



CITY OF KIRKLAND

Planning and Community Development Department
123 Fifth Avenue, Kirkland, WA 98033 425.587-3225
www.ci.kirkland.wa.us

MEMORANDUM

To: Kurt Triplett, City Manager

From: Eric R. Shields, AICP, Planning Director
Susan Greene, Planner

Date: December 7th, 2010

Subject: Drivdahl Right-of-way Vacation, File No. VAC10-00001

RECOMMENDATION

The Department of Planning and Community Development recommends that City Council adopt an Ordinance to vacate a portion of the Waverly Way right-of-way located at 430 Waverly Way as filed by Eric Drivdahl. Per Kirkland Municipal Code section 19.16.160, the vote must be a roll call vote.

BACKGROUND DISCUSSION

Eric Drivdahl submitted a petition to vacate a 2,134 square foot portion of Waverly Way located adjacent to the property located at 430 Waverly Way.

On June 23rd, 2010, City Council adopted Resolution 4824 that set August 3rd, 2010 as the hearing date for this application. On August 3rd, 2010, City Council adopted Resolution 44827 expressing Intent to Vacate. The resolution stated that the applicant had 90 days or until November 1st, 2010 to meet three conditions. All three of the conditions have been met by the applicant.

ATTACHMENTS:
Vicinity Map
Site Plan
Ordinance to Vacate

WAVERLY STREET VACATION VAC10-00001

5th St W

10th Ave W

5th Ave W

430 Waverly Way

8th Ave W

Waverly Way

7th Ave W

Lake Washington

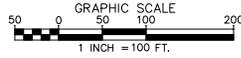
WD II

4th St W

5th Ave W

Lake Ave W





LEGAL DESCRIPTION OF ADJACENT PROPERTY

LOTS 11 AND 12 AND NORTHWEST 30 FEET OF LOT 13, BLOCK 13, TOWN OF KIRKLAND, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 8 OF PLATS, PAGE 53, IN KING COUNTY, WASHINGTON.

(ACCORDING TO WARRANTY DEED RECORDED AUGUST 1, 2000, UNDER RECORDING NO. 2000081001604, RECORDS OF KING COUNTY, WASHINGTON.)

LEGAL DESCRIPTION OF PROPOSED RIGHT OF WAY VACATION

THAT PORTION OF WAVERLY WAY MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF LOT 11, BLOCK 13, TOWN OF KIRKLAND, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8 OF PLATS, PAGE 53, IN KING COUNTY, WASHINGTON;

THENCE SOUTH 74°44'41" WEST, 10.00 FEET;
THENCE SOUTH 15°45'19" EAST, PARALLEL WITH THE CENTERLINE OF WAVERLY WAY, A DISTANCE 205.15 FEET;
THENCE SOUTH 46°23'53" EAST, ALONG THE PROLONGATION OF THE NORTHEASTERLY MARGIN OF 7TH AVENUE W, 19.34 FEET, TO A POINT WHICH IS 23.35 FEET, MORE OR LESS, FROM THE MOST WESTERLY CORNER OF LOT 13, BLOCK 13, OF SAID PLAT;
THENCE NORTH 15°15'19" WEST, ALONG THE WEST BOUNDARY OF LOTS 11 TO 13, BLOCK 13, OF SAID PLAT, 221.70 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,134 SQUARE FEET ±.

PROJECT INFORMATION

ENGINEER/SURVEYOR: SITE SURVEY & MAPPING, INC.
4906 ALPEN GLOW PLACE NW
ISSAQUAH, WA 98027
PHONE: 425.644.2076

PROPERTY OWNER: RICHARD HOTES
430 WAVERLY WAY
KIRKLAND, WA 98033

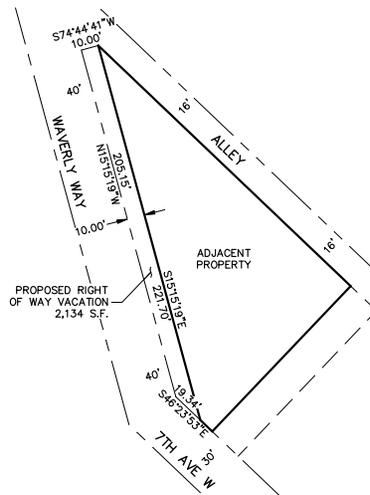
TAX PARCEL NUMBER: 386580-0720

PROJECT ADDRESS: 422 WAVERLY WAY
KIRKLAND, WA 98033

PARCEL ACREAGE: 11,957 S.F. (0.274± ACRES)
AS SURVEYED

ZONING: RST.2

JURISDICTION: KIRKLAND



R.O.W. VACATION DETAIL

1"=50'

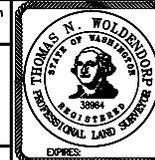


PROJECT#: 10-005 SHEET: 1 OF 1

SW 1/4, NE 1/4, SEC 6, TWP 25N, RNG 5E, W.M.

R.O.W. VACATION EXHIBIT

RICHARD HOTES
422 WAVERLY WAY
KIRKLAND, WA 98033



www.siteurveymapping.com 4906 Alpen Glow Place NW Issaquah WA 98027 Phone: 425.644.2076

ORDINANCE NO. 4274

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO VACATING A PORTION OF A RIGHT-OF-WAY BASED ON AN APPLICATION FILED BY ERIC DRIVDAHL, FILE NO. VAC10-00001.

WHEREAS, by Resolution 4827 adopted on August 3, 2010, the City Council of the City of Kirkland established that it would vacate a portion of a right-of-way if certain conditions were met; and

WHEREAS, the conditions specified in Resolution No. 4827 have been satisfied.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Kirkland as follows:

Section 1. The portions of public right-of-way situated in Kirkland, King County, Washington and described as follows:

THAT PORTION OF WAVERLY WAY MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF LOT 11, BLOCK 13, TOWN OF KIRKLAND, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 6 OF PLATS, PAGE 53, IN KING COUNTY, WASHINGTON; THENCE SOUTH 74°44'41" WEST, 10 FEET; THENCE SOUTH 15°15'19" EAST, PARALLEL WITH THE CENTERLINE OF WAVERLY WAY, A DISTANCE 205.15 FEET; THENCE SOUTH 46°23'53" EAST, ALONG THE PROLONGATION OF THE NORTHEASTERLY MARGIN OF 7TH AVENUE W, 19.34 FEET, TO A POINT WHICH IS 23.35 FEET, MORE OR LESS, FROM THE MOST WESTERLY CORNER OF LOT 13, BLOCK 13, OF SAID PLAT; THENCE NORTH 15°15'19" WEST, ALONG THE WEST BOUNDARY OF LOTS 11 TO 13, BLOCK 13, OF SAID PLAT, 221.70 FEET TO THE POINT OF BEGINNING. CONTAINING 2,134 SQUARE FEET ±

be and the same hereby are vacated, except that the City shall retain and reserve an easement together with the right to grant easements along, over and under the vacated street for the installation, construction, repair and maintenance of public utilities and services.

Section 2. This ordinance shall be in full force and effect five days from and after its passage by the Kirkland City Council and publication, as required by law.

PASSED by majority vote of the Kirkland City Council in open meeting this _____ day of _____, 20____.

SIGNED in authentication thereof this _____ day _____, 20____.

Mayor

Attest:

City Clerk

Approved as to Form:

City Attorney