

RESOLUTION NO. R-2778

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KIRKLAND APPROVING THE SUBDIVISION AND FINAL PLAT OF COPPERWOOD BEING DEPARTMENT OF COMMUNITY DEVELOPMENT FILE NO. SF-80-72 AND SETTING FORTH CONDITIONS TO WHICH SUCH SUBDIVISION AND FINAL PLAT SHALL BE SUBJECT.

WHEREAS, a subdivision and preliminary plat of Copperwood was approved by Resolution No. R-2716; and

WHEREAS, thereafter the Department of Community Development received an application for approval of subdivision and final plat, said application having been made by Roger E. Dorstad, the owner of the real property described in said application, which property is within a Residential Single Family 8,500 zone; and

WHEREAS, pursuant to City of Kirkland Ordinance No. 2473, as amended, 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 made available and accompanied the application throughout the entire review process; and

WHEREAS, the Director of the Department of Community Development did make certain Findings, Conclusions and Recommendations and did recommend approval of the subdivision and the final plat, subject to 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 Director of the Department of Community Development, filed in Department of Community Development File No. SF-80-72, are hereby adopted by the Kirkland City Council as though fully set forth herein.

Section 2. Approval of the subdivision and the final plat of Copperwood 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 or other approved security performance undertaking in an amount determined by the Director of Public Services in accordance with the requirements therefor 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 conditions of approval, including public improvements, within one



year from the date of passage of this Resolution. No City official, including the Chairperson of the Planning Commission, the Mayor, or the City Engineer, shall affix his signature to the final plat drawing until such time as the plat bond or other approved performance security undertaking herein required has been deposited with the City and approved by the Director of Public Services 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 subdivision, 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) Public Services Department for the City of Kirkland
- (e) Project and Construction Management Department of the City of Kirkland
- (f) Office of the Director of Administration and Finance (ex officio City Clerk) of the City of Kirkland

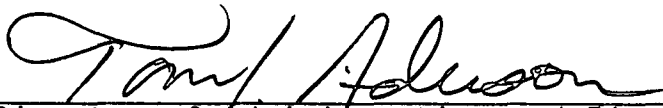
PASSED in regular meeting of the Kirkland City Council on the 8th day of December, 1980.

SIGNED IN AUTHENTICATION thereof on the 8th day of December, 1980.



MAYOR

ATTEST:



Director of Administration and Finance
(ex officio City Clerk)

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R-2778





DEPARTMENT OF COMMUNITY DEVELOPMENT

ADVISORY REPORT
FINDINGS, CONCLUSIONS AND RECOMMENDATIONS

XX PREPARED BY _____ DATE December 1, 1980
____ RECOMMENDED BY _____ DATE _____
____ ADOPTED BY _____ DATE _____

XX STAFF _____ Joseph Covar
____ BOARD OF ADJUSTMENT _____
____ HOUGHTON COMMUNITY COUNCIL _____
____ PLANNING COMMISSION _____
____ CITY COUNCIL AS INCORPORATED IN _____
____ RESOLUTION _____ ORDINANCE _____
NUMBER _____
DATE _____

FILE NUMBER SF-80-72
APPLICANT Roger Dorstad
PROPERTY LOCATION NE 116th and 113th Pl NE

SUBJECT FINAL SUBDIVISION OF "COPPERWOOD"

HEARING/MEETING DATE December 8, 1980
BEFORE KIRKLAND CITY COUNCIL

EXHIBITS ATTACHED "A" Application "B" Vicinity Map "C" Final Plat Linen of Copperwood
"D" Preliminary Subdivison Site Plan

I. SUMMARY

A. DESCRIPTION OF THE PROPOSAL

Roger Dorstad has applied for the Final Subdivision to divide a 4.78 acre parcel into 18 single family residential lots in an RS 8500 zone. The property is located at N.E. 116th St. and 113th Pl. N.E. The area has been designated in the Land Use Policies Plan for low density residential use at 5 lots per acre. The Preliminary Subdivision, referred to as Copperwood, was approved on April 7, 1980 by Resolution R-2716 (File No. P-SUB-79-127(P)).

The major issues are minor modification to the pedestrian access walkway to the school and compliance with the Preliminary Subdivision's conditions of approval.

B. RECOMMENDATIONS

Based on the major issues, facts and conclusions contained herein, we hereby recommend approval of this application subject to the following conditions and Exhibits "A" through "D".

1. This application is subject to the various requirements contained in the Land Use Policies Plan, the Kirkland Zoning Ordinance, and the Kirkland Subdivision Ordinance. It is the responsibility of the applicant to assure compliance with the various provisions contained in these ordinances.
2. Any major changes, revisions or additions, constituting a departure from the approved site plan submitted by the applicant or developer shall be fully processed by the Planning Commission and the City Council in the same manner as a new Final Subdivision application.

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3. A 4 foot high, partially open cedar fence shall be installed next to the concrete walkway on Tract A of the site and on Tract B of the Heatherbrook Subdivision, instead of a 6 foot high cyclone fence as noted in Condition No. 3.a. of the Preliminary Subdivision. Specifications of the fence shall include wood posts placed 8 feet on center with four rails, concrete placed around each post, 1 x 6 cedar boards placed 7" apart using tight knot - standard or better wood with face side towards path (see Exhibit "D").

II. MAJOR ISSUES, FACTS AND CONCLUSIONS

A. MINOR MODIFICATIONS FOR PEDESTRIAN ACCESS TO THE SCHOOL

1. Statements of Fact

- a. The Preliminary Subdivision approval required a 6 foot high cyclone fence on each side of the pedestrian walkway on Tract A of the site and on Tract B of the Heatherbrook Subdivision (south of Lot 8), as stipulated in Condition No. 3.a. (see Exhibit "D").
- b. Other developments in the City of Kirkland have 4 foot high cedar fences installed on the pedestrian walkways and not cyclone fences, such as Kirkwood Manor I and II. The recently approved Final Subdivision of Heatherbrook will have a 4 foot high cedar fence installed on the pedestrian walkway of Tract A (see Exhibit "D").
- c. The Parks, Public Service and Community Development Departments recently reviewed pedestrian walkway improvements and determined that cedar fences should be the continued type of fence

installed on pedestrian walkways. Cedar fences are more compatible with the typical fencing improvements found in residential zones than are cyclone fences. Cyclone fences appear more institutionalized and cost the same amount to maintain as cedar fences. Partially opened fences provide openness, allow in light and avoid the narrow walled-in effect that occurs in solid wall, wood fences.

- d. The Preliminary Subdivision of Copperwood was approved with plans for a pedestrian walkway to Alexander Graham Bell School to the southwest. However, the Copperwood Subdivision does not abut directly next to the Alexander Graham Bell School, but rather meets only at the northeast corner of the school site (see Exhibits "B" and "D").
- e. The owner of the Heatherbrook Subdivision, located directly west of the subject property, sent a letter to the City of Kirkland on March 6, 1980 indicating his intention of dedicating to the City a 10 ft. by 20 ft. triangular shaped parcel of land in the southeast corner of the property for pedestrian access from the Copperwood Subdivision to the school (see Exhibit "D").
- f. The Heatherbrook Subdivision was approved on November 17, 1980 with a Tract B dedicated to the City of Kirkland for pedestrian access from the Copperwood Subdivision to the school as promised in the March 6, 1980 letter (see Exhibit "D").
- g. Preliminary approval of the Copperwood Subdivision required the improvement of Tract B on the Heatherbrook site to be the responsibility of the owner of the Copperwood site (see Exhibit "D").

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2. Conclusions

To provide a fence compatible with the typical fencing improvements found in residential zones, the applicant must install a 4 foot high, partially open cedar fence next to the concrete walkway on Tract A of the subject property and Tract B of the Heatherbrook Subdivision, instead of a 6 foot high cyclone fence as noted in Condition No. 3.a. of the Preliminary Subdivision (File No. P-SUB-79-127(P)). Fence specifications are outlined in Condition No. 3.a.

B. COMPLIANCE WITH THE PRELIMINARY SUBDIVISION CONDITIONS OF APPROVAL

1. Statements of Fact

a. The applicant has shown on the final plat linen a dedicated pedestrian walkway, the planter islands to be owned and maintained by the lot owners, a widened entrance planter island with the entrance road moved over, and no vehicular access from Lots 1 and 18 directly to N.E. 116th as required in Condition No. 2. The 5 foot wide concrete sidewalk has been shown on the construction plans to taper off at Lot 6 as noted in Condition No. 2 (see Exhibits "C" and "D").

b. The applicant submitted on November 26, 1980 a monetary performance bond for the pedestrian walkway improvements and the gravel walkway, a frontage fee of \$10 per linear foot of property along N.E. 116th St. for street improvements, and a landscaping plan for the entrance and cul-de-sac planter islands as stipulated in Condition No. 3 (see Exhibit "D").

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- c. Prior to issuance of the Grading Permit, the applicant installed stakes and construction tape around the edge of the entrance planter island and the driplines of the three cedar trees on Lot 6, noted on the road construction plans that only a minimal amount of excavation shall occur in the entrance roadway, and submitted a detailed storm drainage retention plan to the Public Services Department as stipulated in Condition No. 4 (see Exhibit "D").
- d. The applicant submitted on November 26, 1980 a monetary performance bond for the Norway Maple and London Plane street trees and the landscaping in the planter islands as required in Condition No. 5. A twoyear maintenance bond for the street trees and planter island vegetation will be submitted once the landscaping has been installed and approved (see Exhibit "D").
- e. On the final plat linen, the street has been designated as 113th Pl. N.E. as mentioned in the Development Standard No. 2.c. (see Exhibit "C").
- f. The applicant paid into the Fee-in-Lieu of Open Space account on November 26, 1980 the amount required in the Development Standard No. 2.i.

2. Conclusions

The applicant has met all of the conditions of approval for the Preliminary Subdivision.

III. BACKGROUND

A. SITE

1. Statements of Fact

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- a. The Preliminary Subdivision application, File No. P-SUB-79-127(P) was approved by the Planning Commission on March 20, 1980 and by the City Council on April 7, 1980.
- b. The Land Use Policies Plan has designated the area for a low density residential use at 5 lots per acre (page 355).

2. Conclusions

The proposed subdivision is consistent with the low density residential designation at 3.7 lots per acre.

B. NEIGHBORHOOD

1. Statements of Fact

- a. The property is located in the Juanita Heights area of a predominantly single family residential neighborhood. To the east are single family homes. To the west are a single family home and the future site of the Heatherbrook Subdivision which received final approval on November 17, 1980. To the south is the Alexander Graham Bell Elementary School. To the north across N.E. 116th Street are single family homes and pasture land for King County (see Exhibit "B").

2. Conclusions

The proposed subdivision maintains the low residential development of the neighboring uses.

IV. APPENDICES

Exhibits "A" through "D" are attached as part of this report.