

RESOLUTION NO. 2212

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KIRKLAND APPROVING ISSUANCE OF A CONDITIONAL USE PERMIT AS APPLIED FOR IN DEPARTMENT OF COMMUNITY DEVELOPMENT FILE NO. CUP-73-34(P) BY LAKE WASHINGTON SCHOOL DISTRICT NO. 414 FOR LOCATION AND CONSTRUCTION OF A NEW ELEMENTARY SCHOOL.

WHEREAS, the Kirkland Department of Community Development has received an application for Conditional Use Permit filed by the Lake Washington School District No. 414, owner of the real property described in said application and located within an RS zone, for construction of a new elementary school, and

WHEREAS, the application has been assigned for identification File No. CUP-73-34(P) and submitted to the Kirkland Planning Commission, who held public hearing thereon on September 13, 1973, and

WHEREAS, pursuant to city of Kirkland Resolution No. 2181 dealing with environmental policy and the State Environmental Policy Act, an Environmental Assessment has been submitted to the city, reviewed by the responsible official of the city of Kirkland, and a negative declaration reached, and

WHEREAS, the Kirkland Planning Commission, after public hearing and consideration of the recommendations of the Department of Community Development, and having available to it the environmental assessment and negative declaration, did adopt certain findings, conclusions, conditions and recommendations approving issuance of the Conditional Use Permit,

NOW, THEREFORE, be it resolved by the City Council of the City of Kirkland as follows:

Section 1. The Conditional Use Permit applied for by the above named applicant, being Conditional Use Permit No. CUP-73-34(P), shall issue, subject to the conditions set forth in the findings, conclusions and recommendations of the Kirkland Planning Commission as signed by the chairman thereof and filed in said file, which findings, conclusions, recommendations and conditions are by this reference adopted by the Kirkland City Council as though fully set forth herein.

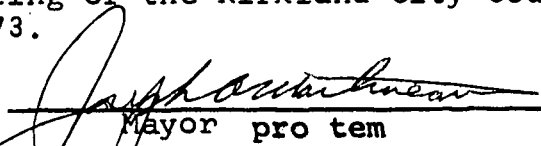
Section 2. A certified copy of this resolution, together with the findings, conclusions, recommendations and conditions herein adopted, shall attach to and become a part of the Conditional Use Permit, or evidence thereof delivered to the permittee.

Section 3. Failure on the part of the holder of the Conditional Use Permit to initially meet or maintain strict compliance with said standards and conditions shall be grounds for revocation in accordance with Section 23.56.110 of Ordinance No. 2183, the Kirkland Zoning Code.

Section 4. Certified or conformed copies of this resolution shall be delivered to the following:

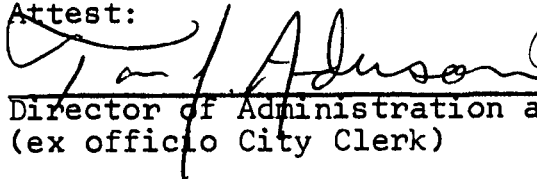
- (a) Applicant
- (b) The Department of Community Development
- (c) The Kirkland Building Official
- (d) The Department of Public Services for the City of Kirkland
- (e) The Department of Fire Services for the City of Kirkland
- (f) The Police Department of the City of Kirkland

ADOPTED in regular meeting of the Kirkland City Council on the 1st day of October, 1973.



Mayor pro tem

Attest:



Director of Administration and Finance
(ex officio City Clerk)

Mailing Address: Mr. Ted Nakashima
8749 122nd Ave. N.E.
Kirkland, Wa. 98033

AMENDED 9/14/73

ADMINISTRATIVE REPORT:
Peter Kirk Elementary School

DATE PREPARED: September 7, 1973 FILE NO.: CUP-73-34(P)
NAME: Lk. Wash. School Dist. HEARING BODY: PLANNING COMMISSION
PROPERTY LOCATION: Apx. 6th St. & 14th Ave. HEARING DATE: Sept. 13, 1973
SUBJECT: CONDITIONAL USE PERMIT APPLICATION

BACKGROUND ANALYSIS:

On March 11, 1971, the applicant appeared before the Planning Commission to request various street vacations for the purpose of consolidating a site large enough to be used for a new elementary school to replace the Central Elementary School. At that time the Planning Commission recommended favorably for the vacation of the roads as requested. The City Council went along with the Planning Commission's recommendation and granted the street vacations as requested on March 15, 1971.

The Lake Washington School District is now applying before the Planning Commission for a Conditional Use Permit application that would allow them to locate the proposed Peter Kirk Elementary School.

FINDINGS:

1. An Environmental Assessment has been submitted and the Responsible Official has reached a Negative Declaration.
2. The zoning on this property is mainly RS 7.2 with some LI in the southeast corner.
3. The size of the property is approximately 10 acres.
4. A storm / drainage system has been installed which flows into a small creek on the southeastern portion of the property.
5. The property has received site preparation for the school building.
6. The Fire Department has indicated that they need more detailed drawings to properly determine the number and location of fire hydrants. They have further requested that the entrance drive must be wide enough to permit access of fire fighting equipment even when buses are parked in the drive.
7. The applicant's environmental assessment indicates that the playgrounds will be available to the community and that the school buildings will provide a center for community meetings and educational activities. (For further information on Findings, please refer to the attached Environmental Assessment.)

8. Consideration was given to a pedestrian overcrossing of the railroad right-of-way during the street vacation application in 1971.
9. Zoning regulations require a 4 foot wide area densely landscaped where parking is to occur in any required yard.
10. The applicant should be required to meet City specifications on all roadways and utilities that will be installed.

CONCLUSIONS:

1. Since the Responsible Official did reach a Negative Declaration, a full Environmental Impact Statement will not be required.
2. A public elementary school is allowed in an RS 7.2 (Single Family) zone with a Conditional Use Permit. This Conditional Use Permit application further could allow a school use on the small portion of Light Industrial zoning on the southeast portion of the property. There will be no developments on the parcel zoned Light Industrial.
3. Since the site has already been prepared for a school building, the school building construction could be completed with a minimal disturbance.
4. The applicant should be required to conform to the requirements of the Fire Department in terms of the number and locations for fire hydrants and for the width of the entrance drive to permit fire fighting equipment.
5. The applicant should be required to conform to the standard City specifications on the utilities and roadways that will be constructed within the site.
6. The fact that playgrounds and school building meeting rooms will be available to the public would provide some additional benefits to the citizens of the City of Kirkland.
7. No mention has been made in this Conditional Use Permit application of the potential construction of a pedestrian overcrossing of the railroad right-of-way.
8. The landscape requirement where parking occurs in required yards is a part of the Zoning Ordinance and will be enforced at the proper time.

RECOMMENDATIONS:

Based upon the Findings and Conclusions in this report, the Environmental Assessment submitted, and the Lake Washington School District's on-going cooperation for the development of this site, we hereby recommend approval of this Conditional Use Permit for the location of the Peter Kirk Elementary School as applied for. This favorable recommendation is made subject to the following conditions:

1. That the School District will conform to all the requirements of the Fire Department in terms of the number and locations of fire hydrants, and to the entrance drive's width required to permit access of fire fighting equipment even when buses are parked in the drive.
2. That all utilities and road construction will conform to standard specifications of the City of Kirkland.
3. That fencing be provided between the railroad tracks and the school and between residences and the school. Landscaping is to be provided adjacent to residences and at the entrance and exit to soften the effect of the fence.
4. That the City Council study the feasibility of providing a pedestrian and bicycle overpass over the railroad tracks connecting the property to the east to the school site and do all that is possible to see that it is constructed.
5. The Planning Commission concurred with the memo from the Police Department dated September 10, 1973 on sidewalks and recommends that the City Council direct sidewalks to be installed prior to the opening of the school.

Chairman
KIRKLAND PLANNING COMMISSION

Director
DEPARTMENT OF COMMUNITY DEVELOPMENT

KS:bk

Attachments: (1) Environmental Assessment
(2) Vicinity Map
(3) Site Plan
(4) Floor Plan
(5) Elevations
(6) Landscape Plan
(7) Police Department memo