

RESOLUTION NO. R- 2573

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KIRKLAND APPROVING THE PRELIMINARY PLAT OF KIRKWOOD MANOR DIVISION NO. 2 AS APPLIED FOR BY SHERSTAD AND WILLIAMS, BEING DEPARTMENT OF COMMUNITY DEVELOPMENT FILE NO. P-SUB-78-62(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 Sherstad and Williams and said property as legally described in the application is within a RS 35000 zone, and

WHEREAS, the application has been submitted to the Kirkland Planning Commission who held public hearings thereon at their regular meeting of November 16, 1978, and

WHEREAS, pursuant to City of Kirkland Ordinance No. 0-2319 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 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. P-SUB-78-62(P) are hereby adopted by the Kirkland City Council as though fully set forth herein.

Section 2. The preliminary plat of Kirkwood Manor Div. No. 2 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) Fire and Building Department of the City of Kirkland
- (d) Parks Department of 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 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 P-SUB-78-62(P)

APPLICANT Sherstad and Williams, Inc. and Marvin Bjorklund

PROPERTY LOCATION 10032 116th Ave. N.E.

SUBJECT PRELIMINARY SUBDIVISION OF 27 single-family residential lots
"KIRKWOOD MANOR DIV. #2".

HEARING/MEETING DATE December 4, 1978

BEFORE KIRKLAND CITY COUNCIL

EXHIBITS ATTACHED "A" Application "B" Environmental Info. (Declaration, Memo, Checklist)

"C" Vicinity Map (Large Map, Page 3/3) "D" Proposed Plat (Large Map, Page 1/3)

"E" Proposed Road Grades (Large Map, Page 2/3) "F" Access from N.E. 100th Place (Letter and Map)

I. SUMMARY:

A. DESCRIPTION OF THE PROPOSAL:

1. This is an application for a preliminary formal subdivision of a 7.1 acre parcel into 27 lots. The subdivision will be known as Kirkwood Manor Division No. 2.
2. The proposed subdivision is located north of NE 100th Street, east of 116th Avenue NE, west of Interstate 405, and just south of the recently approved Kirkwood Manor subdivision.
3. All but three of the proposed lots will access from an internal road system to be extended southward from the existing 117th Place NE right-of-way within the Kirkwood Manor plat to the north of the subject property. The remaining three lots, two of which contain existing residences, will access from 116th Avenue NE. Proposed lot 11, while accessing from the internal road system, also contains a 30 foot wide western extension which fronts on 116th Avenue NE.
4. Four of the 27 proposed lots have an area less than 8500 square feet. Proposed lots 5, 8, and 26 would contain approximately 8400 square feet of land each, while proposed lot 13 would contain 7740 square feet of land.
5. Tract "A", located between lots 2 and 3, is proposed to provide pedestrian access between 117th Place NE and the City-owned parcel of property to the east of the subject property.

B. RECOMMENDATIONS:

Subject to the Statements of Fact, Conclusions and Exhibits "A" through "F" contained herein, we recommend approval of this application subject to the following conditions:

1. Tract "A" and the ten foot wide pedestrian easement(see below)through Lot 11 shall be improved with either five feet of asphalt or five feet of gravel. A 4 foot high cedar fence shall be placed on each boundary of both easements. Between the fence and the asphalt or gravel, Pyramidalis, 3-4 feet high at time of planting, shall be placed 3 feet on center along the length of both easements.
2. As indicated on the preliminary plat, the applicant shall dedicate the west 30 feet of lots 11, 13, 22 and 23 to be part of the right-of-way of 116th Avenue NE.
3. The rights-of-way within this plat shall be improved with the same improvements provided in the Kirkwood Manor plat to the north of the subject property. These include: 28 feet of asphalt paving and a rolled concrete curb and 5 foot concrete sidewalk on each side. In addition, 116th Avenue NE, where that right-of-way abuts the subject property, shall be improved with the identical improvements provided for that right-of-way adjacent to Kirkwood Manor. Also, staff shall contact the owners of the exception parcels and attempt to

I. SUMMARY: Continued

B. 3. Cont'd

- acquire right-of-way so that improvements to 116th Ave. N.E. will be uniform. If this is done, applicants shall construct the improvements in these areas to match.
4. Street trees shall be provided within the rights-of-way except where the Parks Department determines street trees not to be necessary. The specific size, species, and location of these street trees shall be identified by the Parks Department when commenting on the Final Subdivision.
 5. Prior to any grading being done in any of the rights-of-way within the plat the limits of the grading shall be staked and approved by the Public Services Department and the Department of Community Development.
 6. The following shall be shown on the face of the Final Plat:
 - a. Lot 11 shall not have direct primary vehicular access from 116th Avenue NE.
 - b. All planter islands shall be owned and maintained by the adjoining lot owners.
 7. The following changes shall be made to the plat map prior to submittal of an application for a Final Subdivision:
 - a. No more than 3 lots shall contain less than 8500 square feet of area. The applicant shall indicate the above by listing area computations for each lot.
 - b. Tract "A" shall be shown as an easement rather than a tract under public ownership.
 - c. A 10 foot wide pedestrian easement shall be shown on the north side of Lot 11.
 - d. The applicant shall indicate that each lot has sufficient width and depth at potential building lines.
 8. Prior to City Council review of the Final Plat the applicant shall:
 - a. deposit into the "fee-in-lieu of open space" account of the Parks and Municipal Facilities Cumulative Reserve Fund a sum of money equal to 10% of the assessed valuation of the subject property or \$200 per vacant lot, whichever is greater.
 - b. satisfy the conditions of Recommendations 1, 3, and 4 above or bond for those portions not satisfied.
 9. Along with the submittal of building permits for each lot, the applicant or his assignees shall submit a tree retention plan showing those trees on the lot over 6" in caliper and indicating which will be cut and which will remain.

II. MAJOR STATEMENTS OF FACT AND CONCLUSIONS:

- A. HISTORICAL BACKGROUND: (Not applicable)
B. EXISTING PHYSICAL CHARACTERISTICS:

1. Statements of Fact.

- a. Topography. The subject property in general moderately slopes down from west to east. Slopes in the small area near the cul-de-sac at the end of N.E. 100th Place approximate a grade of 25%.
- b. Vegetation. The major portion of the subject property is heavily wooded with the usual mix of coniferous trees. The central portion of the site, which is a slight depression, contains primarily deciduous growth.
- c. Hydrology. The slight depression in the center of the subject property contained up to 2-3 inches of standing water in mid-October, 1978.

2. Conclusions. These factors should not constrain the Planning Commission decision on this application. In regard to the area of steep slopes near N.E. 100th Place, see Exhibit "F". Given the diverse quantity and types of vegetation on the subject property, street trees should be provided except on those right-of-way areas where the Parks Department determines that street trees are not necessary. The Parks Department should determine the type and location of these street trees when commenting on the Final Subdivision.

C. PUBLIC UTILITIES:

1. Statements of Fact.

- a. Water/Sewer/Storm Sewer. These utilities are proposed to connect with the systems currently in place in the plat of Kirkwood Manor to the north.
- b. Streets. A portion of the subject property fronts on 116th Ave. N.E. A system of internal roads with two cul-de-sacs is proposed to be developed southward from the existing 117th Place N.E. to the north of the subject property. Thirty feet of the subject property adjacent to 116th Ave. N.E. is proposed to be dedicated to increase that right-of-way to the full 60 foot width.
- c. Pedestrian Access. The applicant proposes a 10 foot wide pedestrian access between 117th Place N.E. and City-owned property to the east. This is designated as Tract "A". Pedestrian access to 116th Ave. N.E. from all lots except 11, 13, 22, and 23 would be through the Kirkwood Manor plat.

II. C. 2. Conclusions.

- a. Water/Sewer/Storm Sewer. The Public Service Department has indicated that at this preliminary stage these utilities can adequately be served from the existing plat to the north.
- b. Streets. The applicant should provide improvements on 116th Ave. N.E. identical to the improvements provided for that right-of-way in the plat of Kirkwood Manor to the north. These improvements consist of half-street paving, 5 foot wide concrete sidewalk, and an open ditch drainage system between the asphalt paving and the sidewalk.

On all interior rights-of-way the applicant should provide improvements identical to those in Kirkwood Manor to the North. These improvements consist of asphalt paving with a rolled concrete curb and five foot wide sidewalk on both sides. The curb-to-curb width should be 28 feet.

- c. Pedestrian Access. Tract "A" should be shown as an easement rather than a tract owned by the City. To facilitate pedestrian access to 116th Ave. N.E. the applicant should provide a 10 foot wide pedestrian easement on the north side of Lot 11. Both of the above easements should be improved with either an asphalt or gravel path five feet wide. On either side of the path the applicant should provide a four foot high cedar fence. Pyramidalis, 3-4 feet high at time of planting, should be placed 3 feet on center along the length of both easements between the path and the fences. The Department of Community Development concludes that a four foot high cedar fence would be preferable to a cyclone fence for aesthetic reasons as well as the fact that a solid cedar fence would provide more privacy for abutting landowners. Although a cyclone fence would likely last longer than a wood fence, the Department of Community Development concludes nonetheless that a cedar fence is preferable.

D. NEIGHBORHOOD CHARACTERISTICS:

1. Statements of Fact.

- a. Zoning. The subject property is currently zoned Residential Single Family 35,000 square feet minimum lot size. An application for a rezone to Residential Single Family 8500 will accompany the application for a Final Subdivision.

- D. 1. b. Land Use. Residential Single Family is the sole use on all properties bordering the subject property on the north, west, and south. Immediately east of the subject property is a vacant parcel owned by the City.
2. Conclusions. The proposed subdivision is consistent with surrounding land uses.

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

1. Statements of Fact.

- a. This proposed subdivision is required to be consistent with Articles 1 and 2 of the Kirkland Subdivision Ordinance No. 2178.
- b. The Land Use Policies Plan designates the subject property for 5 dwelling units per acre.

2. Conclusions.

- a. Prior to City Council review of the Final Plat the applicant should deposit into the "fee-in-lieu of open space" account of the Parks and Municipal Facilities Cumulative Reserve Fund a sum of money equal to 10% of the assessed valuation of the subject property or \$200 per vacant lot, whichever is greater.
- b. Prior to City Council review of the Final Plat, the applicant should provide all improvements required within rights-of-way including improvements required within the two pedestrian easements.
- c. There should be no more than three undersized lots in the proposed subdivision.
- d. Along with the submittal of an application for a Building Permit on each lot the applicant should submit a tree retention plan indicating which trees over 6" in caliper will be cut and which will remain.
- e. The design of this plat at an RS 8500 density is consistent with the Land Use Policies Plan. An application for a change in zoning will accompany the application for a Final Subdivision.

F. GOVERNMENTAL COORDINATION:

1. Statements of Fact.

- a. Fire Department. Until more detailed plans are provided to the Fire Department we will be unable to determine and comment on the adequacy of emergency access, fire hydrants and the adequacy of fire flow. The maximum incline/decline grade cannot exceed 15%.

- II. F. 1. b. Police Department. Emergency access appears to be adequate.
- c. Building Department. This development will be located in Fire Zone 3.
- d. Public Service Department. Pending receipt of more detailed plans the utilities in the area appear to be adequate to serve the subject property. Rights-of-way should be improved as in Kirkwood Manor.
- e. Parks Department. The pedestrian easements should be improved with a 5 foot wide asphalt path, Pyramidalis, and a cyclone fence four feet high. In addition, street trees should be provided where this Department determines them to be necessary.
2. Conclusions. See above.

III. APPENDICES:

Exhibits "A" through "F" are contained herein.