

RESOLUTION NO. 2068

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KIRKLAND APPROVING THE REISSUANCE OF SPECIAL USE PERMIT NO. SP-1/68-1 SUBJECT TO CERTAIN PERFORMANCE STANDARDS AND PROVIDING FURTHER THAT SUCH SPECIAL USE PERMIT SHALL BE REVOKED IN THE EVENT OF FAILURE TO MEET AND MAINTAIN SAID PERFORMANCE STANDARDS AND OTHER CONDITIONS.

BE IT RESOLVED by the City Council of the City of Kirkland as follows:

WHEREAS, Special Use Permit SP-1/68-1 was heretofore issued to Loren L. Hayes for operation of a coin operated car wash at the Southeast Corner of 5th Street and 4th Avenue in Kirkland, Washington, and,

WHEREAS, said Special Use Permit was, by Resolution No. 2049 adopted October 20, 1969, revoked for failure to meet and maintain certain performance standards, and

WHEREAS, ownership of said car wash facility has since been acquired by Mr. Paul Wentzel who has applied for a reissuance of said Special Use Permit and

WHEREAS, the Planning Commission has so recommended to the City Council and the City Council in regular meeting on September 8, 1970, considered said reapplication and recommendation and concurred in the recommendation of the Planning Commission,

NOW, THEREFORE, the City Council does make the following Findings:

1. The proposed site is located in a C-2 Land use classification which by Section 4.12.14 Paragraph(b) of Ordinance 709 allows car washes, etc., upon the issuance of a Special Use Permit.
2. Access to the site is available from Fifth Street South an improved street connecting Central Way, a major arterial and Fourth Street.
3. Utilities are available in the form of sewer and water facilities located in Central Way and Fourth Street.
4. All of the surrounding property within Block 97, is within the C-2 land use classification.
5. A detailed site plan has been submitted to the City showing methods and standards for the following:

- (A) Traffic Control
- (B) Drainage
- (C) Landscaping and site screening
- (D) Location of all buildings, etc.

Said site plan is by this reference included within the Findings of the City Council. Future construction and maintenance must conform to the detailed site plan which includes the following:

a. Site Screening with solid planting effective within two years after planting. Said screening to be planted between Fourth Avenue and the service area and to extend Southerly along Fifth Street and the easterly property line for approximately 25 feet respectively.

b. Adequate lighting of the lot and service area during the evening and night time hours of operation.

c. Limited hours of operation between 6:00 a.m. and 10:00 p.m. daily.

d. Maintenance of the site fill to conform with street grade and adjacent property levels.

e. The disposal of waste to to be subject to the regulations of the State Department of Health, the State Department of Ecology and in strict conformance with the ordinances of the City of Kirkland pertaining thereto.


6. That a failure to meet and maintain any of the performance standards and other conditions included in these Findings would result in a use and structure in violation of the zoning and land use regulations and would further appear to result in the creation of a public nuisance. Based upon the foregoing Findings, the Council makes the following:

1. The reissuance of Special Use Permit applied for by Paul Wentzel being Special Use Permit No. SP 1-1/68-1 shall be issued subject to the performance standards and other conditions set forth and included by reference in the foregoing Findings.

2. Failure on the part of the holder of said Special Use Permit to initially meet or to maintain strict compliance with said standards and conditions shall be grounds for revocation of any occupancy permit and the special use permit in accordance with the procedures set forth in Section 5.6.2 of Ordinance 709.

3. A certified copy of this resolution and order shall be attached to and become a part of the Special Use Permit (or evidence thereof) delivered to the permittee.

ADOPTED IN REGULAR MEETING OF THE KIRKLAND CITY COUNCIL
on the 8th day of September, 1970.



Mayor

Attest:

Director of Administration and Finance
(Ex officio City Clerk)