

RESOLUTION NO. R- 2498

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KIRKLAND APPROVING THE PRELIMINARY PLAT OF JUANITA BAY VIEW AS APPLIED FOR BY CAMBRIAN DEVELOPMENTS, BEING DEPARTMENT OF COMMUNITY DEVELOPMENT FILE NO. SUB-77-99(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 Cambrian Developments and said property as legally described in the application is within an RS 7200 zone, and

WHEREAS, the application has been submitted to the Kirkland Planning Commission who held public hearing thereon at their regular meeting of January 26, 1978, 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 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 recommendations,

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-77-99(P) are hereby adopted by the Kirkland City Council as though fully set forth herein.

Section 2. The Preliminary Plat of Juanita Bay 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:

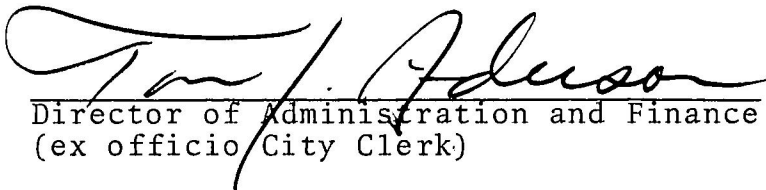
- a. Applicant
- b. Department of Community Development for the City of Kirkland
- c. Building Department for the City of Kirkland
- d. Fire Department for the City of Kirkland
- e. Police Department for the City of Kirkland
- f. Public Service Department for the City of Kirkland
- g. Office of the Director of Administration and Finance (ex officio City Clerk) of the City of Kirkland

ADOPTED in regular meeting of the Kirkland City Council on the 6th day of February , 1978.



Mayor

ATTEST:



Director of Administration and Finance
(ex officio City Clerk)

STATEMENTS OF FACT:

A. SUMMARY OF THE PROPOSED ACTION:

1. This is an application for Preliminary Plat approval of "Juanita Bay View". Subject property is located on the southeast corner of 2nd Street and 20th Avenue. (Exhibit "B" - Vicinity Map).
2. The applicant proposes to create 10 lots from approximately 2.15 acres in an RS 7200 zone. (Exhibit "C" - Proposed Plot Plan).
3. The subject property is located in an Environmentally Sensitive Area: Potentially Unstable Slope. The applicant submitted an Environmental Checklist, which received a Final Declaration of Non-Significance from the Responsible Official on December 13, 1977.
4. The applicant has submitted a plan showing the proposed location of the houses to be constructed on the plat, indicating the anticipated setbacks and distances between houses. (Exhibit "D" - Proposed Building Locations).

B. HISTORICAL BACKGROUND: (Not applicable)

C. GOVERNMENTAL COORDINATION:

5. Kirkland Building Department. The Building Department has indicated that the road proposed to serve this plat be relabeled from NE 103rd Place to 19th Place.
6. Kirkland Department of Public Services. The Public Services Department has indicated that the following improvements should be made with development of this plat:
 - a. The interior streets should be paved to a width of 20 feet with curb and gutter on either side, and a 5-foot wide concrete sidewalk along the south side of the road.
 - b. The portion of 2nd Street lying between the northern extent of 19th Place and the southern property line of the subject property should be developed to a half-street, consisting of 16 feet of asphalt, and curb, gutter, and sidewalk improvements.
 - c. That portion of 2nd Street lying between the northern most extent of the intersection of 2nd Street and 19th Place and the northern property line should be graded and graveled to a width of 12 feet, in order to allow the City access to the sewer line which will be installed along 20th Avenue.
 - d. That portion of 2nd Street lying between the southern property line of the subject property and 19th Avenue should be asphalted to a width of 12-feet.

Statements of Fact, Continued

- C. 6. e. All improvements identified in letters (b), (c), and (d) shall be located to the east of the center line of 2nd Street.
- f. The 10-foot sewer easement which has been proposed by the applicant to be located between lots 8 and 9 should be re-located further to the east, so that it will be between proposed lots 7 and 8.

D. EXISTING PHYSICAL CHARACTERISTICS:

7. The subject property rises from the northwest corner to the southeast corner at a slope of approximately 14%.
8. Soils/Geology. The applicant has submitted a soils report from Rittenhouse, Zeman, and Associates dated January 19, 1978 (Exhibit "E" - Soils Report). The subject property appears to be within an Indianola Loamy Fine Sand (InC) soils classification. Local geologic mapping indicates the subject property to be within a Younger Sand (Qys) unit.
9. Vegetation. The subject property is fairly well wooded with Alder trees, with a few Evergreen trees mixed in.
10. Hydrology. There are two small springs/drainage channels located on the subject property.

E. PUBLIC UTILITIES:

11. Streets. The subject property fronts on two streets, 2nd Street and 20th Avenue. 2nd Street contains a 60-foot wide right-of-way, while 20th Avenue contains a 30-foot wide right-of-way. Neither street is open where adjacent to the subject property.
12. Access. The applicant is proposing to serve all 10 lots with a dead-end street, terminating in a "T" turn-around. This street would connect to 2nd Street, with vehicles leaving the neighborhood via 19th Avenue.
13. Pedestrian Ways. There are no existing sidewalks in this area.
14. Domestic Water. There are no existing water lines serving the subject property.
15. Sanitary Sewer. There are no existing sewer lines serving the subject property. The properties to the east of the site are served by septic tanks, of which some drain fields may be located on the subject property.
16. Storm Sewer. There are no storm sewer systems to serve the subject property.

F. NEIGHBORHOOD CHARACTERISTICS:

17. Zoning. The subject property is zoned Single Family Residential (RS 7200), as are all properties to the east, west, and south.

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Statements of Fact, Continued

- F. 17. To the north of the subject property is Single Family Residential (RS 35000) zoning.
18. Land Use. The subject property is presently undeveloped. Properties to the east of the site, along 3rd Street, have been developed for residential use. There is one existing residence to the south of the subject property, and vacant lands to the north. To the west of the site is one single family residence, two residences presently under construction, with the remaining parcels vacant.
19. Parks/Recreation Areas. There are no publicly owned parks within one-quarter mile of the subject property. The nearest open space used by the public is the Juanita Golf Course, located approximately 1200 feet to the northwest of the subject property.

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

20. The proposed subdivision is required to be consistent with the Kirkland Zoning Ordinance No. 2183, and the Kirkland Subdivision Ordinance No. 2178. The following sections of the Subdivision Ordinance are noted here 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 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)
 - 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 appears a "T" or "Y" shaped paved space in place of a turning circle. (Section 2.11.3)
 - Provisions shall be made for sidewalks and pedestrian ways within the plat. (Section 2.11.9)
 - All required utilities shall be undergrounded to current serving utilities specifications. (Section 2.12.3)

CONCLUSIONS:

A. SUMMARY OF THE PROPOSED ACTION:

1. The Department of Community Development feels that the proposed subdivision, in its present configuration, does not satisfy the intent of the Kirkland Subdivision Ordinance. As proposed, the plat would include a number of long, narrow lots to the south and east of 19th Place, causing residences to be located very close together. Although each proposed lot contains at least 7200 square feet, the plat appears to be overcrowded, and would not appear to provide a very desirable living environment. Therefore,

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Conclusions, Continued

- A. 1. It is our recommendation that lots 1 through 6 be reaggregated into 5 lots, for a total of 9 lots in this subdivision. Such a reduction in the lots proposed would allow each yard more space, more distance from neighboring residences, and a somewhat less-crowded feeling for the entire plat. (Exhibit "F" - Staff Proposal)
- B. HISTORICAL BACKGROUND: (Not applicable)
- C. GOVERNMENTAL COORDINATION:
2. Kirkland Building Department. The street identified by the applicant as "103rd Place" should be re-identified as "19th Place".
3. Kirkland Department of Public Services. The recommendations of this Department should be met by the applicant.
- D. EXISTING PHYSICAL CHARACTERISTICS:
4. Topography/Soils/Geology. Based upon the Soils Report submitted by the applicant for this plat, these site characteristics would not appear to pose constraints to the Planning Commission for reaching either a positive or negative decision on this application. However, the recommendations of the Soils Report should be followed when this plat is developed.
5. Vegetation: The applicant should be required to maintain existing mature vegetation wherever possible with the development of this plat. Particular areas of concern are along the southern and eastern property lines. Prior to final review of this plat, the applicant should submit a tree cutting/retention plan, indicating which of those trees of 6-inches or greater in caliper will remain and which will be deleted.
6. Hydrology. The two springs existing on the subject property will need to be intercepted by drains, when development of this plat occurs. The King County Health Department should be contacted to ensure that there are no health hazards associated with the water on this site.
- E. PUBLIC UTILITIES:
7. Streets. The applicant should be required to make the following improvements to 2nd Street:
- a. The portion of 2nd Street lying between the northern most extent of the intersection of 19th Place and 2nd Street and the southern property line of the subject property should be developed as a half-street, with 16-feet of asphalt, curb and gutter improvements.
- b. The portion of 2nd Street lying between the northern most extent of the intersection of 2nd Street and 19th Place and the north property line of the subject property should be graded and graveled to a width of 12 feet.
- c. The portion of 2nd Street lying between the southern property line of the subject property and 19th Avenue should be

Conclusions, Continued

- E. 7. c. asphalted to a 12-foot width.
- d. All improvements identified in letters (a), (b), and (c) above shall be located to the east of the center line of 2nd Street.
8. Access. 19th Place should be developed to a 20-foot width, with curb and gutter improvements entirely surrounding the street. Further, a 5-foot wide concrete sidewalk should be installed along the south and east side of 19th Place, extending from the southwest corner of proposed lot 1 to the common property line of lots 6 and 7 (as these lots are identified in Exhibit "F" - Staff Proposal).
9. Pedestrian Ways. No additional pedestrian ways are recommended in addition to that already identified in Conclusion 8 above.
10. Domestic Water. Water for domestic and fire protection use will need to be extended to serve the proposed plat, at the applicant's expense, in accordance with the Public Service Department's water program.
11. Sanitary Sewer. Sewers will have to be extended to serve the proposed plat, at the applicant's expense. The proposed sewer easement from 20th Avenue should be relocated to the east, to span the common property line of lots 6 and 7 (as these lots are identified in Exhibit "F" - Staff Proposal).
12. Storm Sewer. Prior to the public hearing for Final Plat approval, the applicant should be required to submit for review and approval engineering calculations and plans for the storm water run-off and drainage system to the Department of Public Services and the Department of Community Development. The systems should be designed so that the water leaving the site from a storm having an intensity equal to or less than a ten year storm will not have lesser quality or greater quantity than that which currently leaves the site under identical storm conditions.

F. NEIGHBORHOOD CHARACTERISTICS:

13. Zoning. The proposed plat is consistent with the zoning of the neighborhood.
14. Land Use. As previously indicated, the Department of Community Development feels that the plat, as presently proposed, would result in overcrowded conditions, and an undesirable living environment. In order to create a more desirable use of this land, one parcel should be deleted, and proposed lots 1 through 6 should be re-aggregated into 5 lots.
15. Parks/Recreation Areas. The Land Use Policies Plan does not indicate public acquisition of any part of the subject property for park areas.

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Conclusions, Continued

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

16. The applicant should be required to provide calculations and design drawings which will minimize soil erosion potential.
17. The applicant shall be required to provide 10% of the assessed valuation of the entire subdivision, or \$200 per newly created lot, whichever is greater, into the "fee in lieu of open space" account of the Park and Municipal Facilities Cumulative Reserve Fund, prior to Final Plat review.
18. The applicant should be required to redesign 19th Place with a cul-de-sac improvement, rather than the presently proposed "T" turn-around. Such an improvement will provide for greater traffic maneuverability, as well as lending a more open feeling to the plat and be designed to City standards.
19. Provisions should be made for sidewalks within the plat.
20. All required utilities should be undergrounded to current serving utilities specifications.

RECOMMENDATIONS:

Subject to the foregoing Statements of Fact, Conclusions, and Exhibits "A" through "G", we hereby recommend approval of this Preliminary Plat, subject to the following conditions:

1. Proposed lots 1 through 6 shall be re-aggregated into 5 lots, resulting in a configuration generally consistent with that indicated in Exhibit "F" - Staff Proposal.
2. NE 103rd Place shall be re-identified as "19th Place".
3. With the development of this plat, the following improvements shall be made to 2nd Street:
 - a. That portion of 2nd Street lying between the northernly extent of the intersection of 19th Place and 2nd Street and the southern property line shall be developed into a half-street, to include 16 feet of asphalt, and curb and gutter improvements.
 - b. That portion of 2nd Street lying between the northernly extent of the intersection of 2nd Street and 19th Place and the north property line of the subject property shall be graded and graveled to a 12-foot width.
 - c. That portion of 2nd Street lying between the south property line of the subject property and 19th Avenue shall be asphalted to a 12-foot width.
 - d. All improvements identified in (a), (b), and (c) above shall be placed to the east of center line on 2nd Street.

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Recommendations, Continued

4. 19th Place shall be developed to 20 feet in width, and shall be surrounded by curb and gutter improvements.
5. A 5-foot wide concrete sidewalk shall be installed along the south and east side of 19th Place, extending from the southwest corner of lot 1 to the common property line of lots 6 and 7 (as these lots are identified in Exhibit "F" - Staff Proposal).
6. Prior to Final Plat review, all required improvements shall be either physically installed, or bonded with the City. The amount of such bond shall be determined by the Director of the Public Service Department, or his designated official.
7. The applicant shall maintain existing vegetation to the maximum extent possible. Prior to final plat review, the applicant shall submit to the City a tree cutting/retention plan, indicating which trees of 6-inches or greater in caliper will remain, and which will be deleted. Particular emphasis shall be given to maintaining that vegetation along the south and east property lines.
8. Prior to Final Plat review, the applicant shall do grading only within City rights-of-way and utility easements. No grading shall be allowed to occur on the individual lot, until building permits are issued for those lots.
9. The applicant shall follow the design recommendations included in the Soils Report prepared by Rittenhouse, Zeman, and Associates for this development, dated January 19, 1978.
10. Prior to Final Plat review, the applicant shall submit to the Department of Community Development an amount of money equal to 10% of the assessed valuation of the subject property, or \$200 per newly created lot, whichever is greater, for deposit in the "fee in lieu of open space" account of the Park and Municipal Facilities Cumulative Reserve Fund.
11. Prior to Final Plat review, the applicant shall submit to the Department of Public Services a plan to minimize runoff or soil erosion during construction of this plat. The developer shall incorporate erosion control measures such as those included in "On Site Surface Water Management" prepared by the King County Planning Division in March, 1977.
12. All required utilities shall be undergrounded to current serving utilities specifications.
13. Prior to the public hearing for Final Plat approval, the applicant shall submit for review and approval engineering calculations and plans for the storm water runoff and drainage system to the Department of Public Services and Department of Community Development. The systems should be designed so that the water leaving the site from a storm having an intensity equal to or less than a 10-year storm will not have lesser quality or greater quantity than that which currently leaves the site under identical storm conditions. R-2498

Recommendations, Continued

14. All lots shall have access only from 19th Place. Wording to this affect shall appear on the face of the plat linen.
15. The City shall contact the King County Health Department to ensure that the drainage/springs located on the subject property will not pose a health hazard to those who will occupy the site. If necessary, the developer shall incorporate measures to mitigate any existing health hazards related to drainage on this site.