

RESOLUTION NO. 2162

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KIRKLAND APPROVING A CONDITIONAL USE PERMIT AS REQUESTED BY NORTHWEST COLLEGE, BEING PLANNING DEPARTMENT FILE NO. CUP-73-1(H), IN REGARD TO LOCATION AND CONSTRUCTION OF TWO NEW DORMITORY BUILDINGS ON THE CAMPUS OF NORTHWEST COLLEGE, AND SETTING FORTH CONDITIONS TO WHICH SUCH CONDITIONAL USE SHALL BE SUBJECT.

WHEREAS, the Kirkland Planning Department has received an application for conditional use permit, said application having been made by Northwest College of the Assemblies of God, property owner, and assigned a Planning Department File No. CUP-73-1(H), and

WHEREAS, said property as legally described in said application is zoned RS-8.5, and

WHEREAS, colleges and college dormitories are allowed within RS-8.5 upon issuance of a conditional use permit, and

WHEREAS, the application has been submitted to the Houghton Community Council and to the Kirkland Planning Commission who held public hearing thereon on January 9, 1973, and January 11, 1973, respectively, and

WHEREAS, pursuant to Chapter 23.56 of Ordinance 2183, both bodies have recommended approval of a conditional use permit in regard to two new proposed dormitories, and

WHEREAS, both bodies have concluded that the requirements for issuance of conditional use permit pertaining to this application have been met, provided the following conditions are maintained:

building

1. The minimum setbacks to be 50 feet from any property ~~line, rather than 30 feet as shown on applicant's plan.~~ <sup>WW</sup> ~~(This setback to apply to all impervious surfaces to be developed, including but not limited to roads and structures).~~

2. Evergreen trees to be provided as landscaping, and a landscape plan be submitted to the Community Council for their review, and actual planting as agreed prior to an occupancy permit being issued. (The landscape screen requirements as set forth in Section 23.40.070 of the Kirkland Zoning Ordinance shall be used as a minimum.)

3. At the time of making application for this conditional use permit, applicant submitted to the City a total master plan for complete development of its entire campus, and it is a condition of the permit herein granted that all work to be done pursuant to this permit shall be consistent with the "spirit and intent of the total master plan for development".

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

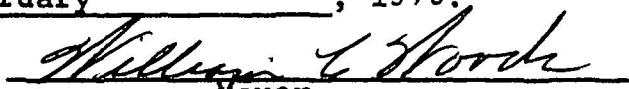
Section 1. Acting pursuant to Section 23.56.010 of Ordinance 2183, the Kirkland Zoning Code, the Kirkland City Council hereby adopts the findings, recommendations and conditions imposed by the Planning Commission and the Houghton Community Council as set forth above.

Section 2. The conditional use permit applied for by Northwest College of the Assemblies of God 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 Police Department, the Department of Fire Services.

Section 4. Notwithstanding the recommendation heretofore given by the Houghton Community Council, the subject matter of this resolution and the conditional use permit herein granted are, pursuant to Ordinance No. 2001, subject to the disapproval jurisdiction of the Houghton Community Council, and therefore, this resolution shall become effective only upon approval of the Houghton Community Council or the failure of said community council to disapprove this resolution within 60 days from the date of the passage of this resolution.

ADOPTED in regular meeting of the Kirkland City Council on the 5th day of February, 1973.

  
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Mayor

Attest:

  
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Director of Administration and Finance  
(ex officio City Clerk)