



**CITY OF KIRKLAND**  
**Planning and Community Development Department**  
123 Fifth Avenue, Kirkland, WA 98033  
425.587-3225 - [www.kirklandwa.gov](http://www.kirklandwa.gov)

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**MEMORANDUM**

**To:** Kurt Triplett, City Manager  
**From:** Paul Stewart, AICP, Deputy Planning Director  
Tony Leavitt, Project Planner  
**Date:** July 3, 2013  
**Subject:** Wisti Lane Final Subdivision, File No. SUB12-01028

**RECOMMENDATION**

That the City Council approves with conditions the Final Subdivision application for the Wisti Lane Plat. The City Council may do so by adopting the enclosed resolution.

**BACKGROUND DISCUSSION**

The Preliminary Subdivision was heard by the Hearing Examiner on September 20, 2012. The Hearing Examiner approved the project with conditions on September 26, 2012.

The proposal includes the following elements:

- Subdivision of a parcel comprising 3.66 acres into 18 lots for single-family residences within an RSX 7.2 zone;
- Access is to be provided via a new access road from Slater Avenue NE. All lots will take access from this new road;
- A SEPA Determination of Non-Significance was issued on August 21, 2012.

The proposal complies with the Final Subdivision Approval Criteria as stated in Attachment 1.

**ENCLOSURES**

1. Planning Director Recommendation with Enclosures



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**MEMORANDUM ADVISORY REPORT  
FINDINGS, CONCLUSION, AND RECOMMENDATIONS**

**To:** Paul Stewart, AICP, Deputy Planning Director  
**From:** Tony Leavitt, Associate Planner  
**Date:** July 3, 2013  
**File:** WISTI LANE FINAL SUBDIVISION, FILE NO. SUB13-01028

**I. RECOMMENDATION**

Approve the Final Subdivision application for the Wisti Lane Plat.

**II. BACKGROUND**

- A. The applicant is Josh Lysen of Merit Homes
- B. The site is located at 10611 Slater Avenue NE (See Attachment 1)
- C. This is a final subdivision application to approve an 18-lot subdivision on a 3.66 acre site (see Attachment 2). Lots range in size from 7,204 square feet to 8,025 square feet. Access for all lots will be provided via a new public access road that connects to Slater Avenue NE.

**III. HISTORY**

- A. The Preliminary Subdivision was heard by the Hearing Examiner on September 20, 2012. The Hearing Examiner approved the project with conditions on September 26, 2012. A traffic concurrency test was passed on February 15, 2012 and a Determination of Non-Significance was issued for the proposal on August 21, 2012.

**IV. ANALYSIS**

- A. Approval Criteria
  - 1. Facts: Section 22.16.080 of the Kirkland Municipal Code also discusses the conditions under which the final plat may be approved by the City Council. These conditions are as follows:
    - a. Consistency with the preliminary plat, except for minor modifications; and

b. Consistency with the provisions of the Subdivision Ordinance and RCW 58.17.

2. Conclusion: The applicant has complied with all of the conditions that were placed on the preliminary subdivision application by the Hearing Examiner. The applicant has submitted a security with the City to cover all remaining public improvements and utilities as required by the preliminary subdivision approval.

**V. CHALLENGE, JUDICIAL REVIEW, AND LAPSE OF APPROVAL**

- A. Section 22.16.070 of the Kirkland Municipal Code states that any person who disagrees with the report of the Planning Director may file a written challenge to City Council by delivering it to the City Clerk not later than the close of business of the evening City Council first considers the final plat.
- B. Section 22.16.110 of the Kirkland Municipal Code allows the action of the City in granting or denying this final plat to be reviewed in King County Superior Court. The petition for review must be filed within 21 calendar days of the issuance of the final land use decision by the City.
- C. Section 22.16.130 of the Kirkland Municipal Code states that unless specifically extended in the decision on the plat, the plat must be submitted to the city for recording with King County within six (6) months of the date of approval or the decision becomes void; provided, however, that in the event judicial review is initiated per Section 22.16.110, the running of the six (6) months is tolled for any period of time during which a court order in said judicial review proceeding prohibits the recording of the plat.

**VI. APPENDICES**

Attachments 1 through 3 are attached.

1. Vicinity Map
2. Hearing Examiner Decision
3. Final Plat

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Review by Planning Director:

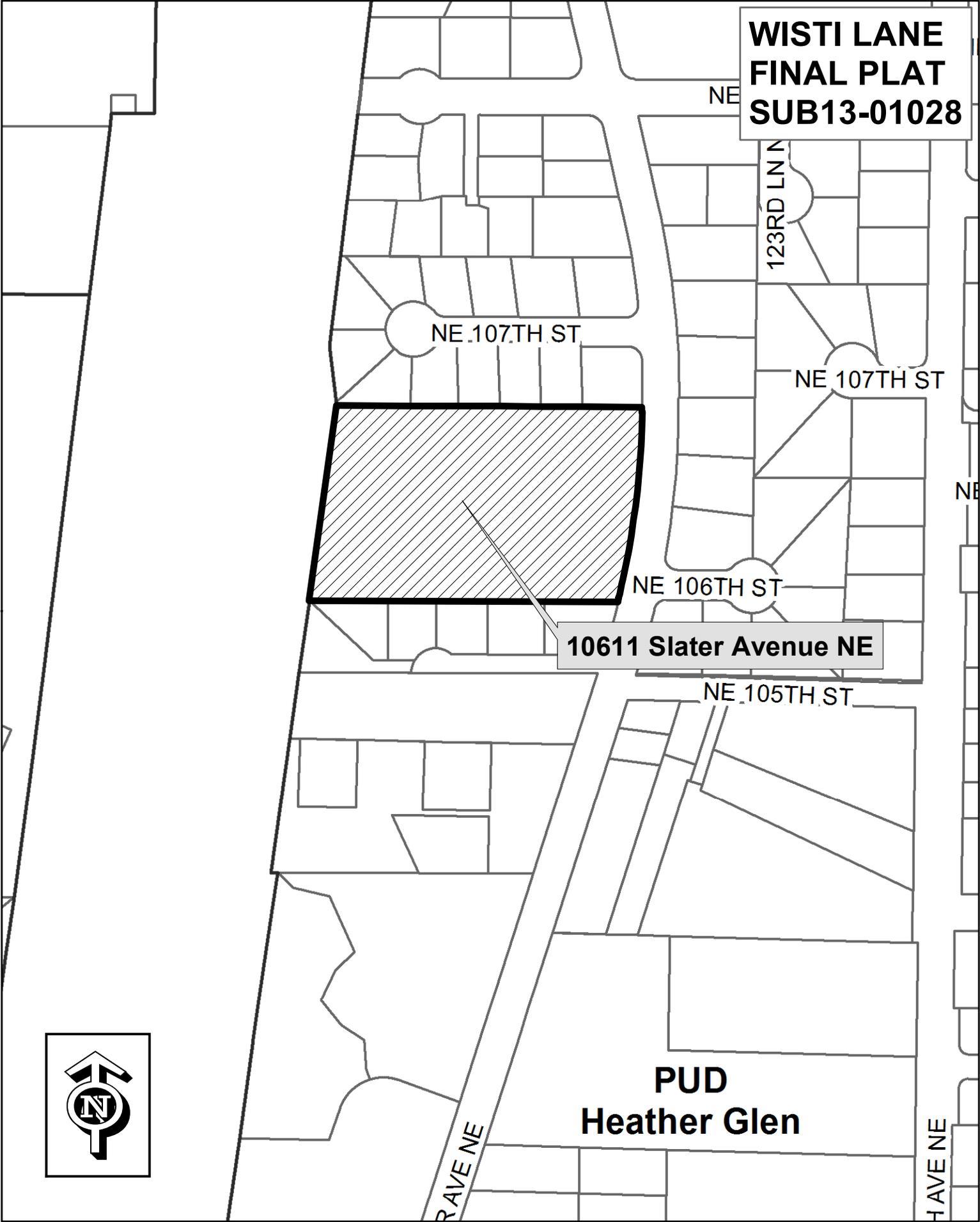
I concur                            I do not concur     



Paul Stewart, AICP

7/3/2013

**WISTI LANE  
FINAL PLAT  
SUB13-01028**



NE 107TH ST

NE

123RD LN

NE 107TH ST

NE

NE 106TH ST

**10611 Slater Avenue NE**

NE 105TH ST

**PUD  
Heather Glen**

RAVE NE

HAVE NE



**CITY OF KIRKLAND  
HEARING EXAMINER FINDINGS,  
CONCLUSIONS AND DECISION**

RECEIVED

SEP 28 2012

AM PM  
PLANNING DEPARTMENT

BY \_\_\_\_\_

**APPLICANT:** Josh Lysen of Merit Homes, Inc. for Eva Stewart

**FILE NO:** PSB12-00001

**APPLICATION:**

1. Site Location: 10611 Slater Avenue NE
2. Request: To subdivide a 159,429 square foot parcel into 18 lots with access provided via a new access road from Slater Avenue NE. The applicant also requested approval of an Integrated Development Plan to address tree retention on the site.
3. Review Process: Process IIA, the Hearing Examiner conducts a public hearing and makes a final decision on the Integrated Development Plan and preliminary subdivision.
4. Key Issues: Tree retention as part of the Integrated Development Plan and compliance with applicable subdivision criteria and development regulations.

**RECOMMENDATION:**

Department of Planning and Development

Approve with conditions

**PUBLIC HEARING:**

The Hearing Examiner held a public hearing on the preliminary subdivision application on September 20, 2012, in the Council Chambers, City Hall, 123 Fifth Avenue, Kirkland, Washington. A verbatim recording of the hearing is available at the City Clerk's office. The minutes of the hearing and the exhibits are available for public inspection in the Department of Planning and Community Development. The Examiner visited the site following the hearing.

**TESTIMONY AND PUBLIC COMMENT:**

No public comments or comment letters were offered at the hearing. Tony Leavitt, Project Planner, testified on behalf of the Department of Planning and Community Development.

## **FINDINGS AND CONCLUSIONS:**

Having considered the evidence in the record and inspected the site, the Hearing Examiner enters the following:

### **Findings of Fact:**

#### Site and Vicinity

1. The site is located in the North Rose Hill neighborhood and is addressed as 10611 Slater Avenue NE. It is 159,429 square feet (3.66 acres) in area and is developed with one single-family residence.
2. The site is zoned RSX 7.2, a single-family residential zone with a minimum lot size of 7,200 square feet.
3. The site slopes up steeply from Slater Avenue on the east and slopes gently down toward the west and south. It includes a substantial amount of vegetation in places and 222 significant trees (6 inches or more diameter at breast height).
4. The surrounding areas to the north, south and east are also zoned RSX 7.2 and are developed with single-family residences. To the west is the Interstate 405 freeway.

#### Proposal

5. The applicant proposes to remove the existing single-family residence and divide the existing parcel into 18 single-family lots, ranging in size from 7,200 to 9,000 square feet in size, with access from Slater Avenue NE.
6. The applicant is requesting approval of an Integrated Development Plan rather than phased review as part of the application, and submitted detailed engineering plans for the project, including utility locations, finished topographic details, proposed residence footprints, and a final tree retention plan and associated report prepared by a certified arborist. See Exhibit A, the Department's Advisory Report, Attachments 2 and 7. The applicant is proposing retention of all viable significant trees in the northwest and southwest corners of the parcel along I-405.
7. The City Arborist reviewed the final plans and report and recommended approval of the final plan with some revisions to tree protection fencing. The recommendations are included in the Development Standards List, Attachment 3 to Exhibit A.
8. Tree density calculations for each lot are included in Attachment 3 to Exhibit A.

### Comprehensive Plan

9. The North Rose Hill Neighborhood Land Use Map in the Comprehensive Plan designates the subject property for low density residential use, with a density of six dwelling units per acre.

### Public Comment

10. The Department received one public comment letter on the proposal during the initial public comment period for the application, which ran from May 18, to June 14, 2012. The comment is included as Attachment 4 to Exhibit A, and the applicant's response to the comment is included as Attachment 5 to Exhibit A. The comment letter raised concerns about retention of trees along I-405, which help reduce freeway noise, and sight distance at the intersection of the proposed access road to the subdivision and Slater Avenue NE.

### State Environmental Policy Act

11. Pursuant to the State Environmental Policy Act (SEPA), the Department issued a Determination of Nonsignificance for the proposal on August 21, 2012, which was not appealed. See Exhibit A, Attachment 9.

### Traffic Impacts

12. The application passed Traffic Concurrency on February 15, 2012. The traffic impact analysis for the proposal is included in Attachment 6 to Exhibit A. The Public Works Department concluded that the proposal would not create significant traffic impacts that would require off-site traffic mitigation, but recommended several conditions that address road impact fees, spacing between driveways within the site, spacing between driveways and Slater Avenue NE, and sight distance at the intersection of the project driveway and Slater Avenue NE.

### Applicable Law

13. KZC 95.33 includes tree density requirements. For individual lots in a subdivision with an approved Tree Retention Plan, tree density is calculated for each lot and for the entire site. The tree density calculation may include existing trees "pursuant to the tree's retention value, supplemental trees or a combination of existing and supplemental trees". KZC 95.33 prescribes the method for calculating tree density.

14. KZC 95.30.6 includes additional tree retention plan standards for subdivisions, including tree retention plan modification requirements.

15. Attachment 3 to Exhibit A includes other development standards and requirements for the project.

16. KZC 150.65.3 provides that the Hearing Examiner may approve a Process IIA application only if it is "consistent with all applicable development regulations, and to the extent there is no applicable development regulation, the Comprehensive Plan," and is "consistent with the public health, safety and welfare."

17. KMC 22.12.230 provides that the Hearing Examiner may approve a proposed subdivision only if

(1) There are adequate provisions for open spaces, drainage ways, rights-of-way, easements, water supplies, sanitary waste, power service, parks, playgrounds and schools, and

(2) It will serve the public use and interest and is consistent with the public health, safety and welfare. The Hearing Examiner shall be guided by the policy and standards and may exercise the powers and authority set forth in RCW 58.17.

18. In a Process IIA, the applicant bears the burden of convincing the Hearing Examiner that the applicant is entitled to the requested decision. KZC 150.50.

**Conclusions:**

1. Parcel size, zoning, neighboring zoning and development, and terrain are not constraining factors in the review of this subdivision application.

2. The proposed subdivision is consistent with the site's zoning, which is consistent with the Comprehensive Plan's designation for the site.

3. SEPA and Traffic Concurrency requirements have been satisfied. The issue of maintaining a safe site distance at the intersection of Slater Avenue NE and the access road to the subdivision is addressed in the Public Works portion of the Development Standards List by the street improvements required on the west side of Slater Avenue together with a condition prohibiting visual obstructions within the site distance triangle.

4. The proposed Integrated Development Plan should be approved subject to the additional conditions noted in Attachment 3 to Exhibit A, and the applicant should retain all trees identified in the final tree retention plan.

5. The proposed subdivision will create infill residential development and is consistent with Comprehensive Plan goals for area in which the subdivision is located.

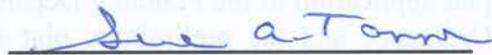
6. The proposed subdivision complies with KMC 22.12.230 and KZC 150.65. As conditioned, it is consistent with zoning and subdivision regulations and makes adequate provision for open spaces, drainage ways, rights-of-way, easements, water supplies, sanitary waste, power service, parks, playgrounds, and schools. The proposed subdivision will serve the public use and interest and is consistent with the public health, safety and welfare.

**DECISION:**

Based on the foregoing findings and conclusions, the application for a preliminary subdivision is approved, subject to the following conditions:

1. The subdivision is subject to the applicable requirements contained in the Kirkland Municipal Code, Zoning Code, and Building and Fire Code. It is the responsibility of the applicant to ensure compliance with the various provisions in these Codes. Attachment 3 to Exhibit A, "Development Standards," is provided by the Planning and Community Development Department to familiarize the applicant with some of the development regulations that supplement these conditions of approval. Attachment 3 does not include all of the additional regulations. The applicant shall comply with all requirements and recommendations included in Attachment 3 and with all other applicable regulations. When a condition of approval conflicts with a development regulation included in Attachment 3, the condition of approval shall be followed.
2. The proposed Integrated Development Plan is approved subject to the additional conditions noted in Attachment 3 to Exhibit A. The applicant shall retain all trees identified in the final tree retention plans. Modifications of the approved tree retention plan are subject to the requirements of KZC 95.30.6.b.
3. As part of the building permit for each lot, the applicant shall meet the tree density requirements of KZC 95.33.

Entered this 26<sup>th</sup> day of September, 2012, pursuant to authority granted by KZC 150.65 and KMC 22.12.230.

  
Sue A. Tanner  
Hearing Examiner

**EXHIBITS:**

The following exhibit was entered into the record: Exhibit A, the Department's Advisory Report with Attachments 1 through 8.

**PARTIES OF RECORD:**

Josh Lysen of Merit Homes, Applicant  
Yuanshun Chan  
Department of Planning and Community Development  
Department of Public Works  
Department of Building and Fire Services

## **APPEALS AND JUDICIAL REVIEW**

The following is a summary of the deadlines and procedures for appeals. Any person wishing to file or respond to an appeal should contact the Planning Department for further procedural information.

### **APPEAL TO THE CITY COUNCIL**

Section 150.80 of the Zoning Code allows the Hearing Examiner's decision to be appealed by the applicant and any person who submitted written or oral testimony or comments to the Hearing Examiner. A party who signed a petition may not appeal unless such party also submitted independent written comments or information. The appeal must be in writing and must be delivered, along with any fees set by ordinance, to the Planning Department by 5:00 p.m., October 15, 2012, fourteen (14) calendar days following the postmarked date of distribution of the Hearing Examiner's decision on the application.

### **JUDICIAL REVIEW**

Section 150.130 of the Zoning Code allows the action of the City in granting or denying this zoning permit to be reviewed in King County Superior Court. The petition for review must be filed within 21 calendar days of the issuance of the final land use decision by the City.

### **SUBSEQUENT MODIFICATIONS**

Modifications to the approval may be requested and reviewed pursuant to the applicable modification procedures and criteria in effect at the time of the requested modification.

### **LAPSE OF APPROVAL**

Under Section 22.16.130 of the Subdivision Ordinance, the owner must submit a final plat application to the Planning Department, meeting the requirements of the Subdivision Ordinance and the preliminary plat approval, and submit the final plat for recording, within four years following the date the preliminary plat was approved or the decision becomes void; provided, however, that in the event judicial review is initiated per Section 22.16.110, the running of the four years is tolled for any period of time during which a court order in said judicial review proceeding prohibits the recording of the plat.



# WISTI LANE

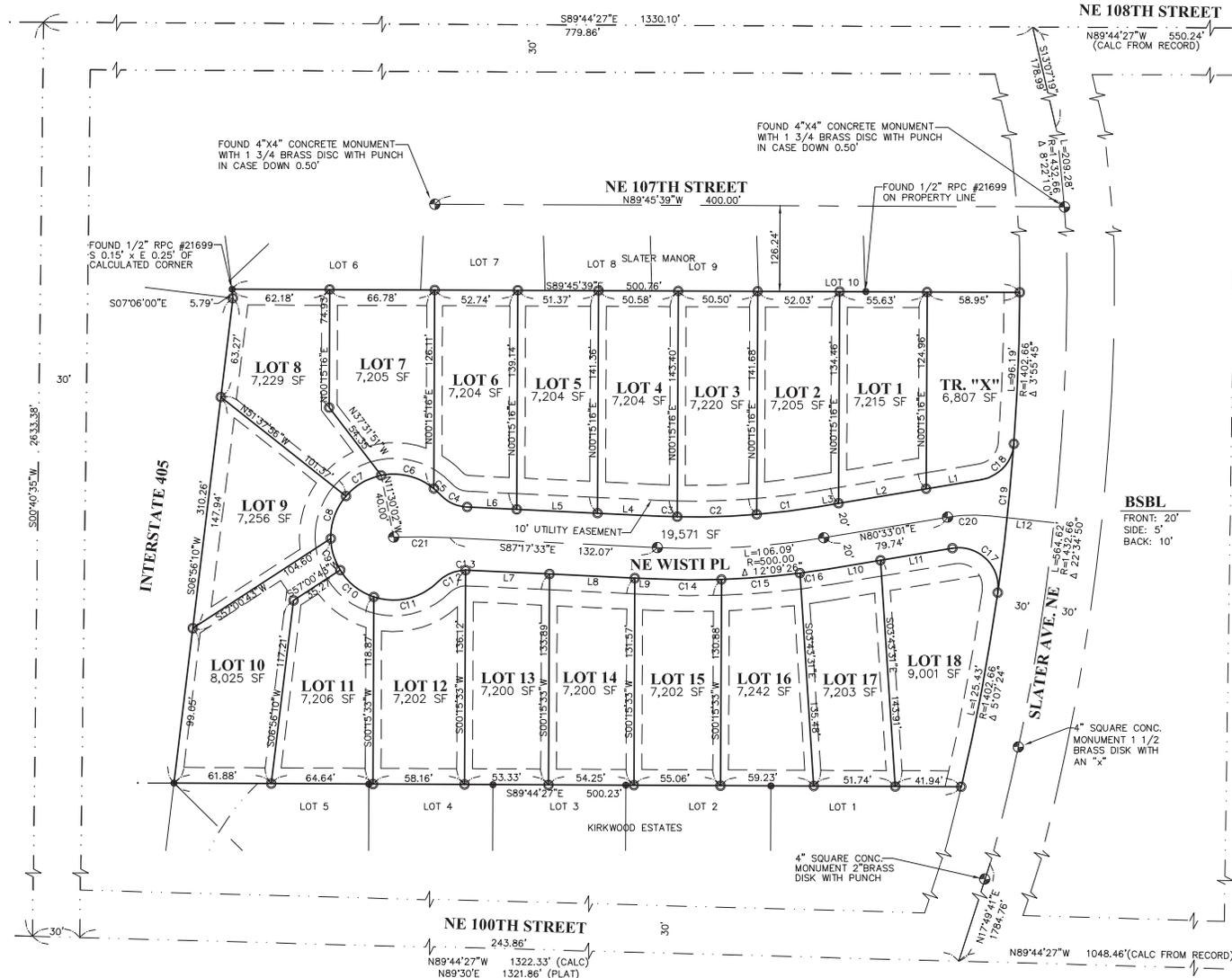
PORTION OF SW 1/4 OF SEC 33, TWP 26N, RGE 5E, WM

## Subdivision City of Kirkland

FILE NO: PSB12-00001

**LEGEND**

- FOUND CONCRETE MONUMENT (M) MEASURED DIMENSION
- SET 1/2" REBAR/CAP #40524 (P) PLAT DIMENSION
- FOUND 1/2" REBAR/CAP AS NOTED (C) CALCULATED DIMENSION
- RPC RED PLASTIC CAP (COS) CITY OF SEATTLE DIMENSION



LINE TABLE		
LINE	LENGTH	BEARING
L1	35.35	N80°33'01"E
L2	56.43	N80°33'01"E
L3	12.91	N80°33'01"E
L4	38.97	S87°17'33"E
L5	51.42	S87°17'33"E
L6	31.58	S87°17'33"E
L7	51.93	N87°17'33"W
L8	54.30	N87°17'33"W
L9	13.41	N87°17'33"W
L10	33.20	S80°33'01"W
L11	46.37	S80°33'01"W
L12	40.78	S83°50'18"E

CURVE TABLE		
CURVE	LENGTH	RADIUS
C1	39.64	480.00
C2	50.55	480.00
C3	11.65	480.00
C4	19.47	25.00
C5	5.43	40.00
C6	35.64	40.00
C7	26.48	40.00
C8	29.28	40.00
C9	21.10	40.00
C10	27.90	40.00
C11	44.28	40.00
C12	19.27	25.00
C13	1.55	25.00
C14	41.68	520.00
C15	50.02	520.00
C16	18.64	520.00
C17	46.94	25.00
C18	33.30	25.00
C19	95.17	1402.66
C20	27.25	100.00
C21	35.58	500.00

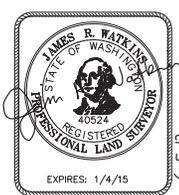
NORTH 1/4 CORNER OF SECTION 33-26-5  
FOUND CONCRETE MONUMENT WITH 3/8" BRASS DISC IN CASE  
CITY OF KIRKLAND COORDINATES  
N=259665.851  
E=1309889.807

SOUTH 1/4 CORNER OF SECTION 33-26-5  
FOUND CONCRETE MONUMENT WITH 3" BRASS DISC IN CASE  
CITY OF KIRKLAND COORDINATES  
N=254406.153  
E=1309812.088

**SURVEYOR'S CERTIFICATE**

This map correctly represents a survey, made by me or under my direction, in conformance with the requirements of the Survey Recording Act at the request of Merit Homes, Inc. on May 30, 2013.

*Jim R. Watkins*  
Surveyor  
Certificate No. 40524



**SUBDIVISION FOR**

MERIT HOMES, INC.

SCALE: 1" = 50'  
DATE: 6-5-2013



**Allied Land Surveying, Inc.**  
2312 168th Street Southeast  
Bothell, Washington 98012  
(P) 425-482-0223 (F) 425-482-0224

# WISTI LANE

PORTION OF SW 1/4 OF SEC 33, TWP 26N, RGE 5E, WM

**Subdivision**  
**City of Kirkland**  
FILE NO: PSB12-00001

**PLAT NOTES**

1. ADDRESSING SHALL BE IN ACCORDANCE WITH KIRKLAND BUILDING DIVISION POLICY MANUAL NUMBER 9.001, ASSIGNMENT OF STREET NUMBERS AND ROAD SIGNAGE.

2. UTILITY MAINTENANCE: EACH PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE SANITARY SEWER OR STORM WATER STUB FROM THE POINT OF USE ON THEIR OWN PROPERTY TO THE POINT OF CONNECTION IN THE CITY SANITARY SEWER MAIN OR STORM WATER MAIN. ANY PORTION OF A SANITARY SEWER OR SURFACE WATER STUB, WHICH JOINTLY SERVES MORE THAN ONE PROPERTY, SHALL BE JOINTLY MAINTAINED AND REPAIRED BY THE PROPERTY OWNERS SHARING SUCH STUB. THE JOINT USE AND MAINTENANCE SHALL "RUN WITH THE LAND" AND WILL BE BINDING ON ALL PROPERTY OWNERS WITHIN THIS SUBDIVISION, INCLUDING THEIR HEIRS, SUCCESSORS AND ASSIGNS.

3. PUBLIC RIGHT-OF-WAY SIDEWALK AND VEGETATION MAINTENANCE: EACH PROPERTY OWNER SHALL BE RESPONSIBLE FOR KEEPING THE SIDEWALK ABUTTING THE SUBJECT PROPERTY CLEAN AND LITTER FREE. THE PROPERTY OWNER SHALL ALSO BE RESPONSIBLE FOR THE MAINTENANCE OF THE VEGETATION WITHIN THE ABUTTING LANDSCAPE STRIP. THE MAINTENANCE SHALL "RUN WITH THE LAND" AND WILL BE BINDING ON ALL PROPERTY OWNERS WITHIN THIS SUBDIVISION, INCLUDING THEIR HEIRS, SUCCESSORS AND ASSIGNS.

4. IF INDICATED BY THE PUBLIC WORKS DEPARTMENT: PRIOR TO ISSUANCE OF ANY BUILDING PERMIT ON LOTS WITHIN THIS PLAT, EACH LOT OWNER MUST SIGN A CONCOMITANT AGREEMENT FOR FUTURE UNDERGROUNDING OF OVERHEAD UTILITY LINES WITHIN THE RIGHT-OF-WAY ABUTTING THIS PLAT.

5. IF INDICATED BY THE PUBLIC WORKS DEPARTMENT: LOCAL IMPROVEMENT DISTRICT (LID) WAIVER AGREEMENT, CHAPTER 110.60.7.B OF THE KIRKLAND ZONING CODE REQUIRES ALL OVERHEAD UTILITY LINES ALONG THE FRONTAGE OF THE SUBJECT PROPERTY TO BE CONVERTED TO UNDERGROUND UNLESS THE PUBLIC WORKS DIRECTOR DETERMINES THAT IT IS INFEASIBLE TO DO SO AT THE TIME OF THE SUBDIVISION RECORDING. IF IT IS DETERMINED TO BE INFEASIBLE, THEN THE PROPERTY OWNER SHALL CONSENT TO THE FORMATION OF A LOCAL IMPROVEMENT DISTRICT, HEREAFTER FORMED BY THE CITY OR OTHER PROPERTY OWNERS. DURING REVIEW OF THIS SUBDIVISION IT WAS DETERMINED THAT IT WAS INFEASIBLE TO CONVERT THE OVERHEAD UTILITY LINES TO UNDERGROUND ALONG THE FRONTAGE OF THIS SUBDIVISION. THEREFORE, IN CONSIDERATION OF DEFERRING THE REQUIREMENT TO UNDERGROUND THE OVERHEAD UTILITY LINES AT THE TIME OF THE SUBDIVISION RECORDING, THE PROPERTY OWNER AND ALL FUTURE PROPERTY OWNERS OF LOTS WITHIN THIS SUBDIVISION HEREBY CONSENT TO THE FORMATION OF A LOCAL IMPROVEMENT DISTRICT HEREAFTER FORMED BY THE CITY OR OTHER PROPERTY OWNERS.

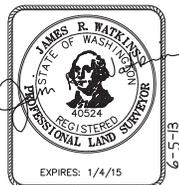


**VICINITY MAP**  
10611 SLATER AVENUE NORTHEAST, KIRKLAND WA. 98033 VIA I-405  
NOT TO SCALE

**SURVEYOR'S CERTIFICATE**

This map correctly represents a survey, made by me or under my direction, in conformance with the requirements of the Survey Recording Act at the request of Merit Homes, Inc. on May 30, 2013.

Surveyor Jim R. Watkins  
Certificate No. 40524



RESOLUTION R-4989

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KIRKLAND APPROVING THE SUBDIVISION AND FINAL PLAT OF WISTI LANE BEING DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT FILE NO. SUB13-01028 AND SETTING FORTH CONDITIONS TO WHICH SUCH SUBDIVISION AND FINAL PLAT SHALL BE SUBJECT.

WHEREAS, a subdivision and preliminary plat of Wisti Lane was approved by the Hearing Examiner on September 26, 2012; and

WHEREAS, thereafter the Department of Planning and Community Development received an application for approval of subdivision and final plat, said application having been made by Josh Lysen of Merit Homes, the owner of the real property described in said application, which property is within a Residential Single Family RSX 7.2 zone; 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, Ch. 43.21C RCW, and the Administrative Guideline and local ordinance adopted to implement it, an environmental checklist has been submitted to the City, reviewed by the responsible official, and a determination of nonsignificance reached; and

WHEREAS, said environmental checklist and determination have been made available and accompanied the application throughout the entire review process; and

WHEREAS, the Director of the Department of Planning and Community Development did make certain Findings, Conclusions and Recommendations and did recommend approval of the subdivision and the final plat, subject to specific conditions set forth in said recommendation.

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, and

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 Planning and Community Development, filed in Department of Planning and Community

Development File No. SUB12-01028, are adopted by the Kirkland City Council as though fully set forth.

Section 2. Approval of the subdivision and the final plat of Wisti Lane is subject to the applicant's compliance with the conditions set forth in the recommendations adopted by the City Council.

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.

Section 4. A copy of this resolution, along with the Findings, Conclusions and Recommendations hereinabove adopted shall be delivered to the applicant.

Section 5. A completed 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.

Passed in open meeting of the Kirkland City Council on the \_\_\_\_\_ day of \_\_\_\_\_, 2013.

Signed in authentication thereof this \_\_\_\_ day of \_\_\_\_\_, 2013.

\_\_\_\_\_  
MAYOR

Attest:

\_\_\_\_\_  
City Clerk