed dedicated rights-of-way shall be constructed to minimum City standards, whereas all private access easements shall be constructed to the specifications of the Public Service Department and Department of Fire Services.

17. Five foot wide concrete sidewalks should be required along both sides of NE 104th Street, and along one side of 112th Place NE, 113th Place NE, and NE 104th Place.

18. All required utilities should be undergrounded.

19. The following restrictions should be placed on the final plat linen:

a. Lot 17 shall have access only to NE 104th Place.

b. Lots 3 and 9 shall have access only to 112th Place NE.

c. Lots 10 and 16 shall have access only to 113th Place NE.

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RECOMMENDATIONS:

Subject to the foregoing Findings, Conclusions and Exhibits "A" through "C", we hereby recommend approval of this Preliminary Plat of Juanita View subject to the following conditions:

1. Subsequent to the approval of this Preliminary Plat and prior to construction of any improvements or developments whatsoever within this proposed plat, the applicant shall submit to and receive approval from the Department of Public Service an engineering design and calculations for storm water runoff. Said system shall be designed for a minimum of a ten year storm, and shall include methods for handling storm water runoff during construction and after proposed development. The system shall assure that the quantity and velocity of water leaving the site post-development shall not exceed pre-development levels. The retention pond indicated on the proposed plat has not been approved as a part of the storm water retention facility.
2. Prior to final plat review, the applicant shall be required to provide 10% of the assessed valuation of the entire subdivision, or \$200 per lot, whichever is greater, into the "fee in lieu of open space" account of the Park and Municipal Facilities Cumulative Reserve Fund.
3. All utilities shall be undergrounded.
4. A tree retention plan shall be provided as required by Ordinance 0-2193.
5. The applicant shall retain to the maximum extent possible existing vegetation along the southern property line of the proposed plat.
6. In development of this plat, all recommendations included in the Soils Report submitted with this application, conducted by Cascade Testing Laboratories, Inc. and dated August 4, 1977, shall be strictly adhered to.
7. The following shall be noted on the face of the plat linen.
 - a. Lot 17 shall have access only to NE 104th Place
 - b. Lots 3 and 9 shall have access only to 112th Place NE.
 - c. Lots 10 and 16 shall have access only to 113th Place NE.
8. The applicant shall be required to meet with the Department of Public Services to agree on detailed designs for street, sanitary sewer, and domestic water improvements.
9. The applicant shall improve the surrounding streets as follows:
 - a. All interior, private streets shall be paved to a width of 20 feet, and shall be provided with curb and gutter improvements.

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Recommendations, Continued:

- b. Where the south section of this plat abuts NE 104th Street, the applicant shall install a 16 foot wide asphalt strip south of center line, along with curb and gutter improvements. In addition, where the north section of this plat abuts NE 104th Street, an additional 16 feet of asphalt shall be installed north of centerline, along with curb and gutter improvements.
 - c. Where this plat abuts 111th Avenue NE, the applicant shall provide a 16 foot wide strip of asphalt lying east of center line, along with an open ditch drainage system. These improvements shall be extended southward to connect with existing street improvements.
10. The streets indicated on the plat shall be redesignated per the Kirkland Building Department recommendations.
 11. The applicant shall install a 5 foot wide concrete sidewalk on both sides of NE 104th Street, where this plat abuts said street. Additionally, the applicant shall install 5 foot wide concrete sidewalks on one side of NE 104th Place, 112th Place NE, and 113th Place NE.
 12. Prior to final plat review, the applicant shall post a bond in an amount determined by the Public Service Department for the completion of any unfinished physical improvements which are required for this plat.