RESOLUTION NO. R- 4217

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KIRKLAND APPROVING THE PRELIMINARY SUBDIVISION AND PRELIMINARY PLAT OF KIDDER HEIGHTS AS APPLIED FOR BY SERENA CONSTRUCTION, LLC, BEING DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT FILE NO. S-PD-99-30 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 RM 3.6 zone, that application having been made by Serena Construction, LLC, the owner of the real property described in the application; and

WHEREAS, pursuant to the City of Kirkland's Concurrency Management System, KMC Title 25, a concurrency application has been submitted to the City of Kirkland, reviewed by the responsible Public Works official, the concurrency test has been passed, and a concurrency test notice issued; and

WHEREAS, pursuant to the State Environmental Policy Act, RCW 43.21C and the Administrative Guideline and local ordinance adopted to implement it, an environmental checklist has been submitted to the City of Kirkland, reviewed by the responsible official of the City of Kirkland, and a negative determination reached; and

WHEREAS, the environmental checklist and determination 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 Hearing Examiner, who held a public hearing at his regular meeting of November 10, 1999; and

WHEREAS, the Kirkland Hearing Examiner, 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 the 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 Hearing Examiner;

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 Hearing Examiner as signed by him and filed in Department of Planning and Community Development File No. S-PD-99-30 are adopted by the Kirkland City Council as though fully set forth within this resolution.

Section 2. The subdivision and preliminary plat of Kidder Heights is given approval subject to the conditions set forth in the recommendations adopted by the City Council in this resolution.

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 within this resolution.

Section 4. A complete copy of this resolution, including Findings, Conclusions and Recommendations adopted by reference, shall be certified by the City Clerk, who shall then forward the certified copy to the King County Department of Assessments.

Section 5. A certified copy of this resolution, along with the Findings, Conclusions and Recommendations adopted by this resolution, shall be attached to and become a part of the evidence of the preliminary approval of the 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)   City Clerk for the City of Kirkland

PASSED by majority vote of the Kirkland City Council in regular, open meeting on the __7th__ day of __December__, __1999__.

SIGNED IN AUTHENTICATION thereof on the __7th__ day of __December__, __1999__.

_____
Mayor

ATTEST:

_____
City Clerk