

RESOLUTION NO. R-2630

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KIRKLAND APPROVING THE FINAL PLAT OF "WINTERVIEW", BEING DEPARTMENT OF COMMUNITY DEVELOPMENT FILE NO. F-SUB-79-34(P) AND SETTING FORTH CONDITIONS TO WHICH SUCH FINAL PLAT SHALL BE SUBJECT.

WHEREAS, a Preliminary Plat of "Winterview" was approved by Resolution No. R-2585, and

WHEREAS, the Department of Community Development has received an application for a final 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 hearings thereon at their regular meeting of June 21, 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 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-79-34(P) are hereby adopted by the Kirkland City Council as though fully set forth herein.

Section 2. Approval of the final plat of "Winterview" 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 Mgmt.

B. Payment of delinquent LID assessments and penalties together with either payment of the then remaining LID assessment balance, or in the alternative segregation of said LID assessment balance between the lots created by this subdivision in the manner provided for by the Local Improvement District Statutes.

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 for the City of Kirkland
- d. Parks Department for the City of Kirkland
- e. Police Department for the City of Kirkland
- f. Public Service Department for the City of Kirkland
- g. Project and Construction Management Department for the City of Kirkland
- h. Office of the Director of Administration and Finance (ex officio City Clerk) for the City of Kirkland

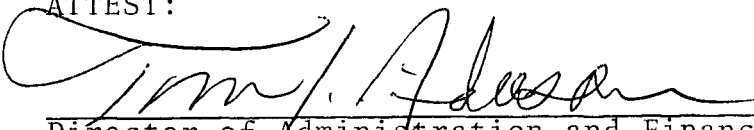
ADOPTED in regular meeting of the Kirkland City Council on the 2nd day of July, 1979.

SIGNED IN AUTHENTICATION THEREOF on the 2nd day of July, 1979.

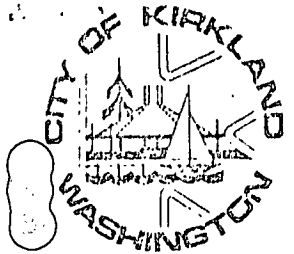


Mayor

ATTEST:



Director of Administration and Finance
(ex officio City Clerk)



DEPARTMENT OF COMMUNITY DEVELOPMENT

ADVISORY REPORT
FINDINGS, CONCLUSIONS AND RECOMMENDATIONS

PREPARED BY _____ DATE _____

xxx RECOMMENDED BY _____ DATE June 21, 1979

ADOPTED BY _____ DATE _____

STAFF _____

BOARD OF ADJUSTMENT _____

HOUGHTON COMMUNITY COUNCIL _____

xxx PLANNING COMMISSION Kay Haenggi
Kay Haenggi, Chairperson

CITY COUNCIL AS INCORPORATED IN _____

RESOLUTION _____ ORDINANCE _____

NUMBER _____

DATE _____

FILE NUMBER F-SUB-79-34(P)

APPLICANT FACTOR IV ASSOCIATES

PROPERTY LOCATION N.E. 90th St. and 114th Ave. N.E.

SUBJECT APPLICATION FOR FINAL SUBDIVISION OF "WINTERVIEW"

HEARING/MEETING DATE July 2, 1979

BEFORE KIRKLAND CITY COUNCIL

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xxx EXHIBITS ATTACHED "A" Application "B" Vicinity Map "C" Site Plan
"D" Fire Hydrant Location "E" Notice of Winterview Preliminary Subdivision
Approval.

I. SUMMARY:

A. DESCRIPTION OF THE PROPOSED ACTION:

This is an application for Final 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. 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 recording.
2. A tree cutting plan, pursuant to Section 2.5.5 of the Kirkland Subdivision Ordinance will be submitted and approved prior to issuance of Building Permits.
3. The easement road shall be improved with 16 feet of asphalt with inverted crown.
4. A uniform 5 foot wide gravelled walkway shall be installed along the southern edge of N.E. 90th.
5. Prior to release by the City of the plat linens, the applicant shall install the improvements described in 3 and 4 above or else post a monetary security in a manner and amount acceptable to the Department of Public Service.
6. Payment of water fee for Fire Zone III.
7. Prior to City Council review, the applicant shall:
 - a. pay an additional \$750 into the "Fee-in-Lieu of Open Space" account;
 - b. pay all delinquent LID assessments and appropriate penalties;
 - c. sign a "no protest" agreement for a future street and sidewalk improvement LID along N.E. 90th.
8. Fire hydrant location should be discussed with the Fire Department, and installed according to Fire Department standards.

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 curbing 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.

- 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. Street trees may not be required if substantial number of existing trees are retained along N.E. 90th Street.
- 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 must be contacted. Domestic Water: Service subject to payment of appropriate fees. Storm Water: Retention system required. Right-of-way improvements: Easement road to be 16 feet of asphalt with inverted crown. Sixteen feet of asphalt south of the centerline, a 5 foot sidewalk, straight-faced curb and gutter will be required along N.E. 90th Street.

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 L.I.D. payment. The easement road should be improved with 16 feet of asphalt with inverted crown. N.E. 90th Street should be improved along the frontage of the subject property with 16 feet of asphalt south of the centerline, a 5-foot sidewalk, straight-faced curb, and gutter.

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.

6/21/79
5/17/79 bk

II. C. 1. c. Vegetation. The site is covered with blackberry vines, small alder, and several large deciduous trees.

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. There are no sidewalks in the area.
- 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. A 5 foot gravel walkway should be installed along N.E. 90th. The applicant should sign a "no protest" agreement for a future LID for street and sidewalk improvements on N.E. 90th.

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.

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- II. F. 1. a. Section 2.5.5. Tree cutting plans for all developments shall be required indicating trees over 6 inches in caliper and indicating which will be cut and which will remain.

Section 2.5.9.b. In lieu of dedication of open space to the City, the platlor may be required by the City to deposit in the "In Lieu Open Space Account" of the Park and Municipal Facilities Cumulative Reserve Fund an amount 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." Page 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. A tree-cutting plan, pursuant to Section 2.5.5 of the Kirkland Subdivision Ordinance should be submitted and approved prior to issuance of Building Permits.

"Fee-in-Lieu" deposit requires 10% of the assessed valuation of \$17,500 (\$1,750) or \$200 per new dwelling unit (5 units X \$200 = \$1000), whichever is greater. Therefore, the minimum deposit shall total \$1,750. The applicant has paid \$1,000 toward "fee-in-lieu" (Receipt #28416, March 14, 1979) and still owes the City \$750.00. This sum shall be paid prior to City Council review of the Final Subdivision.

G. CITIZEN INPUT

1. Statements of Fact. There was no citizen input on the Final Subdivision application.
2. Conclusions. There were no significant citizen concerns with this application.

III. APPENDICES: Exhibits "A" through "E" are included.