

RESOLUTION NO. R- 2540

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KIRKLAND APPROVING THE PRELIMINARY PLAT OF JUANITA HEIGHTS DIVISION NO. 3 AS APPLIED FOR BY JOHN K. AND WHASIL OH, BEING DEPARTMENT OF COMMUNITY DEVELOPMENT FILE NO. P-SUB-78-22(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 John K. and Whasil Oh and said property as legally described in the application is within an RS 8500 zone, and

WHEREAS, the application has been submitted to the Kirkland Planning Commission who held public hearing thereon at their regular meeting of June 29, 1978, and

WHEREAS, pursuant to City of Kirkland Ordinance No. O-2319 concerning environmental policy and the State Environmental Policy Act, an environmental checklist 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 checklist and declaration have been available and accompanied the application throughout the entire review process, and

WHEREAS, Kirkland Planning Commission, after public hearing and consideration of the recommendations of the Department of Community Development, did adopt certain Statements of Fact, 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 Statements of Fact, Conclusions and Recommendations of the Kirkland Planning Commission as signed by the Chairperson thereof and filed in the Department of Community Development File No. P-SUB-78-22(P) are hereby adopted by the Kirkland City Council as though fully set forth herein.

Section 2. The Preliminary Plat of Juanita Heights Division No. 3 is hereby given approval, subject to the conditions set forth in the Statements of Fact, 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.

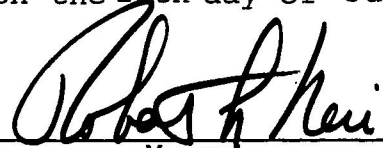
Section 4. Nothing in this Resolution shall be construed as excusing the applicant from compliance with all federal, state or local statutes, ordinances or regulations applicable to this project, other than as expressly set forth herein.

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 and Fire Department of the City of Kirkland
- (d) Parks 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

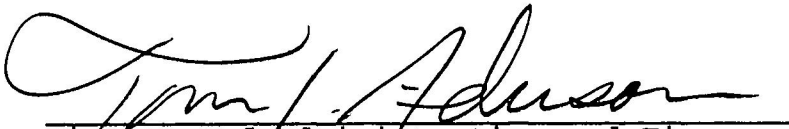
ADOPTED in regular meeting of the Kirkland City Council on the 10th day of July , 1978.

SIGNED IN AUTHENTICATION THEREOF on the 10th day of July , 1978.



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 June 29, 1978
ADOPTED BY _____ DATE _____

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

RESOLUTION _____ ORDINANCE _____
NUMBER _____
DATE _____

FILE NUMBER P-SUB-78-22 (P)
APPLICANT JOHN K. AND WHASIL OH
PROPERTY LOCATION 108th Ave. NE , betw. NE 112th & NE 116th Streets
SUBJECT PRELIMINARY SUBDIVISION OF ELEVEN RESIDENTIAL UNITS
HEARING/MEETING DATE July 10, 1978
BEFORE KIRKLAND CITY COUNCIL

EXHIBITS ATTACHED "A" Application "B" Vicinity Map "C" Site Plan
"D" Existing Trees "E" Environmental Information

STATEMENTS OF FACT:

A. SUMMARY OF THE PROPOSED ACTION:

1. This is a request for a Preliminary Subdivision submitted by John and Whasil Oh. The proposed subdivision would divide a 2.87 acre parcel into 11 residential lots. One lot is less than 8500 square feet (Lot 9) having approximately 8,340 square feet. The remaining 10 lots are above 8500 square feet in area each and vary in area between approximately 8500 square feet and, in the case of Lot A, approximately 11,600 square feet. The applicant proposes a "double cul-de-sac" design of right-of-way with an island in the center. This island is intended to preserve a stand of large coniferous trees. The applicant proposes a sidewalk to be located on both sides of the proposed right-of-way.
2. The subject property is located on 108th Ave. N.E., between N.E. 112th and N.E. 116th.

B. HISTORICAL BACKGROUND: (Not applicable)

C. EXISTING PHYSICAL CHARACTERISTICS:

3. Topography. The subject property slopes down gently from northeast to southwest.
4. Soils/Geology. The subject property is located in an area which contains soils classified as Alderwood Gravelly Sandy Loam.
5. Vegetation. The Land Use Policies Plan indicates that this property is a significant woodland. Numerous large trees cover the site, including cedar, fir, maple, and dogwood.

D. PUBLIC UTILITIES:

6. Streets. The subject property fronts on 108th Ave. N.E. 108th Ave. N.E. is a 60 foot right-of-way which is improved with approximately 24 feet of asphalt paving.
7. Water/Sewer. Within the right-of-way of 108th Ave. N.E., there currently exists an 8" sewer line and a 6" water line. Also, to the southwest of the subject property, within the right-of-way of 106th Ave. N.E., there currently exists an 8" sewer line and a 2" water line.

6/29/78

6/20/78 bk

Statements of Fact, Cont'd

E. NEIGHBORHOOD CHARACTERISTICS:

8. Zoning. The subject property is zoned Residential Single Family 8500 square feet minimum lot area as are all properties immediately surrounding the subject property.
9. Land Use. A variety of single family houses surround the property on all sides. The subject property itself currently contains a single family house.

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

10. The Land Use Policies Plan designates the subject property as being part of a "significant woodland".
11. The Land Use Policies Plan designates the subject property for single family use at a density of five dwelling units per acre (RS 8500).

G. GOVERNMENTAL COORDINATION:

12. Public Service Department.

Sanitary Sewer: "Easements to west and south constructed by developer."

Domestic Water: "By developer."

Storm Water: "Retention system required (Public Service Department approval)."

Right-of-way Improvements: "Provide street name signs - thirty-two foot improvements, check material in island before paving."

13. Parks Department.

Pedestrian Improvements: "Sidewalk on 108th Ave. N.E. should be considered."

14. Building Department.

Relevant Building Code Requirements: "Fire Zone 3"

Other: "Sidewalks?; This development will require address changes in the area."

Statements of Fact, Cont'd

G. 15. Police Department.

Adequacy of Emergency Access : "O.K."

Other Public Safety Concerns: "What is size of the "planters" shown in the roadways? These may present parking problem."

16. Fire Department.

Adequacy of Emergency Access: "No parking to be permitted on ingress street. Shall be posted accordingly."

Fire Hydrants: "One hydrant required on N.E. 114th Place."

Adequacy of Fire Flow: "O.K."

CONCLUSIONS:

A. SUMMARY OF THE PROPOSED ACTION:

1. This application for a Preliminary Subdivision is generally consistent with the Kirkland Zoning Ordinance, the Kirkland Subdivision Ordinance, and the Land Use Policies Plan.

B. HISTORICAL BACKGROUND: (No relevant conclusions)

C. EXISTING PHYSICAL CHARACTERISTICS:

2. Topography/Soils/Geology. These factors should not constrain the Kirkland Planning Commission from reaching either a negative or positive decision on this application.
3. Vegetation. The applicant has adequately taken account of and minimized the removal of the vegetation on the subject property. The applicant has located the proposed right-of-way of 114th Place in such a manner as to minimize the removal of significant vegetation. The applicant should connect the two proposed vegetation islands into one island.

D. PUBLIC UTILITIES:

4. Streets. The applicant should provide 16 feet of asphalt paving within the right-of-way of 108th Ave. N.E. west of the centerline. West of the paving the applicant should provide curb and gutter and a five foot wide concrete sidewalk. Within the proposed right-of-way of N.E. 114th Place, the applicant should provide curb, gutter, and a five foot wide concrete sidewalk on both sides of the proposed right-of-way as shown in the applicant's preliminary plat map. At the east end of the proposed N.E. 114th Place right-of-way, the

Conclusions, Cont'd

D. 4. (Cont'd)

improvements, including the curb and gutter on both sides of the paving should total thirty-two feet in width. On either side of the proposed island in the middle of the N.E. 114th Place right-of-way, the paving width should be a minimum of sixteen feet. "No parking - Fire Lane" signs should be placed on either side of the proposed island to insure that emergency vehicles will have the necessary clearance. The location of these signs should be approved by the Fire Department prior to the issuance of any Building Permit on the subject property.

5. Water/Sewer. These factors should not constrain the Kirkland Planning Commission from reaching either a positive or a negative decision on this application.

E. NEIGHBORHOOD CHARACTERISTICS:

6. This application for a Preliminary Subdivision is consistent with the zoning and land use in the area.

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

7. Prior to Final Plat review, the applicant should be required to provide utility drawings.
8. Prior to approval of the Final Plat by the City Council, the proponent will 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 as stipulated by Section 2.5.9 of the Subdivision Ordinance. Before this item will be scheduled for Formal Subdivision hearing, the applicant needs to submit the assessed valuation defined as the greater of : "(i) the assessed value as determined by the King County Assessor for general tax purposes for the year during which the subdivision plat is recorded, or (ii) the most recent taxable sale price of the property being subdivided according to the 1% real estate excise tax records for King County." (2.5.9(b), Subdivision Ordinance).
9. All required utilities should be undergrounded according to the current serving utilities' specifications.
10. Prior to the issuance of each Building Permit on the subject property, a tree retention plan showing all trees over 6" in caliper which will be cut and which will remain should be submitted with each lot. Consistent with other zoning requirements, the houses should be placed on each lot in such a manner as to minimize the number of trees which will be removed.

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RECOMMENDATIONS:

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

1. The applicant shall provide the following right-of-way improvements:
Within the right-of-way of 108th Ave. N.E., where that right-of-way abuts the subject property, the applicant shall provide 16 feet of asphalt paving, curb, gutter, and a 5 foot wide concrete sidewalk. The above shall be placed west of the centerline of the right-of-way. Within the right-of-way of N.E. 114th Place in the eastern portion of that right-of-way, the applicant shall provide asphalt paving and curb and gutter on both sides of the paving. The total width of these improvements shall be 32 feet. The applicant shall provide at least 16 feet of asphalt paving on either side of the proposed island in the middle of the N.E. 114th Place right-of-way. Curb and gutter shall be provided on both sides of all paved areas within the N.E. 114th Place right-of-way. In addition to the above, a five foot wide concrete sidewalk shall be provided where such an improvement is shown on the applicant's proposed Preliminary Plat, Exhibit "C".
2. The applicant shall provide "NO PARKING - FIRE LANE" signs on either side of the island in the middle of the N.E. 114th Place right-of-way. The location and design of these signs shall be approved by the Fire Department, and the signs must be in place prior to the issuance of any Building Permit.
3. The applicant shall be required to provide the assessed valuation of his proposed subdivision as defined in Section 2.5.9(b) of the Subdivision Ordinance prior to Final Plat review.
4. All required utilities shall be undergrounded according to the current specifications of the serving utilities.
5. Prior to the issuance of any Building Permit the applicant shall be required to provide a tree retention plan for each lot. Such tree retention plan shall show all trees over 6" in caliper which will be cut and which will remain. Consistent with other zoning requirements, structures shall be located on each lot in such a manner as to minimize the necessary removal of significant vegetation.
6. The two proposed vegetation islands in the middle of the N.E. 114th Place right-of-way shall be united into one island.
7. Prior to putting in any public improvements or prior to Final Plat review, whichever comes first in time, the applicant shall submit utility and storm retention and drainage systems drawings for the proposed plat.
8. Access to the lots in this subdivision shall be from N.E. 114th Place only.