

RESOLUTION NO. R-3109

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KIRKLAND APPROVING THE PRELIMINARY SUBDIVISION AND PRELIMINARY PLAT OF HIDDEN HILLS DIVISION III, IV, V AS APPLIED FOR BY DONALD AND PATRICIA HILL BEING DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT FILE NO. S-III-84-41 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 subdivision and preliminary plat of property within a RS 8.5 zone and said application having been made by Donald and Patricia Hill 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 July 19, 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 recommendation of 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. S-III-84-41 are hereby adopted by the Kirkland City Council as though fully set forth herein.

Section 2. The subdivision and preliminary plat of Hidden Hills III, IV, V is hereby given approval subject to the conditions set forth in the recommendations hereinabove adopted by the City Council and further conditioned as follows: In lieu of dedicating land within the subdivision for park and open space as required by Paragraph 4.75 of the Kirkland subdivision ordinance and RCW 58.17.110 applicant has offered to pay to the City for park and open space uses, an amount equal to \$350 per lot; a concomitant agreement to be approved by the City Attorney and meeting the requirements of RCW 82.02.020 shall be signed by the applicant and the City and recorded with the King County Department of Records and Elections prior to the time that the applicant submits an application for final subdivision approval. The concomitant agreement shall provide that said sum shall be paid to the City in full, prior to the recording of the final plat.

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. 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 5. 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 6th day of August, 1984.

SIGNED IN AUTHENTICATION thereof on the 6th day of August, 1984.


MAYOR

ATTEST:


Director of Administration and Finance
(ex officio City Clerk)

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