

RESOLUTION NO. R - 2791

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KIRKLAND APPROVING THE SUBDIVISION AND FINAL PLAT WITH MODIFICATIONS TO LOT DEPTH, LOT WIDTH AND LOT AREA OF FORBES CREEK BEING DEPARTMENT OF COMMUNITY DEVELOPMENT FILE NO. SF-80-56 AND SETTING FORTH CONDITIONS TO WHICH SUCH SUBDIVISION AND FINAL PLAT SHALL BE SUBJECT.

WHEREAS, a subdivision and preliminary plat of Forbes Creek was approved by Resolution No. R-2790; and

WHEREAS, thereafter the Department of Community Development received an application for approval of subdivision and final plat with modification to lot depth, lot width and lot area, said application having been made by Forbes Creek Development Corporation, the owner of the real property described in said application, which property is within a Residential Single Family 35,000 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 with modifications, subject to specific conditions set forth in said recommendation, and

WHEREAS the City Council, in regular meeting, did consider the environmental documents received from the responsible official, together with the recommendation of the Director of the Department of Community Development.

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-80-56, are hereby adopted by the Kirkland City Council as though fully set forth herein.

Section 2. Approval of the subdivision and the final plat with modifications of Forbes Creek 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 19th day of January, 1981.

SIGNED IN AUTHENTICATION thereof on the 19th day of January, 1981.


MAYOR

ATTEST:


Director of Administration and Finance
(ex officio City Clerk)

3941A/bk



DEPARTMENT OF COMMUNITY DEVELOPMENT

ADVISORY REPORT
FINDINGS, CONCLUSIONS AND RECOMMENDATIONS

PREPARED BY _____ DATE _____
XX RECOMMENDED BY _____ DATE January 13, 1981
ADOPTED BY _____ DATE _____

XX STAFF _____
BOARD OF ADJUSTMENT Joseph Tovar, Acting Director
HOUGHTON COMMUNITY COUNCIL _____
PLANNING COMMISSION _____
CITY COUNCIL AS INCORPORATED IN _____
RESOLUTION _____ ORDINANCE _____
NUMBER R-2791
DATE _____

FILE NUMBER SF-80-56
APPLICANT Gerald Schlatter, Forbes Creek Development Corporation
PROPERTY LOCATION 10434 116th Ave. N.E.
SUBJECT Final Subdivision with Modification "Forbes Creek"
HEARING/MEETING DATE January 19, 1981
BEFORE KIRKLAND CITY COUNCIL
EXHIBITS ATTACHED "A" Application "B" Environmental Checklist "C" Vicinity
Map "D" Proposed Subdivision of Phase I

I. SUMMARY

A. Description of Proposed Action:

Gerald Schlatter of Forbes Creek Development Corporation has submitted an application for a Final Subdivision to subdivide the approved Forbes Creek Planned Unit Development - Phase I into 32 lots and a common area Tract C with modifications to the required lot depth (Section 2.11.8(b)), lot width (Section 2.11.8(d) and (g)), and lot area (Section 2.11.8(h)). Tract C will contain common open space and a private road. The property is located at 10434 116th Avenue N.E. in an area to be rezoned from RS-35000 to RS-8500. The 5.88 acre Phase I of Forbes Creek Planned Unit Development received final approval on October 1, 1979. The Preliminary Subdivision of Forbes Creek - Phase I was recommended for approval by the Planning Commission on January 8, 1981.

B. Recommendations.

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

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.

II. APPENDICES
Exhibits "A" through "D" are attached.
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