

RESOLUTION NO. R 3074

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KIRKLAND APPROVING THE PRELIMINARY SUBDIVISION AND PRELIMINARY PLAT OF HERITAGE TRAILS AS APPLIED FOR BY WESTSIDE SERVICE CORPORATION/BRIDLE TRAILS ASSOCIATION BEING DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT FILE NO. SP-III-83-102 AND SETTING FORTH CONDITIONS TO WHICH SUCH PRELIMINARY PLAT SHALL BE SUBJECT.

WHEREAS, the Department of Planning and Community Development has received application for a 46 lot single-family subdivision and preliminary plat of property within a RM 3.6 zone and said application having been made by Westside Service Corporation/Bridle Trails Association the owner of the real property described in said application; and

WHEREAS, pursuant to City of Kirkland Ordinance No. 2473 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 proposal for subdivision and preliminary plat has been submitted to the Kirkland Planning Commission who held public hearing thereon at their regular meeting of February 2, 1984; and

WHEREAS, the Kirkland Planning Commission, after public hearing and consideration of the recommendations of the Department of Planning and Community Development, did adopt certain Findings, Conclusions and Recommendations and did recommend approval of the subdivision and the preliminary plat subject to the 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 Report and Recommendations of the Planning Commission, and accepted in part and modified in part the Conditions of approval recommended by the Planning Commission.

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 Department of Planning and Community Development File No. SP-III-83-102 are hereby adopted by the Kirkland City Council as though fully set forth herein, except for recommended Conditions 3, 12, 17.a and 17.e, which are not adopted.

Section 2. The 46 lot single-family subdivision and preliminary plat of Heritage Trails is hereby given approval subject to the conditions set forth in the recommendations as hereinabove adopted by the City Council, together with the following new and additional conditions:

- a. An addition to Condition #11 to require that the applicant submit a landscaping program and adequate security devices to guarantee that street trees are installed with individual building permits.
- b. Substitute Condition #12: A 5' wide concrete sidewalk shall be provided along the north side of N.E. 49th Street from 116th Avenue N.E. to 118th Avenue N.E.
- c. Substitute Condition #17.a: Submit a design standard for any future fencing to be erected by lot owners adjacent to Bridle Trails State Park. This standard shall be established with a covenant, to be submitted prior to final subdivision.
- d. Substitute Condition #17.e: Install adequate sanitary sewers to the site, and adequate sewers on site. This shall include: Amendment to Kirkland Comprehensive Sewer Plan, to be prepared by the City; obtaining a permit from King County to extend the sewer through County right-of-way; and signing of an interlocal agreement by the Cities of Bellevue and Kirkland.
- e. A new Condition #17.i: Submit a plan to cut off the trail heads leading from Bridle Trails State Park.

Section 3. 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 4. Notwithstanding any recommendations heretofore given by the Houghton Community Council, the subject matter of this Resolution and the Permit herein granted are, pursuant to Ordinance 2001, subject to the disapproval jurisdiction of the Houghton Community Council, and therefore, this Resolution shall become effective only upon approval of the Houghton Community Council or the failure of said Community Council to disapprove this Resolution within 60 days of the date of the passage of this Resolution.

Section 5. 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 the preliminary approval of said subdivision and preliminary plat to be delivered to the applicant.

Section 6. Certified or conformed copies of this Resolution shall be delivered to the following:

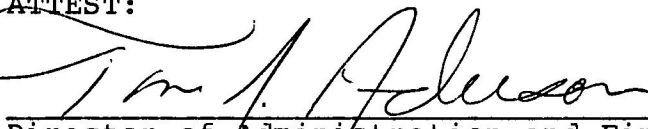
- (a) Department of Planning and Community Development of the City of Kirkland
- (b) Building and Fire Department of the City of Kirkland
- (c) Public Works Department of the City of Kirkland
- (d) Office of the Director of Administration and Finance (ex officio City Clerk) for the City of Kirkland

PASSED by majority vote of the Kirkland City Council in regular, open meeting on the 16th day of April, 1984.

SIGNED IN AUTHENTICATION thereof on the 16th day of April, 1984.

  
MAYOR

ATTEST:

  
Director of Administration and Finance  
(ex officio City Clerk)

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