

RESOLUTION NO. 2153

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KIRKLAND APPROVING A CONDITIONAL USE PERMIT FOR A FREE STANDING SIGN TO BE LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF CENTRAL WAY AND MAIN STREET (HUMBLE OIL COMPANY SERVICE STATION) IN KIRKLAND, WASHINGTON AND SETTING FORTH THE CONDITIONS TO WHICH SUCH CONDITIONAL USE SHALL BE SUBJECT.

WHEREAS, the Kirkland Planning Department has received an application for a Conditional Use Permit to replace and reconstruct an existing free standing sign for the service station located at the southwest corner of Central Way and Main Street, said application having been made by S & S Sign Company as agent for the property owner and assigned a Planning Department File No. CUP-72-22, and

WHEREAS, said property as legally described in the application is zoned CBD Central Business District, and

WHEREAS, pursuant to Chapter 23.32 and 23.46 of Ordinance 2183, the Kirkland Zoning Ordinance, a conditional Use Permit is required for a free standing sign of this nature and

WHEREAS, the application has been submitted to the Kirkland Planning Commission who held public hearing thereon on November 9, 1972, and

WHEREAS, pursuant to Chapter 23.56 of Ordinance 2183 the Planning Commission has recommended approval of the Conditional Use Permit, and the Planning Commission pursuant to Section 23.56.070 has forwarded to the City Council its Findings and recommendations in regard to said application which are as follows:

1. Section 23.46.140 (a) of the Kirkland Zoning Ordinance No. 2183 allows only one major company identification sign for service stations. Only one sign is proposed.

2. In analyzing Section 23.32.100 of the Kirkland Zoning Ordinance, the following Findings relate to subitems one through five of said Section:

(1) The sign will have no backside or visible braces.

(2) There is one principal sign oriented toward both Central Way and Main Street.

(3) It is difficult to determine whether the sign is to scale in size and height with the building premises.

(4) The sign type is generally accepted as having an intrical relationship to the building and the gasoline service station use.

(5) The proposed sign is to replace another sign similar in size and height.

3. Proper application has been applied for.

4. Specific design standards for the Central Business District area have not been established for signs to assist in the review of this application.

6. A Conditional Use Permit Planning Department File No. CUP-72-2(H) was recently issued to Texaco Incorporated for a free standing sign not over 16 feet in height and 4 feet 6 inches by 7 feet (31 1/2 square feet) in area at 38th and Lake Washington Boulevard.

From the foregoing Findings, the Planning Commission concluded: Applicant is entitled to a sign replacing the existing sign and recommends that a Conditional Use Permit be issued to allow a sign as applied for, but in no event greater in area than the area provided for under CUP-72-2(H) [Texaco Incorporated sign at 38th and Lake Washington Boulevard].

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

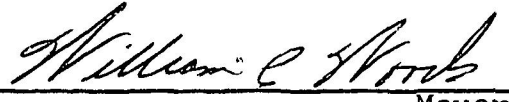
Section 1. Acting pursuant to Section 23.56.010 of Ordinance 2183 the Kirkland Zoning Code, the Kirkland City Council hereby adopts the Findings, recommendations and conditions imposed by the Planning Commission as set forth above.

Section 2. The Conditional Use Permit applied for by S & S Sign Company as agent for the property owner shall issue subject to the performance standards and other conditions of approval set forth hereinabove and included by reference in the foregoing Findings. Failure on the part of the holder of the Conditional Use Permit to initially meet or to maintain strict compliance with said standards and conditions shall be grounds for revocation in accordance with Section 23.56.110 of Ordinance 2183.

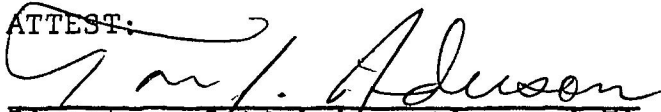
Section 3. A certified copy of this Resolution shall be delivered to the permittee or applicant and conformed copies shall be filed with the following City of Kirkland Departments:

Department of Administration and Finance
Department of Planning
Department of Public Services
The Building Department
The Fire Department
The Department of Fire Services

ADOPTED in regular meeting of the Kirkland City Council on the 4th day of December, 1972.



Mayor

ATTEST:


Director of Administration and Finance
(ex officio City Clerk)