

RESOLUTION NO. R-2585

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KIRKLAND APPROVING THE PRELIMINARY PLAT OF "WINTERVIEW" AS APPLIED FOR BY FACTOR IV ASSOCIATES, BEING DEPARTMENT OF COMMUNITY DEVELOPMENT FILE NO. P-SUB-78-87(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 Factor IV Associates, and said property as legally described in the application is within a Residential Single Family 7,200 zone, and,

WHEREAS, the application has been submitted to the Kirkland Planning Commission who held public hearing thereon at their regular meeting of January 18, 1979, and

WHEREAS, pursuant to City of Kirkland Ordinance 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. P-SUB-78-87(P) are hereby adopted by the Kirkland City Council as though fully set forth herein.

Section 2. The Preliminary Plat of Winterview 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 Department for the City of Kirkland
- (d) Fire Department for the City of Kirkland
- (e) Police Department for the City of Kirkland
- (f) Parks Department for the City of Kirkland
- (g) Public Service Department for the City of Kirkland
- (h) Project & Construction Management Department for the City of Kirkland
- (i) Office of the Director of Administration and Finance (ex officio City Clerk) for the City of Kirkland

ADOPTED in regular meeting of the Kirkland City Council on the 5th day of February , 1979.

SIGNED IN AUTHENTICATION THEREOF on the 5th day of February 1979.



Mayor pro tem

ATTEST:


Director of Administration & 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 _____

___ HOUGHTON COMMUNITY COUNCIL _____

XX PLANNING COMMISSION _____
Paul Ahness
Chairperson

___ CITY COUNCIL AS INCORPORATED IN _____

___ RESOLUTION _____ ORDINANCE

NUMBER _____

DATE _____

FILE NUMBER P-SUB-78-87(P)

APPLICANT Factor IV Associates

PROPERTY LOCATION NE 90th & 114th Ave. N.E.

SUBJECT PRELIMINARY SUBDIVISION OF "WINTERVIEW"

HEARING/MEETING DATE February 5, 1979

BEFORE KIRKLAND CITY COUNCIL

EXHIBITS ATTACHED "A" Application "B" Vicinity Map "C" Site Plan
"D" Fire Hydrant Location "E" Environmental Information

I. SUMMARY:

A. DESCRIPTION OF THE PROPOSED ACTION:

This is an application for Preliminary Subdivision of one parcel into five residential lots in an RS 7200 zone. The 40,089 square foot site is now a vacant triangular site. All lots meet or exceed the 7200 square foot lot size. Four of the five lots would be accessed from a 20 foot wide easement ending in more or less of a hammerhead turn-around. Refer to Exhibit "C" - Site Plan.

B. RECOMMENDATIONS:

Based on the Statements of Fact, Conclusions, and Exhibits "A" through "E" included in this report, we hereby recommend approval of this application subject to the following conditions:

1. Prior to approval of Final Subdivision, the applicant shall:
 - a. submit funds to the "fee-in-lieu of open space" account either \$200 per newly created lot or 10% of the assessed valuation, whichever is greater.
 - b. submit engineering drawings for a retention system and roadway improvements including 16 feet of asphalt paving with inverted crown.
2. Utilities must be undergrounded at the developer's expense to meet the standards and specifications of the serving utility. Utility plans and LID charges must be arranged with the Public Service Department prior to Final Subdivision.

II. MAJOR STATEMENTS OF FACT AND CONCLUSIONS:

A. HISTORICAL BACKGROUND:

1. Statements of Fact. The irregular shape of this parcel was created by the vacation of a curving platted street on February 14, 1944.
2. Conclusions. The resulting triangular piece of property is a difficult configuration for subdivision.

B. GOVERNMENTAL COORDINATION:

1. Statements of Fact.
 - a. Police. Police Department has no problems with the subdivision of this property.

1/18/79

1/3/79 bk

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- II. B. 1. b. Fire Department. Access as shown on preliminary plat is adequate for Fire Department emergency vehicles. An additional fire hydrant will be required. The location of the hydrant is shown on the attached preliminary plat. (See Exhibit "D"). A minimum fire flow of 1500 GPM shall be available at the additional fire hydrant. It shall be installed and fully operational and in service before the framing stage of construction would begin on any of the parcels of land in the subject plat.
- c. Building Department. This project will be constructed in Fire Zone #3. A grading permit will be required on the access easement. No land surface modification permitted on individual lots until building permits are issued.
- d. Parks Department. No comment.
- e. Public Service Department. Sanitary Sewer: Adequate service available. Assessment for LID 109 must be paid or split among the five new parcels. The Department of Public Service should be contacted. Domestic Water Service subject to payment of appropriate fees. Storm Water: Retention system required. Right-of-way improvements: No improvements on N.E. 90th Street. Easement road to be 16 feet of asphalt with inverted crown.

2. Conclusions.

The applicant must comply with the applicable Building and Fire Codes. Utilities are available subject to fees determined by the Public Service Department. The applicant must meet with the Department of Public Service to arrange LID payment.

C. EXISTING PHYSICAL CHARACTERISTICS:

1. Statements of Fact.

- a. Topography. The parcel slopes to the southwest with an average slope of approximately 9 percent. Contour lines are shown on Exhibit "C".
- b. Soils. Land: Natural Elements indicates that the site is covered with Alderwood Gravelly Sandy Loam.
- c. Vegetation. The site is covered with blackberry vines, small alder, and several large deciduous trees.

II. C. 2. Conclusions.

The physical characteristics of the site do not constrain development.

D. PUBLIC UTILITIES:

1. Statements of Fact.

- a. Streets. The property fronts on N.E. 90th Street, which is a 60 foot right-of-way improved with 20 feet of asphalt paving.
- b. Water. There is an 8 inch water main in N.E. 90th Street.
- c. Sewer. There is an 8 inch sanitary sewer line in N.E. 90th Street.

2. Conclusions. Utilities now exist and are available to the subject property.

E. NEIGHBORHOOD CHARACTERISTICS:

1. Statements of Fact.

- a. Zoning. The subject property is zoned Residential Single Family with a density of 7200 square feet per unit. South of N.E. 88th Street the zoning is for Multi-Family with 3600 square feet per unit. 200 feet north of the subject property the land is zoned Single Family, 8500 square feet per unit. West of the railroad lies a Light Industrial zone.
- b. The subject property is vacant, and is surrounded mostly by single family residences.

2. Conclusions.

The proposed development is consistent with the existing zoning and land use.

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

1. Statements of Fact.

a. Kirkland Subdivision Ordinance.

Section 3.5.3. Access easements serving two to four lots or building sites shall not be less than 20 feet in width of which 12 feet shall be paved and 8 feet used for utilities.

Section 2.5.9(b). In lieu of the dedication of such area to the City of Kirkland the platator may be required by the City to deposit in the "in lieu of open space account" of the Park and Municipal Facil-

II. F. 1. a. Section 2.5.9(b), Cont'd

ities Cumulative Reserve Fund The amount to be deposited shall be not less than 10% of the assessed valuation of the entire subdivision, or \$200 per new dwelling unit, whichever is greater.

b. Kirkland Zoning Ordinance.

The subdivision and any future construction on the new lots must conform to Chapter 23.08 of the Zoning Ordinance, Single Family Dwelling Zone.

c. Land Use Policies Plan.

"Existing development in the Highlands Area consists almost entirely of single family homes." "As indicated in Figure 32, the majority of the Highlands Area is to remain committed to low density residential use." P. 342.

2. Conclusions.

This proposal is generally consistent with the policies and ordinances of the City. Although it is a formal subdivision, the access road serves only four lots and complies with the requirements for accessing four lots.

III. APPENDICES.

Exhibits "A" through "E" are included.