



# ZONING WORKSHEET

Date: September 27, 2007  
Planner: Désirée Goble

Advantage Case #: PRE07-00085

Property Address: 4630 116<sup>th</sup> Ave NE  
Persons requesting meeting: Michael and Jennifer Crooks, Evergreen Ranch  
Proposal: Rezone the subject property to RS 12.5 utilizing the comprehensive plan designation of 1-3 dwelling units an acre. Plat 22 lts through the PUD process

Tax Assessor's Parcel Number: 162505-9031 & 9022  
Lot Size (according to the Assessor's Records): 426,016 square feet

Map Grid: B2

Zone: RS 35

Sensitive Areas Maps: The following sensitive areas have been identified on the sensitive areas maps.

- ❖ Seismic Hazards
- ❖ The property is located in the Yarrow Bay Drainage Basin which is a Primary Basin.
  - Streams – Class A stream on the east side of 116<sup>th</sup> Ave. NE. An unclassified stream appears to be located along the north side of the property.
  - Wetlands - There is a wetland located along the west side of the property.

The property is located within the Bridle Trails Neighborhood. I have provided copies of the Neighborhood plan indicating the specific language regarding this property.

## Potential Issues/Code Requirements:

The location of all streams on the subject property or within 75 feet of the subject property need to be identified and classified. As mentioned above our maps show a stream on the north side of the property that is unclassified and a second stream, previously classified as a Class A stream, is located along the west side on the property.

The Sensitive Areas Maps indicate that a wetland is located along the western side of the property. This wetland needs to be delineated and its location flagged.

Prior to calculating the maximum allowable density the following information needs to be provided by a surveyor licensed in the State of Washington:

- ❖ size of the wetland located on the subject property
- ❖ size of the stream on the subject property
- ❖ size of the stream/wetland buffer on the subject property
- ❖ size of the entire property

A seismic hazard area was identified on the Sensitive Areas Maps which means that a geotechnical report will be required and should address the criteria found in Kirkland Zoning Code Section 85.15 (attached).

## NOTE:

*The information related by the City staff is a preliminary, qualified assessment which is based on the information provided by the applicant/contact person. More detailed technical review of a specific development permit application may disclose additional substantive or procedural requirements. Furthermore, in the case of a discretionary development permit, the role and authority of the City staff is advisory only. Final recommendation and decision on such permits can only be made, after public comment and/or public hearing, by the Planning Director (as to Short Plats and Zoning Code Process I Permits), the Hearing Examiner, or the Planning Commission and City Council, depending upon the type of permit.*

<b>Estimated Permitting Fees:</b>	<u>Base Fee</u>	<u>Full Fee</u>	<u>Fee Due</u>
Rezone - Quasijudicial .....			8,160.00
Preliminary Subdivision			
Fixed Fee .....	6,310.00	6,310.00	3,155.00
Fee per lot (22 lots) .....	760.00	16,720.00	8,360.00
Stream Buffer Modification in a Primary Basin			
Class A .....	5,290.00	5,290.00	2,645.00
Class B .....	3,000.00		
Class C .....	1,500.00		
Wetland Buffer Modification in a Primary Basin			
Type I .....	5,290.00		
Type II .....	5,290.00	5,290.00	2,645.00
Type III .....	1,500.00		
Preliminary & Final Planned Unit Development (PUD)			
Fixed Fee .....	8,160.00	8,160.00	4,080.00
Fee per lot (22 lots) .....	760.00	16,720.00	8,360.00
SEPA - Environmental Checklist			
Base Fee .....	260.00	260.00	260.00
Traffic Report - fee per new residential unit (22 units) .....	40.00	880.00	880.00
Sensitive Area .....	260.00	260.00	260.00
Concurrency .....	210.00	210.00	210.00
.....		Sub Total	39,015.00

Final Subdivision			
Fixed Fee .....		1,500.00	1,500.00
Fee per lot (22 lots) .....		150.00	3,300.00

Provided copies of the following information:

- Zoning Code Section(s):
  - Zoning Code Chapter 85, Geologically Hazardous
  - Zoning Code Sections 90.40-90.120
  - Tree Plan III Handout (Subdivision)
  - Tree Plan II Handout (Grading)
  - Tree Plan I Handout (Single Family Residence)
  - Yarrow Creek Basin text language from the Kirkland's Streams, Wetlands and Wildlife Study Document
  - Zoning Code Chapter 125, Planned Unit Development
  - Proposed changes to the Rezone Chapter
  - Zoning Code Chapter 130, Rezone
  - Zoning Code Chapter 152, Process IIB
  - Subdivision Code Chapter 22 - Preliminary Plat Procedures
  - Subdivision Code Chapter 28 - Design Requirements
  - Subdivision Code Chapter 32 - Improvements
  - Bridle Trail Neighborhood Plan Language pages XV.C-1 through XV.C-6
- Zoning Permit Application Packet
- Short/Preliminary Subdivision Application Packet
- Environmental Checklist
- Concurrency Application
- Traffic Impact Analysis Guidelines
- Final Subdivision Application Packet

The Kirkland Zoning Code and Comprehensive Plan are now available on the internet. A link to these sites can be found at [www.kirklandpermits.net](http://www.kirklandpermits.net) under the goto section on the left hand side of the home page.

**NOTE:** Following is a copy of typical conditions that may be imposed on your short plat application. Items may have been included that don't pertain or have been omitted from the list that will apply to the project. Only a complete and thorough review can determine exactly what conditions apply to a particular case.

## **SUBDIVISION STANDARDS**

**22.28.030 Lot Size.** Unless otherwise approved in the preliminary subdivision or short subdivision approval, all lots within a subdivision must meet the minimum size requirements established for the property in the Kirkland zoning code or other land use regulatory document.

**22.28.050 Lot Dimensions.** For lots smaller than 5,000 square feet, the lot width at the back of the required front yard shall not be less than 50 feet unless the garage is located at the rear of the lot or the lot is a flag lot.

**22.28.130 Vehicular Access Easements.** The applicant shall comply with the requirements found in the Zoning Code for vehicular access easements or tracts.

**22.28.190 Subdivisions on the Shoreline.** Subdivisions adjacent to Lake Washington must comply with the provisions of Kirkland's Shoreline Master Program regarding open space and public access along the waterfront.

**22.28.210 Significant Trees.** The applicant shall design the plat so as to comply with the tree management requirements set forth in Chapter 95 of the Kirkland Zoning Code. The Planning Official is authorized to require site plan alterations to retain Type 1 trees. The applicant shall retain all viable trees at the short plat approval stage and all viable trees with the required Land Surface Modification Permit, except for those trees needed to be removed for installation of the plat infrastructure improvements. The applicant shall also retain all viable trees during the development of each single family lot except for those trees required to be removed for the construction of the house and other associated site improvements. A Tree Plan III was submitted with the short plat. There are significant trees on the site, of which are viable trees and of which are Type 1 trees. A minimum of tree credits are required for the subject site. If at any stage of development, tree retention on the site falls below the minimum required tree density, replanting shall be required per KZC Section 95.35.

**22.32.010 Utility System Improvements.** All utility system improvements must be designed and installed in accordance with all standards of the applicable serving utility.

**22.32.030 Stormwater Control System.** The applicant shall comply with the construction phase and permanent stormwater control requirements of the Municipal Code.

**22.32.050 Transmission Line Undergrounding.** The applicant shall comply with the utility lines and appurtenances requirements of the Zoning Code.

**22.32.060 Utility Easements.** Except in unusual circumstances, easements for utilities should be at least ten feet in width.

**27.06.030 Park Impact Fees.** New residential units are required to pay park impact fees prior to issuance of a building permit. Please see KMC 27.06 for the current rate. Exemptions and/or credits may apply pursuant to KMC 27.06.050 and KMC 27.06.060. If a property contains an existing unit to be removed, a "credit" for that unit shall apply to the first building permit of the subdivision.

### ***Prior to Recording:***

**22.16.030 Final Plat - Lot Corners.** The exterior plat boundary, and all interior lot corners shall be set by a registered land surveyor.

**22.16.040 Final Plat - Title Report.** The applicant shall submit a title company certification which is not more than 30 calendar days old verifying ownership of the subject property on the date that the property owner(s) (as indicated in the report) sign(s) the subdivision documents; containing a legal description of the entire parcel to be subdivided; describing any easements or restrictions affecting the property with a description, purpose and reference by auditor's file number and/or recording number; any encumbrances on the property; and any delinquent taxes or assessments on the property.

**22.16.150 Final Plat - Improvements.** The owner shall complete or bond all required right-of-way, easement, utility and other similar improvements.

**22.28.050 Lot Dimensions.** The owner of the property shall sign a covenant to ensure that the garage will be located at the rear of any lot which is smaller than 5,000 square feet, has a lot width at the back of the required front yard less than 50 feet, and is not a flag lot.

**22.32.020 Water System.** The applicant shall install a system to provide potable water, adequate fire flow and all required

fire-fighting infrastructure and appurtenances to each lot created.

**22.32.040 Sanitary Sewer System.** The developer shall install a sanitary sewer system to serve each lot created.

**22.32.080 Performance Bonds.** In lieu of installing all required improvements and components as part of a plat or short plat, the applicant may propose to post a bond, or submit evidence that an adequate security device has been submitted and accepted by the service provider (City of Kirkland and/or Northshore Utility District), for a period of one year to ensure completion of these requirements within one year of plat/short plat approval.

***Prior to occupancy:***

**22.32.020 Water System.** The applicant shall install a system to provide potable water, adequate fire flow and all required fire-fighting infrastructure and appurtenances to each lot created.

**22.32.040 Sanitary Sewer System.** The developer shall install a sanitary sewer system to serve each lot created.

**22.32.090 Maintenance Bonds.** A two-year maintenance bond may be required for any of the improvements or landscaping installed or maintained under this title. A maintenance bond will be required for .

**ZONING CODE STANDARDS**

**85.25.1 Geotechnical Report Recommendations.** The geotechnical recommendations contained in the report shall be implemented.

**85.25.3 Geotechnical Professional On-Site.** A qualified geotechnical professional shall be present on site during land surface modification and foundation installation activities.

**90.45 Wetlands and Wetland Buffers.** No land surface modification may take place and no improvement may be located in a wetland or within the environmentally sensitive area buffers for a wetland, except as specifically provided in this Section.

**90.50 Wetland Buffer Fence.** Prior to development, the applicant shall install a six-foot high construction phase fence along the upland boundary of the wetland buffer with silt screen fabric installed per City standard. The fence shall remain upright in the approved location for the duration of development activities. Upon project completion, the applicant shall install between the upland boundary of all wetland buffers and the developed portion of the site, either 1) a permanent 3 to 4 foot tall split rail fence, or 2) permanent planting of equal barrier value.

**90.55 Monitoring and Maintenance of Wetland Buffer Modifications:** Modification of a wetland buffer will require that the applicant submit a 5-year monitoring and maintenance plan consistent with the criteria found in 95.55 and which is prepared by a qualified professional and reviewed by the City's wetland consultant. The cost of the plan and the City's review shall be borne by the applicant.

**90.80 Streams.** No land surface modification may take place and no improvements may be located in a stream except as specifically provided in this Section.

**90.90 Stream Buffers.** No land surface modification may take place and no improvement may be located within the environmentally sensitive buffer for a stream, except as provided in this Section.

**90.95 Stream Buffer Fence.** Prior to development, the applicant shall install a six-foot high construction phase fence along the upland boundary of the entire stream buffer with silt screen fabric installed per City standard. The fence shall remain upright in the approved location for the duration of development activities. Upon project completion, the applicant shall install between the upland boundary of all stream buffers and the developed portion of the site, either 1) a permanent 3 to 4 foot tall split rail fence, or 2) permanent planting of equal barrier value.

**90.100.3 Monitoring and Maintenance of Stream Buffer Modifications:** Modification of a stream buffer will require that the applicant submit a 5-year monitoring and maintenance plan consistent with KZC section 95.55. This plan shall be prepared by a qualified professional and reviewed by the City's wetland consultant. The cost of the plan and the City's review shall be borne by the applicant.

**90.125 Frequently Flooded Areas.** No land surface modification may take place and no improvements may be located in a frequently flooded area, except as specifically provided in Chapter 21.56 of the Kirkland Municipal Code.

**95.50.2.a Required Landscaping.** All required landscaping shall be maintained throughout the life of the development. The applicant shall submit an agreement to the city to be recorded with King County which will perpetually maintain required landscaping. Prior to issuance of a certificate of occupancy, the proponent shall provide a final as-built landscape plan and an

agreement to maintain and replace all landscaping that is required by the City.

**95.45 Tree Installation Standards.** All supplemental trees to be planted shall conform to the Kirkland Plant List. All installation standards shall conform to Kirkland Zoning Code Section 95.45.

**100.25 Sign Permits.** Separate sign permit(s) are required.

**105.10.2 Pavement Setbacks.** The paved surface in an access easement or tract shall be set back at least 5 feet from any adjacent property which does not receive access from that easement or tract. An access easement or tract that has a paved area greater than 10 feet in width must be screened from any adjacent property that does not receive access from it. Screening standards are outlined in this section.

**105.19 Public Pedestrian Walkways.** The height of solid (blocking visibility) fences along pedestrian pathways that are not directly adjacent a public or private street right-of-way shall be limited to 42 inches unless otherwise approved by the Planning or Public Works Directors. All new building structures shall be setback a minimum of five feet from any pedestrian access right-of-way, tract, or easement that is not directly adjacent a public or private street right-of-way. If in a design district, see section and Plate 34 for through block pathways standards.

**105.20 Required Parking.** Two parking spaces are required for each dwelling unit.

**105.47 Required Parking Pad.** Except for garages accessed from an alley, garages serving detached dwelling units in low density zones shall provide a minimum 20-foot by 20-foot parking pad between the garage and the access easement, tract, or right-of-way providing access to the garage.

**110.60.5 Street Trees.** All trees planted in the right-of-way must be approved as to species by the City. All trees must be two inches in diameter at the time of planting as measured using the standards of the American Association of Nurserymen with a canopy that starts at least six feet above finished grade and does not obstruct any adjoining sidewalks or driving lanes.

**115.25 Work Hours.** It is a violation of this Code to engage in any development activity or to operate any heavy equipment before 7:00 am. or after 8:00 pm Monday through Friday, or before 9:00 am or after 6:00 pm Saturday. No development activity or use of heavy equipment may occur on Sundays or on the following holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving, and Christmas Day. The applicant will be required to comply with these regulations and any violation of this section will result in enforcement action, unless written permission is obtained from the Planning official.

**115.40 Fence Location.** Fences over 6 feet in height may not be located in a required setback yard. A detached dwelling unit abutting a neighborhood access or collector street may not have a fence over 3.5 feet in height within the required front yard. No fence may be placed within a high waterline setback yard or within any portion of a north or south property line yard, which is coincident with the high waterline setback yard.

**115.42 Floor Area Ratio (F.A.R.) Limits.** Floor area for detached dwelling units is limited to a maximum floor area ratio in low density residential zones. See Use Zone charts for the maximum percentages allowed. This regulation does not apply within the disapproval jurisdiction of the Houghton Community Council.

**115.43 Garage Setback Requirements for Detached Dwelling Units in Low Density Zones.** The garage must be set back five feet from the remaining portion of the front façade of a dwelling unit if: the garage door is located on the front façade of the dwelling unit; and the lot is at least 50 feet wide at the front setback line; and the garage width exceeds 50 percent of the combined dimensions of the front facades of the dwelling unit and the garage. This regulation does not apply within the disapproval jurisdiction of the Houghton Community Council.

**115.45 Garbage and Recycling Placement and Screening.** For uses other than detached dwelling units, duplexes, moorage facilities, parks, and construction sites, all garbage receptacles and dumpsters must be setback from property lines, located outside landscape buffers, and screened from view from the street, adjacent properties and pedestrian walkways or parks by a solid sight-obscuring enclosure.

**115.47 Service Bay Locations.** All uses, except single family dwellings and multifamily structures, must locate service bays away from pedestrian areas. If not feasible must screen from view.

**115.75.2 Fill Material.** All materials used as fill must be non-dissolving and non-decomposing. Fill material must not contain organic or inorganic material that would be detrimental to the water quality, or existing habitat, or create any other significant adverse impacts to the environment.

**115.85 Rose Hill Business District Lighting Standards:** See this section for specific requirements that apply to all exterior lighting on buildings, all open air parking areas and equipment storage yards within this business district. The intent of this section is to discourage excessive lighting and to protect low density residential zones from adverse impacts that can be associated with light trespass from nonresidential and medium to high density residential development.

**115.90 Calculating Lot Coverage.** The total area of all structures and pavement and any other impervious surface on the subject property is limited to a maximum percentage of total lot area. See the Use Zone charts for maximum lot coverage percentages allowed. Section 115.90 lists exceptions to total lot coverage calculations See Section 115.90 for a more detailed explanation of these exceptions.

**115.95 Noise Standards.** The City of Kirkland adopts by reference the Maximum Environmental Noise Levels established pursuant to the Noise Control Act of 1974, RCW 70.107. See Chapter 173-60 WAC. Any noise, which injures, endangers the comfort, repose, health or safety of persons, or in any way renders persons insecure in life, or in the use of property is a violation of this Code.

**115.115 Required Setback Yards.** This section establishes what structures, improvements and activities may be within required setback yards as established for each use in each zone.

**115.115.3.g Rockeries and Retaining Walls.** Rockeries and retaining walls are limited to a maximum height of four feet in a required yard unless certain modification criteria in this section are met. The combined height of fences and retaining walls within five feet of each other in a required yard is limited to a maximum height of 6 feet, unless certain modification criteria in this section are met.

**115.115.3.n Covered Entry Porches.** In residential zones, covered entry porches on dwelling units may be located within 13 feet of the front property line if certain criteria in this section are met. This incentive is not effective within the disapproval jurisdiction of the Houghton Community Council.

**115.115.3.o Garage Setbacks.** In low density residential zones, garages meeting certain criteria in this section can be placed closer to the rear property line than is normally allowed in those zones.

**115.115.3.p HVAC Equipment:** These may be placed no closer than five feet of a side or rear property line, and shall not be located within a required front yard; provided, that HVAC equipment may be located in a storage shed approved pursuant to subsection (3)(m) of this section or a garage approved pursuant to subsection (3)(o)(2) of this section. All HVAC equipment shall be baffled, shielded, enclosed, or placed on the property in a manner that will ensure compliance with the noise provisions of KZC 115.95.

**115.115.5.a Driveway Width and Setbacks.** For a detached dwelling unit, a driveway and/or parking area shall not exceed 20 feet in width in any required front yard, and shall be separated from other hard surfaced areas located in the front yard by a 5-foot wide landscape strip. Driveways shall not be closer than 5 feet to any side property line unless certain standards are met.

**115.115.5.b Driveway Setbacks.** For attached and stacked dwelling units in residential zones, driveways shall have a minimum 5' setback from all property lines except for the portion of any driveway, which connects with an adjacent street. Vehicle parking areas shall have a minimum 20-foot setback from all front property lines and meet the minimum required setbacks from all other property lines for the use.

**115.115.5.c Driveway Setbacks.** Vehicle parking areas for schools and day-care centers greater than 12 students shall have a minimum 20-foot setback from all property lines.

**115.115.5.d Driveway Setbacks.** Parking areas and driveways for uses other than detached dwelling units, attached and stacked dwelling units in residential zones, or schools and day-cares with more than 12 students, may be located within required setback yards, but, except for the portion of any driveway which connects with an adjacent street, not closer than 5 feet to any property line.

**115.120 Rooftop Appurtenance Screening.** New appurtenances on existing buildings shall be surrounded by a solid screening enclosure equal in height to the appurtenance. New construction shall screen rooftop appurtenances by incorporating them in to the roof form.

**115.135 Sight Distance at Intersection.** Areas around all intersections, including the entrance of driveways onto streets, must be kept clear of sight obstruction as described in this section.

**152.22.2 Public Notice Signs.** Within seven (7) calendar days after the end of the 21-day period following the City's final decision on the permit, the applicant shall remove all public notice signs.

***Prior to recording:***

**110.60.5 Landscape Maintenance Agreement.** The owner of the subject property shall sign a landscape maintenance agreement, in a form acceptable to the City Attorney, to run with the subject property to maintain landscaping within the landscape strip and landscape island portions of the right-of-way. It is a violation to pave or cover the landscape strip with impervious material or to park motor vehicles on this strip.

**110.60.6 Mailboxes.** Mailboxes shall be installed in the development in a location approved by the Postal Service and the Planning Official. The applicant shall, to the maximum extent possible, group mailboxes for units or uses in the development.

***Prior to issuance of a grading or building permit:***

**85.25.1 Geotechnical Report Recommendations.** A written acknowledgment must be added to the face of the plans signed by the architect, engineer, and/or designer that he/she has reviewed the geotechnical recommendations and incorporated these recommendations into the plans.

**85.40 Natural Greenbelt Protective Easement.** The applicant shall submit for recording a natural greenbelt protective easement, in a form acceptable to the City Attorney, for recording with King County.

**85.45 Liability.** The applicant shall enter into an agreement with the City, which runs with the property, in a form acceptable to the City Attorney, indemnifying the City for any damage resulting from development activity on the subject property which is related to the physical condition of the property.

**90.50 Wetland Buffer Fence.** Prior to development, the applicant shall install a six-foot high construction phase fence along the upland boundary of the wetland buffer with silt screen fabric installed per City standard. The fence shall remain upright in the approved location for the duration of development activities. Upon project completion, the applicant shall install between the upland boundary of all wetland buffers and the developed portion of the site, either 1) a permanent 3 to 4 foot tall split rail fence, or 2) permanent planting of equal barrier value.

**90.95 Stream Buffer Fence.** Prior to development, the applicant shall install a six-foot high construction phase fence along the upland boundary of the entire stream buffer with silt screen fabric installed per City standard. The fence shall remain upright in the approved location for the duration of development activities. Upon project completion, the applicant shall install between the upland boundary of all stream buffers and the developed portion of the site, either 1) a permanent 3 to 4 foot tall split rail fence, or 2) permanent planting of equal barrier value.

**90.150 Natural Greenbelt Protective Easement.** The applicant shall submit for recording a natural greenbelt protective easement, in a form acceptable to the City Attorney, for recording with King County.

**90.155 Liability.** The applicant shall enter into an agreement with the City which runs with the property, in a form acceptable to the City Attorney, indemnifying the City for any damage resulting from development activity on the subject property which is related to the physical condition of the stream, minor lake, or wetland.

**95.35.2.b.(3)(b)i Tree Protection Techniques.** A description and location of tree protection measures during construction for trees to be retained must be shown on demolition and grading plans.

**95.35.6 Tree Protection.** Prior to development activity or initiating tree removal on the site, vegetated areas and individual trees to be preserved shall be protected from potentially damaging activities. Protection measures for trees to be retained shall include (1) placing no construction material or equipment within the protected area of any tree to be retained; (2) providing a visible temporary protective chain link fence at least 4 feet in height around the protected area of retained trees or groups of trees until the Planning Official authorizes their removal; (3) installing visible signs spaced no further apart than 15 feet along the protective fence stating "Tree Protection Area, Entrance Prohibited" with the City code enforcement phone number; (4) prohibiting excavation or compaction of earth or other damaging activities within the barriers unless approved by the Planning Official and supervised by a qualified professional; and (5) ensuring that approved landscaping in a protected zone shall be done with light machinery or by hand.

**27.06.030 Park Impact Fees.** New residential units are required to pay park impact fees prior to issuance of a building permit. Please see KMC 27.06 for the current rate. Exemptions and/or credits may apply pursuant to KMC 27.06.050 and KMC 27.06.060. If a property contains an existing unit to be removed, a "credit" for that unit shall apply to the first building permit of the subdivision.

***Prior to occupancy:***

**85.25.3 Geotechnical Professional On-Site.** The geotechnical engineer shall submit a final report certifying substantial compliance with the geotechnical recommendations and geotechnical related permit requirements.

**90.145 Bonds.** The City may require a bond and/or a perpetual landscape maintenance agreement to ensure compliance with any aspect of the Drainage Basins chapter or any decision or determination made under this chapter.

**95.40 Bonds.** The City may require a maintenance agreement or bond to ensure compliance with any aspect of the Landscaping chapter.

**95.50.2.a Required Landscaping.** All required landscaping shall be maintained throughout the life of the development.

The applicant shall submit an agreement to the city to be recorded with King County which will perpetually maintain required landscaping. Prior to issuance of a certificate of occupancy, the proponent shall provide a final as-built landscape plan and an agreement to maintain and replace all landscaping that is required by the City.

**95.50.2.b Tree Maintenance.** For detached dwelling units, the applicant shall submit a 5-year tree maintenance agreement to the Planning Department to maintain all pre-existing trees designated for preservation and any supplemental trees required to be planted.

**95.50.3 Maintenance of Preserved Grove.** The applicant shall provide a legal instrument acceptable to the City ensuring the preservation in perpetuity of approved groves of trees to be retained.

**110.60.5 Landscape Maintenance Agreement.** The owner of the subject property shall sign a landscape maintenance agreement, in a form acceptable to the City Attorney, to run with the subject property to maintain landscaping within the landscape strip and landscape island portions of the right-of-way. It is a violation to pave or cover the landscape strip with impervious material or to park motor vehicles on this strip.

**110.60.6 Mailboxes.** Mailboxes shall be installed in the development in a location approved by the Postal Service and the Planning Official. The applicant shall, to the maximum extent possible, group mailboxes for units or uses in the development.

**110.75 Bonds.** The City may require or permit a bond to ensure compliance with any of the requirements of the Required Public Improvements chapter.





CITY OF KIRKLAND  
PRE-SUBMITTAL CONFERENCE APPLICATION

PRE 07-00085 DG

Check one:  Land Use Permit  
 Building Permit

Project Name: Evergreen Ranch

Project Address: 4626 and 4630 116th Ave. NE

Parcel Number(s): 1625059031, 1625059022

Property Owner's Name: Michael and Jennifer Crooks

Address: 4626 and 4630 116th Ave NE

City: Kirkland

Phone: \_\_\_\_\_

Zip: 98033

Contact Person (for this conference): Bill Dunlap

Address: 14410 Bel-Red Rd. Suite 200

City: Bellevue

Phone: 425-644-2323

Zip: 98007

Check the departments you would like to attend:

- Building
- Fire
- Planning
- Public Works

Describe the proposed project: Rezone the subject property to RS 12.5 utilizing the comprehensive plan designation of 1-3 dwelling units an acre. Plat 22 lots through the PUD process.

List questions/concerns for staff. If you need more space, please attach a separate page.

Owner/Agent: \_\_\_\_\_

[Signature]  
Signature

Date: Sept 6, 2007

**STAFF USE ONLY BELOW THIS LINE**

Drawings included:

- Land Use Permit – Vicinity Plan; conceptual drawings of proposed project (surveyors or engineers drawings not required).
- Building Permit – Vicinity Plan; site plan with existing and proposed contour lines – include parking lot, circulation system, significant trees (at least 6" diameter) and any natural features; elevations of all four (4) sides of any proposed structures; floor plans.
- \$350 Fee made payable to the City of Kirkland.

Date scheduled: \_\_\_\_\_

Time: \_\_\_\_\_

Room: \_\_\_\_\_

**NOTE: Permit Applications requiring plan review are accepted: Monday-Tuesday-Thursday-Friday 8:00-4:00**

**Wednesday 10:30-4:00**

*Pre-app meeting on 9/27/07 Moss Bay Run* PCD

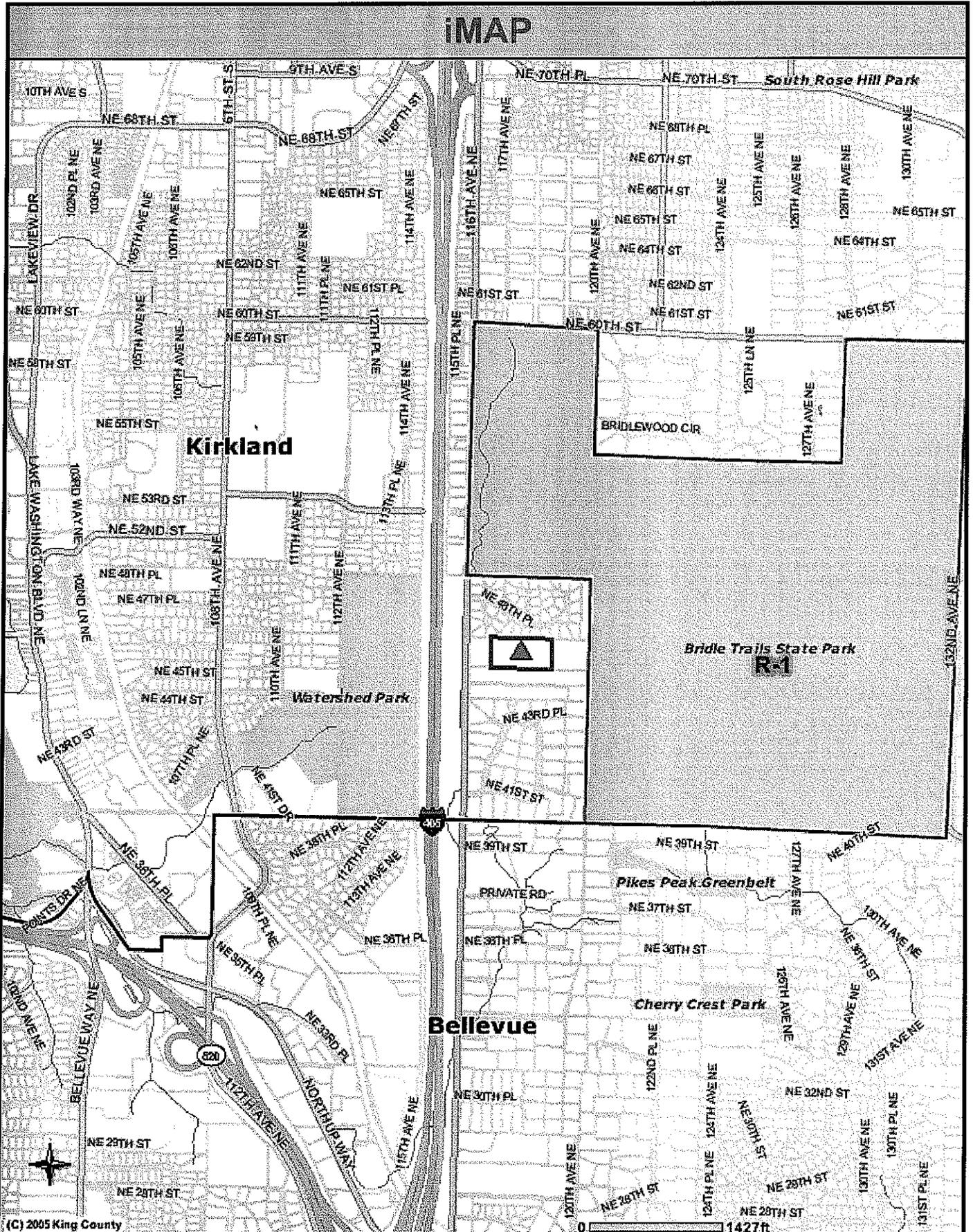


**Core Design, Inc.**  
14711 N.E. 29th Place, Suite 101  
Bellevue, Washington 98007  
425.885.7877 Fax 425.885.7963  
www.coredesigninc.com

## List of Questions Evergreen Ranch

1. Are the density calculations shown on the conceptual site plan correct? Does this reflect maximum density?
- PW 2. What frontage improvements will be required?
3. What are the tree retention requirements?
- PW 4. What are the full street road section requirements?
- PW 5. Are there capacity issues regarding Storm, Sanitary Sewer, and Water Utilities?

# iMAP



(C) 2005 King County

The information included on this map has been compiled by King County staff from a variety of sources, and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. This document is not intended for use as a survey product. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.

Date: 9/6/2007 Source: King County iMAP - Property Information (<http://www.metrokc.gov/GIS/iMAP>)



PCD

