

RESOLUTION NO. R- 2564

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KIRKLAND APPROVING THE FINAL PLAT OF JUANITA BAY VIEW BEING DEPARTMENT OF COMMUNITY DEVELOPMENT FILE NO. F-SUB-78-47(P) AND SETTING FORTH CONDITIONS TO WHICH SUCH FINAL PLAT SHALL BE SUBJECT.

WHEREAS, a Preliminary Plat of Juanita Bay View was approved by Resolution No. R-2498, and

WHEREAS, the Department of Community Development has received an application for a final plat, said application having been made by Ron Stewart/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 October 12, 1978, and

WHEREAS, pursuant to City of Kirkland Ordinance No. 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, 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. F-SUB-78-47(P) are hereby adopted by the Kirkland City Council as though fully set forth herein.

Section 2. Approval of the final plat of Juanita Bay View 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 Service 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 and Fire Department for 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 20th day of November , 1978.

SIGNED IN AUTHENTICATION THEREOF on the 20th day of November 1978.

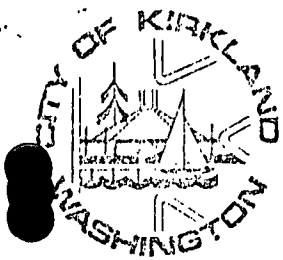


Mayor

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 October 12, 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 R-2564
DATE _____

FILE NUMBER F-SUB-78-47(P)
APPLICANT CAMBRIAN DEVELOPMENTS
PROPERTY LOCATION 2nd St. & 20th Ave. (southeast corner)
SUBJECT FINAL SUBDIVISION OF "JUANITA BAY VIEW"
HEARING/MEETING DATE November 6, 1978
BEFORE KIRKLAND CITY COUNCIL

EXHIBITS ATTACHED "A" Application "B" Vicinity Map "C" Site Plan "D" Notice of Approval "E" Plat Certificate

I. SUMMARY

A. DESCRIPTION OF THE PROPOSED ACTION:

1. This application, submitted by Cambrian Developments, is a request for Final Subdivision of property at the southeast corner of 2nd Street and 20th Avenue. Nine lots would be created from a 2.2 acre parcel in an RS 7200 zone. The project is known as Juanita Bay View.
2. Access will be obtained from 2nd Street, with a cul-de-sac to be known as 19th Place.

B. RECOMMENDATIONS:

Subject to the Statements of Fact, Conclusions and Exhibits "A" through "E" included herein, we recommend approval of this application for Formal Subdivision of Juanita Bay View with the following conditions:

1. The approved plat must show a 10 foot sewer easement between Lots 6 and 7, and a 20 foot natural vegetation buffer along the south and east property lines. Also, all lots must access onto 19th Place only.
2. A construction erosion prevention plan must be approved prior to issuance of any Building Permits.

II. MAJOR STATEMENTS OF FACT AND CONCLUSIONS

A. HISTORICAL BACKGROUND

1. Statements of Fact. The Preliminary Plat of Juanita Bay View was approved by Resolution R-2498 on February 6, 1978. The conditions attached to the plat can be found in Exhibit "D", Notice of Approval.
2. Conclusions. The applicant has satisfied all requirements of the Preliminary Plat approval or posted a bond for their completion.

B. GOVERNMENTAL COORDINATION:

1. Statements of Fact.
 - a. Kirkland Police Department. "Adequate access for police services."

- II. B. 1. b. Park Department. "Sidewalks should be installed at least on one side. Due to vegetation removal, street trees 30 feet on center should be planted on each side of the cul-de-sac."
- c. Building Department. "No relevant building code requirements for this proposal. The grading permit is still in effect."
- d. Fire Department. "The access 'as shown' is adequate for Fire Department vehicles. The fire hydrants shall be provided, and the specific location of the hydrants can be provided when a more comprehensive site plan is provided to the Fire Department. A water system shall be provided that will flow at the required hydrants a minimum fire flow of 1000 gallons per minute. The water system and fire hydrants shall be installed and fully operational before the framing stage of construction commences."
- e. Public Service Department. Those public service improvements not completed at time of final hearing must be bonded in full at a dollar value to be approved by the Department of Public Service.

2. Conclusions:

- a. The bond posted by the developer includes funds for the required hydrants and sidewalks. All improvements not complete will be covered by the bond at a dollar amount set by the Public Service Department.

C. EXISTING PHYSICAL CHARACTERISTICS:

1. Statements of Fact.

- a. Topography. The subject property rises from the northwest corner to the southeast corner at a slope of approximately 14%.
- b. Soils/Geology. The applicant submitted a soils report with the Preliminary Plat. The soils report found the subject property to be well suited to residential development. The soils classification for the property is Indianola Loamy Fine Sand (InC) and the local geographic mapping shows this property within the Younger Sand (Qys) unit.
- c. Vegetation. The site is fairly well wooded outside of the area cleared for the cul-de-sac. Alder predominates, with several Evergreen trees also standing on the site.

- II. C. 1. d. Hydrology. Two small springs/drainage channels are located on the property.
- 2. Conclusions.
 - a. Topography/soils/geology. So long as the recommendations of the soils engineers are followed, the topography and soils should pose no constraints to the approval of this application.
 - b. Hydrology. After contacting the King County Health Department, it is the conclusion of the Department of Community Development that the springs will not constitute a health problem.
 - c. Vegetation. The Preliminary Plat called for a tree retention plan with special attention to retaining vegetation along the south and east property lines. The applicant has proposed a twenty-foot natural vegetation buffer along the south and east property lines in addition to review of each individual lot prior to issuance of Building Permits.

D. PUBLIC UTILITIES

- 1. Statements of Fact.
 - a. Streets. The applicant was required to make the following street improvements with the plat:
 - (1) Half-street improvements for the portion of 2nd Street lying between the northernmost extent of the intersection of 19th Place and 2nd Street and southern property line of the subject property. Improvements consist of curb, gutter, and 16 feet of asphalt paving.
 - (2) Grade and gravel to a width of 12 feet for the portion of 2nd Street lying between the northernmost extent of the intersection of 2nd Street and 19th Place and the north property line of the property.
 - (3) Twelve feet of asphalt paving for the portion of 2nd Street lying between the southern property line and 19th Avenue.

All of the above are to be located east of the center line of 2nd Street.

- II. D. 1. b. Access. 19th Place is required to be 20 feet wide, with curb and gutter surrounding the street. A 5-foot concrete sidewalk is called for on the south and east side of 19th Place, from the southwest corner of Lot 1 to the common property line of Lots 6 and 7.
 - c. Domestic water. Water for domestic and fire protection use required an extension to the plat.
 - d. Sewer. Sanitary sewer had to be extended to serve this plat. A 10 foot sewer easement should be shown on the approved plat between Lots 6 and 7, as stated in the "Conclusions" section of the Preliminary Subdivision Report, File Nos SUB-77-99(P).
 - e. Storm Sewer. The storm sewer plans must 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. Engineering plans have been approved for all utilities and permanent storm drainage.
2. Conclusions.
 - a. To date, the applicant has graded 19th Place and installed water and sewer. Plans for utilities and storm drains were approved by the Department of Public Service.
 - b. A construction erosion plan must be approved before any Building Permit is issued.
 - c. All improvements not complete by time of final review are to be bonded in full prior to date of hearing.

E. NEIGHBORHOOD CHARACTERISTICS

1. Statements of Fact.
 - a. Zoning. The subject property is zoned Single Family Residential, with a minimum lot size of 7200 square feet. The surrounding area on all sides is also zoned RS 7200.

II. E. 1. b. Land Use. The surrounding area is a mixture of vacant land and single family residences.

2. Conclusions. The proposed plat is consistent with the present zoning and land use.

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

1. Statements of Fact.

a. This plat is required to conform to the regulations found in the Kirkland Subdivision Ordinance. The relevant sections of this Ordinance were incorporated into the Conditions of Approval for the approved Preliminary Plat.

2. Conclusions.

a. With the satisfaction of the Conditions of Approval, the applicant will be in conformance with the applicable portions of the Subdivision Ordinance.

III. APPENDICES

Exhibits "A" through "D" are attached.

339001.2

City of Kirkland
Department of Community Development.

APPLICATION FOR A FINAL SUBDIVISION

NOTE: Before preparing this application, please read information on cover page of this form.

Name of Applicant Ron Stewart Phone 822 9546

Company Name CAMBRIAN DEVELOPMENTS

Mailing Address 11803 Holmes Pt. Dr. City Kirkland Zip 98033

1) Briefly describe the nature of the proposed subdivision (include intended use and number of lots proposed):

Single family - Residential - Nine lots

Proposed name of subdivision: Juanita Bay View

Location of subdivision: Corner of 2nd St. & 20th Ave.

2) Existing zoning of property RS 7200

3) Initial size of property (unsubdivided): 95,832 SQ. FEET,
2.2 ACRES.

4) If one large lot, suitable for subdivision, remains, explain reason:

NO

The undersigned applicant(s) is(are) the owners of the property described as follows (legal description): Burke & Farrars Kirkland Addition, Division No.

27, Block 111, all of Lots 1 - 7 Western 75 feet of lots 18 - 24

EXHIBIT "A"
APPLICATION
F-SUB-78-47(P)
JUANITA BAY VIEW

Said property was acquired by the applicant(s) on March 6, 1978.

A F F I D A V I T

STATE OF WASHINGTON)
COUNTY OF KING)
CITY OF KIRKLAND)

CAMBRIAN DEVELOPMENTS, being duly sworn depose and say(s), that I (we) am(are) the owner(s) of the property involved in this application and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects true and correct to the best of my(our) knowledge and belief.

Ronald W Stewart
(owner)

General Partner
(owner)

Subscribed and sworn to before me this 7 day of April, 1978.

Holly Selberdorf
Notary Public in and for the
STATE OF WASHINGTON, residing at
Bellevue

Subdiv.
8/77