

RESOLUTION NO. R- 2578

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KIRKLAND APPROVING THE PRELIMINARY PLAT OF TOTEM WOODS AS APPLIED FOR BY TOM LASH BEING DEPARTMENT OF COMMUNITY DEVELOPMENT FILE NO. P-SUB-78-63(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 Tom Lash and said property as legally described in the application is within a Residential Single Family (RS 8,500) zone, and

WHEREAS, the application has been submitted to the Kirkland Planning Commission who held public hearings thereon at their regular meetings of November 16, 1978 and December 7, 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, 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. P-SUB-78-63(P) are hereby adopted by the Kirkland City Council as though fully set forth herein.

Section 2. The preliminary plat of Totem Woods is hereby given approval, subject to the conditions set forth in the 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.

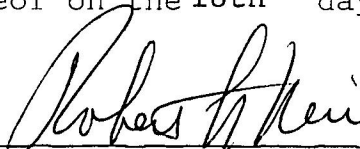
Section 4. Nothing in this Resolution shall be construed as excusing the applicant from compliance with all federal, state or local statutes, ordinances or regulations applicable to this project, other than as expressly set forth herein.

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. Police Department of the City of Kirkland
- e. Parks 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 18th day of December , 1978.

SIGNED IN AUTHENTICATION thereof on the 18th day of December 1978.



Mayor

ATTEST:



Director of Administration and Finance
(ex officio City Clerk)

R-2578



DEPARTMENT OF COMMUNITY DEVELOPMENT

ADVISORY REPORT
FINDINGS, CONCLUSIONS AND RECOMMENDATIONS

___ PREPARED BY _____ DATE _____

XXX RECOMMENDED BY _____ DATE December 7, 1978

___ ADOPTED BY _____ DATE _____

___ STAFF _____

___ BOARD OF ADJUSTMENT _____

___ HOUGHTON COMMUNITY COUNCIL _____

XXX PLANNING COMMISSION Kay Saenger (acting chairperson)
David Russell, Chairperson

___ CITY COUNCIL AS INCORPORATED IN _____

___ RESOLUTION _____ ORDINANCE .

NUMBER _____

DATE _____

FILE NUMBER P-SUB-78-63(P)

APPLICANT TOM LASH

PROPERTY LOCATION N.E. 112th St. and 116th Ave. N.E.

SUBJECT Preliminary Subdivision of "Totem Woods"

HEARING/MEETING DATE December 18, 1978

BEFORE KIRKLAND CITY COUNCIL

EXHIBITS ATTACHED "A" Application "B" Vicinity Map/Site Plan "C" Environ-
mental Information "D" Soils Report "E" PUD Option

I. SUMMARY

A. DESCRIPTION OF THE PROPOSED ACTION:

This application, submitted by Tom Lash, proposes a subdivision of a 4.15 acre parcel into sixteen single family residential lots. The subdivision would receive access from N.E. 112th Street in a cul-de-sac road. The subject property is located approximately at 117th Avenue N.E. and N.E. 112th Street.

B. RECOMMENDATIONS:

Based upon the Findings of Fact, Conclusions and Exhibits "A" through "E", included in this report, we hereby recommend approval of this application for Preliminary Subdivision subject to the following conditions:

1. Prior to any grading of the site, the applicant shall:
 - a. Reconfigure the lots to show a cul-de-sac and such utility easements as are needed to provide services to the property to the northwest. This reconfiguration shall also show a 10 foot wide pedestrian access easement connecting the interior road with either the 30 foot wide right-of-way to the west or the 100 foot wide City-owned piece to the north.
 - b. Submit an interim and permanent storm water drainage plan for review and approval by the Public Service Department.
2. With the Final Subdivision application, the applicant shall:
 - a. Indicate a 5 foot concrete sidewalk on the west side of the cul-de-sac as well as all of the bulb of the cul-de-sac and along N.E. 112th Street where the subject property abuts said right-of-way.
 - b. Indicate asphalt roadway to the specifications of the Public Service Department.
 - c. Submit a tree retention plan showing trees 6" or greater in caliper. This shall show an open space green belt easement on the northern 15 feet of the plat.
 - d. Submit a statement of assessed valuation of the property in order to calculate the fee-in-lieu charges.
3. The subdivision will conform to all other applicable sections of the Subdivision Ordinance No. 2183.

II. MAJOR STATEMENTS OF FACT AND CONCLUSIONS:

A. HISTORICAL BACKGROUND:

1. FINDINGS:

a. The subject property was annexed to the City of Kirkland from King County by Ordinance 1099 on July 17, 1967. The designated zoning was RS 8500.

2. Conclusions.

Because this property was formerly part of unincorporated King County, no right-of-way for the continuation of 116th Avenue N.E. exists on the east side of the center line as extended northward from the existing 116th Ave. N.E.

B. GOVERNMENTAL COORDINATION:

1. FINDINGS:

a. Fire Department. Adequacy of Emergency Access: As shown, access is adequate. Fire Hydrants: Existing hydrants and proposed on Lot 11 are adequate. Adequacy of Fire Flow: A minimum fire flow of 1500 gallons per minute shall be available at proposed lot on Lot 11. Other: The proposed hydrant shall be installed, connected, operational and wet before the framing stage of construction.

b. Park Department. Pedestrian Improvements: Sidewalk on N.E. 112th Street. The interior walkway shall be 5 feet of concrete.

c. Public Service Department. Sanitary Sewer: To be extended from N.E. 112th St. and approximately 117th. Domestic Water: Line to service plat to be installed by developer. Service subject to payment of appropriate fees. Storm Water Retention System: To be approved prior to final plat. Right-of-Way Improvements: Donation of 30 feet on west side of plat for extension of 116th Ave. N.E. Develop east half of 116th Ave. N.E. adjacent to plat. Other: All utility plans to be approved prior to final plat.

d. Police Department. Adequacy of Emergency Access:

I. B. 2. Conclusions.

- a. The applicant would need to donate 30 feet of right-of-way only if a continuation of 116th Ave. N.E. were found to be desirable. Such a roadway would impact the existing neighborhood to an unacceptable degree.
- b. A 5 foot concrete sidewalk should be installed on N.E. 112th Street and on the west side of the interior road.

C. EXISTING PHYSICAL CHARACTERISTICS:

1. FINDINGS:

- a. Topography. The subject property has gentle to moderate slopes falling generally to the south. The maximum slope on any part of the lot is approximately 25%.
- b. Soils. The underlying soil is glacial till made up of very dense gravelly silty sand. Above the till lies a looser material made up of silty sand and roots. The soils report, Exhibit "D", has found that the subject property is suitable for the construction of single family residences using conventional foundations.
- c. Vegetation. A portion of the lot is a clear grassy field. Second growth native trees stand on the southern and western portions of the subject property.

2. Conclusions.

The site does not present constraints to residential development. Substantial vegetation should be retained if possible.

D. PUBLIC UTILITIES:

1. FINDINGS:

- a. Sanitary Sewer. Sewer can be extended from N.E. 112th Street and approximately 117th Ave. N.E.
- b. Water. A six inch water main now exists on N.E. 112th Street.
- c. Streets. N.E. 112th Street and 116th Ave. N.E. are both 60 foot rights-of-way designated as collector arterials. At the present time, 116th Ave. N.E. does not continue north of N.E. 112th Street. Thirty feet of right-of-way was dedicated with the Beverly Place plat, but is not open.

II. D. 2. Conclusions.

- a. Water and sewer facilities are available to the plat.
- b. A continuation of 116th Ave. N.E. has been considered and found to be undesirable due to its impact on the existing neighborhood.

E. NEIGHBORHOOD CHARACTERISTICS:

1. FINDINGS:

- a. Zoning. The subject property and the land to the south and east are zoned for residential single family development with a minimum of 8500 square feet per lot. The property to the north is zoned Planned Area 11, allowing light industrial use, and land not far to the west is also zoned for light industry.
- b. Land Use. The property directly to the west is developed as a single family plat, and land to the south is developed with scattered single family homes. Alexander Graham Bell school lies a short distance to the west. The property to the northeast is presently used for light industrial use. The City of Kirkland owns a 100 foot strip of land running directly north of the property. To the east lies a vacant parcel and Par Mac Industrial Park.

2. Conclusions.

The subject property lies between established residential and industrial uses. Buffering would be appropriate to protect the residences from the industry to the north.

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

1. FINDINGS:

- a. Kirkland Land Use Policies Plan.

The circulation patterns in the Juanita Slough currently are restricted to a single main road that runs up the valley. (Page 377)

- b. There are few residences in the Par Mac area with most homes located along N.E. 112th Street. There is little opportunity for expansion of these uses, but existing homes are to be protected from the noise, visual and traffic impacts of adjacent higher intensity activities. Residences along N.E. 112th Street can be effectively separated from industrial activities by vegetative buffers and existing topographic features. Residential units in this pocket of homes will remain at low density (5 dwelling units per acre). (Page 382)

II. F. 1. a. (Cont'd)

N.E. 116th Street is to remain as an arterial and is redesignated as a secondary arterial. Modifications could be made within the existing right-of-way to facilitate left-turns to adjacent properties and side streets. Provision for a pedestrian/bicycle way must be included within the right-of-way.

N.E. 112th Street should remain as a collector arterial. Trucks serving the industrial area to the east should be prohibited. Also, provisions for a pedestrian/bicycle way must be included, especially to provide access to the elementary school. Although the possibility of extending 116th Ave. N.E. through to connect with N.E. 116th Street is not addressed in the Land Use Policies Plan, the staff examined this issue and presented the alternative at hearing. Working with the applicant, a potential residential P.U.D. was developed that would have enabled the dedication of a 60 foot wide right-of-way to connect to 100 foot wide City-owned strip running north to N.E. 116th St. (see Exhibit "E" - PUD option). Staff pointed out that, in view of future development in Juanita Slough, the City should examine the existing and potential street system to handle such traffic volumes. They did point out that the route through Par Mac (east on N.E. 112th, then north on 120th Ave. N.E.) was the only route from the Slough area to Totem Lake and the I-405 on-ramps, and that it does have limitations. In their assessment at full development roughly 5000 additional vehicle trips per day could be expected between the slough and the northern destinations. The choice would be to continue to use the N.E. 112th/120th N.E. route or to create a new route via 116th N.E. as shown in Exhibit "E."

2. Conclusions.

The Land Use Policies Plan does not call for opening 116th Avenue N.E.

The low density residential character of this development is consistent with the policies found in the Comprehensive Plan.

The PUD option with the northerly connection of 116th Ave. N.E. would create unacceptable impacts on an existing single family area.

G. CITIZEN INPUT

1. Findings of Fact.

12/7/78
11/13/78 bk

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II. G. 1. a. At the hearings of November 16 and December 7, 1979, many comments were made by residents of the area. The majority of these supported the proposed subdivision and expressed extreme concern about the possibility of 116th Ave. N.E. connecting through to N.E. 116th Street. Many residents felt that the noise and traffic from such an arterial would create serious negative impacts on an established single family neighborhood.

2. Conclusions.

a. Making an arterial connection through to N.E. 116th Street would create unacceptable impacts on the residential neighborhood. Consequently, the subdivision as proposed by applicant should be approved.