

RESOLUTION NO. R-2571

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KIRKLAND APPROVING THE FINAL PLAT OF SPIRITVIEW ESTATES, BEING DEPARTMENT OF COMMUNITY DEVELOPMENT FILE NO. F-SUB-78-57(H)(P) AND SETTING FORTH CONDITIONS TO WHICH SUCH FINAL PLAT SHALL BE SUBJECT.

WHEREAS, a Preliminary Plat of Spiritview Estates was approved by Resolution No. 2473, and

WHEREAS, the Department of Community Development has received an application for a Final Plat, said application having been made by Hebb and Narodick Construction Company, and said property as legally described in the application is within an RS 12.5 zone, and

WHEREAS, the application has been submitted to the Houghton Community Council and the Kirkland Planning Commission who held public hearings thereon at their regular meetings of October 3, 1978 and November 16, 1978, respectively, 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 Houghton Community Council and 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-78-57(H) are hereby adopted by the Kirkland City Council as though fully set forth herein.

Section 2. Approval of the Final Plat of Spiritview Estates is subject to the applicant's compliance with the conditions set forth in the Findings, 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 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 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.

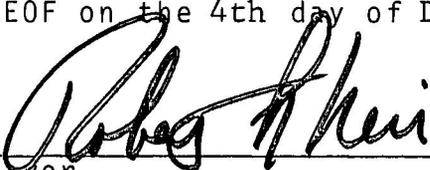
Section 5. Notwithstanding the recommendations heretofore given by the Houghton Community Council, the subject matter of this Resolution and the final plat approval herein authorized are, pursuant to Ordinance No. 2001, subject to the disapproval jurisdiction of the Houghton Community Council and this Resolution shall become effective only upon the approval of the Houghton Community Council or the failure of said Community Council to disapprove this Resolution within sixty days from the date of passage hereof.

Section 6. Certified or conformed copies of this Resolution shall be delivered to the following:

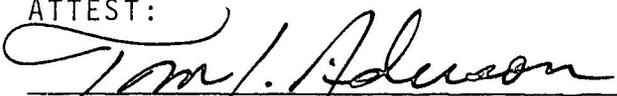
- (a) Applicant
- (b) Department of Community Development for the City of Kirkland
- (c) Fire and Building Department of the City of Kirkland
- (d) Parks Department of the City of Kirkland
- (e) Police Department of the City of Kirkland
- (f) Public Service Department of the City of Kirkland
- (g) Office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

ADOPTED in regular meeting of the Kirkland City Council on the 4th day of December , 1978.

SIGNED IN AUTHENTICATION THEREOF on the 4th day of December 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 November 16, 1978

___ 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 F-SUB-78-57(H)

APPLICANT HEBB & NARODICK CONSTRUCTION

PROPERTY LOCATION 102nd Ave. N.E. and N.E. 62nd Street

SUBJECT FINAL SUBDIVISION OF "SPIRITVIEW", a 10-lot residential subdivision

HEARING/MEETING DATE December 4, 1978

BEFORE KIRKLAND CITY COUNCIL

EXHIBITS ATTACHED "A" Application "B" Notice of Approval for Preliminary Subdivision
and Rezone "C" Plat - Part 1 "D" Plat - Part 2

I. SUMMARY

A. DESCRIPTION OF THE PROPOSAL:

1. This is an application for a Final Plat approval of "Spiritview Estates". The subject property is located on the northwest corner of the intersection of N.E. 62nd Street with the Burlington Northern railroad.
2. The applicant proposes to create ten single family residential lots from the total parcel of approximately 3.4 acres. The proposed parcels would range in size from approximately 8500 square feet to approximately 25,000 square feet.
3. On November 7, 1977, the Kirkland City Council approved the Preliminary Subdivision of "Spiritview Estates" and the Rezone of the subject property from RS 12,500 to RS 8,500.

B. RECOMMENDATIONS:

Subject to the Statements of Fact, Conclusions, and Exhibits "A" through "D" contained herein, we recommend approval of this applicant for a Final Subdivision of "Spiritview Estates" subject to the following conditions:

1. Prior to City Council review of the Final Subdivision, the application shall deposit into the "Fee-in-Lieu of Open Space" account of the Park and Municipal Facilities Cumulative Reserve Fund a sum of money equal to either 10% of the assessed valuation of the subject property or \$200 per lot, whichever is greater. In addition, prior to final approval of this plat by the Kirkland City Council, the applicant shall post a bond in an amount determined by the Public Service Department for completion of street, sidewalk, storm sewer, sanitary sewer, and water improvements.
2. The applicants shall indicate on the face of the plat linen, an open space green belt extending from the northwest corner of proposed Lot 6 to the southeast corner of proposed Lot 7. No clearing, building, or alteration shall be allowed to occur in this area, with one exception: "Tree topping may be proposed by the developer via an application for a Land Surface Modification Permit."
3. The creek running through the northeasterly portion of the plat shall remain in a natural condition. However, the applicant shall be required to remove all car bodies, barrels, etc., which are presently in the ravine, prior to Final Plat approval by the Kirkland City Council.

11/16/78
10/3/78
9/26/78 bk

R-2571

Recommendations, Cont'd

- B. 4. The applicant shall conform to the conditions contained within the Notice of Approval which is part of Resolutions R-2473 and R-2475.
5. When paving N.E. 62nd Street, the applicants shall also restore that portion of the roadway south of the centerline which was disrupted by the installation of the water line.

II. MAJOR STATEMENTS OF FACT AND CONCLUSIONS

A. GOVERNMENTAL COORDINATION:

1. Statements of Fact:

- a. Public Service Department. The sanitary sewer, domestic water, and storm water systems are installed. In the matter of right-of-way improvements, the curb and gutter are in but the paving is yet to be installed.
- b. Parks Department. Sidewalks should be placed on N.E. 62nd Street and at least one side of the cul-de-sac.
- c. Fire Department. Access, as shown, is adequate for emergency response. A fire hydrant will need to be installed on N.E. 62nd Street at approximately 102nd Place N.E. This hydrant shall be installed and fully operational prior to beginning of framing construction. Water mains and fire hydrants shall be capable of supplying minimum of 1,000 gallons per minute.
- d. Police Department. The adequacy of emergency access is adequate. Otherwise, there are no public safety concerns with this subdivision.
- e. Building Department. No comment.

2. Conclusions:

The applicants will be required to either complete the improvements or bond for that which remains undone prior to City Council review of the Final Plat.

B. EXISTING PHYSICAL CHARACTERISTICS:

1. Statements of Fact:

- a. Topography. There is a steep ravine on the northeast corner of the proposed plat. The slope of this ravine is approximately 50%. On the remainder of the eastern portion of the plat, slopes range from approximately 5 to 10 percent. On the western portion of the proposed plat, slopes range from approximately 10 to 15 percent.

11/16/78
10/3/78
9/26/78 bk

Existing Physical Characteristics, Cont'd

- II. B. 1. b. Hydrology. There is an existing creek in the bottom of the ravine located on the northeast portion of the site. There is a variety of debris located in and around the stream bed on the subject property, including a car body and some oil drums.
- c. Soils/Geology. A soils report has been submitted for the subject property and is part of the record pertaining to the Preliminary Subdivision.
- d. Vegetation. Vegetation on the subject property consists of a combination of maple, fir, and alder trees, as well as the normally associated undergrowth.

2. Conclusions:

The creek running through the northeasterly portion of the plat should remain in a natural condition. The applicant should remove all car bodies, barrels, etc. which are presently in the ravine, prior to final plat approval by City Council. In addition, the applicant should indicate on the face of the plat linen an open space green belt extending from the northwest corner of proposed Lot 6 to the southeast corner of proposed Lot 7. No clearing, building, or alteration should be allowed to occur in this area.

C. PUBLIC UTILITIES: (See Governmental Coordination above.)

D. NEIGHBORHOOD CHARACTERISTICS:

1. Statements of Fact:

- a. Zoning. Pursuant to the Rezone approved on November 7, 1977, the subject property is currently zoned Single Family Residential, 8500 square feet minimum lot size. Properties to the north and south of the subject property are zoned RS 12,500 square feet. To the east of the subject property across Lake Washington Boulevard are properties zoned RS 8500 square feet.
- b. Land Use. Aside from the improvements existing in the new right-of-way the subject property is currently vacant. Surrounding the subject property on all sides are a variety of residential dwellings.

2. Conclusions:

As concluded in the Preliminary Subdivision, this subdivision is consistent with the zoning and land use in the area.

11/16/78
10/3/78
9/26/78 bk

R-2571

II. E. LOCAL ZONING AND/OR LAND USE POLICIES AND PLANS:

1. Statements of Fact:

As a condition of the preliminary approval of this subdivision, the applicant was required to adjust a line between Lots 6 and 7.

2. Conclusions:

The applicant has revised the line between Lots 6 and 7 so as to define Lot 6 with more buildable area and consequently has met the terms of Recommendation 10 of the Preliminary Subdivision.

III. APPENDICES

Exhibits "A" through "D" are attached.