

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KIRKLAND APPROVING THE FINAL PLAT OF "DEVON LANE" BEING DEPARTMENT OF COMMUNITY DEVELOPMENT FILE NO. F-SUB-78-84(P) AND SETTING FORTH CONDITIONS TO WHICH SUCH FINAL PLAT SHALL BE SUBJECT.

WHEREAS, a Preliminary Plat of "Devon Lane" was approved by Resolution No. R-2481, and

WHEREAS, the Department of Community Development has received an application for a final plat, said application having been made by Noordin Sayani, and said property as legally described in the application is within a Residential Single Family 8,500 (RS 8.5) zone, and

WHEREAS, the application has been submitted to the Kirkland Planning Commission who held public hearings thereon at their regular meeting of January 18, 1979, 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 hearing 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-78-84(P) are hereby adopted by the Kirkland City Council as though fully set forth herein.

Section 2. Approval of the Final Plat of Devon Lane is subject to the applicant's compliance with the conditions set forth in the 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 Project and Construction Management 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 Project and Construction Management 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.

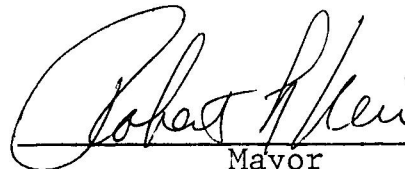
Section 4. Nothing in this Resolution shall be construed as excusing the applicant from compliance with all federal, state or local statutes, ordinances or regulations applicable to this project, other than as expressly set forth herein.

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. 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. Project and Construction Management Department of the City of Kirkland
- H. Office of the Director of Administration and Finance (ex officio City Clerk) of the City of Kirkland

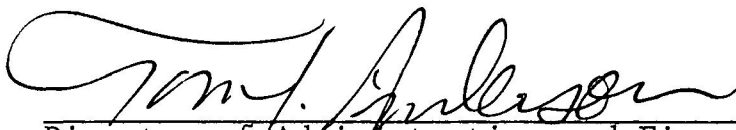
ADOPTED in regular meeting of the Kirkland City Council on the 16th day of July, 1979.

SIGNED IN AUTHENTICATION THEREOF on the 16th day of July, 1979.



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 January 18, 1979
____ ADOPTED BY _____ DATE _____
____ STAFF _____
____ BOARD OF ADJUSTMENT _____
xx HOUGHTON COMMUNITY COUNCIL _____
xx PLANNING COMMISSION _____
____ CITY COUNCIL AS INCORPORATED IN _____
____ RESOLUTION _____ ORDINANCE _____
NUMBER _____
DATE _____

Paul Ahlstedt

Chairperson

FILE NUMBER F-SUB-78-84(P)
APPLICANT Noordin Sayani
PROPERTY LOCATION Betw. 8th & 10th Sts. So., north of 9th Ave. So.
SUBJECT FINAL SUBDIVISION OF "DEVON LANE", an 8-lot subdivision.
HEARING/MEETING DATE February 5, 1979
BEFORE KIRKLAND CITY COUNCIL

EXHIBITS ATTACHED "A" Application "B" Vicinity Map "C" Plat of Division 1
"D" Letter from Group 4 "E" R-2481

I. SUMMARY:

A. DESCRIPTION OF THE PROPOSED ACTION:

1. This is an application for a Final Subdivision for eight lots. These eight lots constitute Phase I of the approved Preliminary Plat of Devon Lane.
2. This subdivision is located between 8th and 10th Streets South just north of 9th Avenue South.

B. RECOMMENDATIONS:

Subject to the Statements of Fact, Conclusions, and Exhibits "A" through "E", we hereby recommend that this application for a Final Subdivision be approved subject to the following conditions:

1. The applicant shall adhere to Conditions 1, 2, 4, 5, 6, 7, 8, and 9 contained within Resolution No. R-2481.
2. The applicant shall provide 28 feet of asphalt paving within the right-of-way of 8th Avenue South (shown as 10th Place South on the plat map). In addition, the applicant shall provide curb and gutter on the north, south, and east sides of this right-of-way and a 5-foot wide concrete sidewalk on the south and east sides to connect with the sidewalk required in connection with the short plat of the property immediately to the north of the subject property.
3. Prior to City Council review of the Final Subdivision, the applicant shall:
 - a. Submit a revised plat map designating the new dedicated right-of-way as 8th Avenue South rather than 10th Place South, and
 - b. Either complete or bond for those improvements in rights-of-way which front on Lots 1 through 8 and Tract "A" as shown on Exhibit "B" of the Final City Council report regarding the Preliminary Plat.
 - c. Deposit into the "Fee in Lieu of Open Space Account" of the Park and Municipal Facilities Cumulative Reserve Fund an amount equal to 10% of the assessed valuation of lots 1 through 8 or \$1600, whichever is greater.
 - d. The applicant shall submit plans for on-site retention/drainage to handle the standing water on Lots 6 and 7. These plans shall be reviewed and approved by the Public Service Department and the Department of Community Development.

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- I. B. 4. Along with any applications for Building Permits on Lots 6 and 7, the applicant shall submit a grading plan. Disturbance to the swale shall be minimized.
5. All utilities shall be undergrounded at the developer's expense to the standards and specifications of the serving utility.

II. MAJOR STATEMENTS OF FACT AND CONCLUSIONS:

A. HISTORICAL BACKGROUND:

1. Statements of Fact.

The Preliminary Subdivision of "Devon Lane" was approved on December 5, 1977 under Resolution R-2481.

2. Conclusions.

The applicant should adhere to the applicable recommendations of Resolution R-2481. Specifically, the applicant should adhere to Conditions 1, 2, 4, 5, 6, 7, 8, and 9 of that resolution.

B. GOVERNMENTAL COORDINATION:

1. Statements of Fact.

a. Public Service Department. The applicant should provide 28 feet of asphalt paving within 8th Avenue South as well as curb and gutter on the north, south and east sides of 8th Avenue South. A 5 foot wide concrete sidewalk should be placed on the south and east sides of 8th Avenue South to connect with the sidewalk to be installed in connection with the short plat of the property immediately to the north of the subject property.

b. Fire Department. Emergency access as shown on the plat map is adequate for our apparatus. A fire hydrant shall be provided. The hydrant shall be installed on the access right-of-way at a point approximately 300 feet east of the center line of 8th Street South. Present fire flow is adequate for fire suppression.

c. Building Department. A grading permit is required for site improvements to the plat. The street as shown falls on the 8th Avenue South grid line and should be known as 8th Avenue South, not 10th Place South as shown.

d. Police Department. Emergency access is adequate.

e. Parks Department. No comment.

- II. B. 2. Conclusions. The applicant shall adhere to the comments of the various departments as given above.

C. EXISTING PHYSICAL CHARACTERISTICS:

1. Statements of Fact.

- a. Topography. The property generally slopes down at a moderate grade from the southeast to the northwest.
- b. Soils. The applicant has submitted a soils report as an addition to the initial soils report submitted with the preliminary plat. The current soils report indicates that the site can be developed with single family residences supported on conventional shallow footings. Much of the new information contained in this soils report relates to the groundwater situation existing on the eastern portion of the site, which is not involved in this application.
- c. Hydrology. The eastern portion of the subject property contains standing water. The source of this water is likely the hillside to the east of the subject property. A swale runs in a northeast to southwest direction across the back portions of lots 6 and 7. In regard to this swale refer to the letter from Group 4, Inc. which is Exhibit "D" of this report. A site investigation regarding this swale in December, 1978 indicated that the swale contained for the most part stagnant standing water. No significant water movement was detected in the swale.

2. Conclusions.

Grading plans should be submitted along with building permits for lots 6 and 7. The swale should remain undisturbed to the maximum extent possible though some modification of the drainage pattern may be necessary. Structures should be sited on lots 6 and 7 in such a way that, consistent with other requirements of the Zoning Ordinance, the disturbance to the swale is minimized.

In addition, prior to City Council review of the final plat the applicant should submit plans for on-site retention/drainage to handle standing water on Lots 6 and 7. These plans should be reviewed and approved by the Public Service Department and the Department of Community Development.

D. PUBLIC UTILITIES:

With the improvements required herein, public utilities will be adequate to serve the subject property.

E. NEIGHBORHOOD CHARACTERISTICS:

As concluded in the City Council report on the Preliminary Subdivision, this proposal conforms to the zoning and land use in the area.

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

As concluded in the City Council final report on the Preliminary Subdivision, this proposal is consistent with the designation in the Kirkland Zoning Ordinance and Land Use Policies Plan for the South Everest Area.

III. APPENDICES.

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