

RESOLUTION NO. R-2258

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KIRKLAND APPROVING THE ISSUANCE OF A CONDITIONAL USE PERMIT AS APPLIED FOR IN DEPARTMENT OF COMMUNITY DEVELOPMENT FILE NO. CUP-74-14(P), BY CLARK'S SERVICE CENTER FOR THE INSTALLATION OF A FREE STANDING SIGN AT THE COMMON ADDRESS OF 12232 - N.E. 116TH, IN A LIGHT INDUSTRIAL ZONE.

WHEREAS, the Kirkland Department of Community Development has received an application for a Conditional Use Permit filed by William Clark, owner of the property described in said application and located within a Light Industrial Zone for the installation of a free standing sign, and

WHEREAS, the application has been assigned for identification the File No. CUP-74-14(P) and submitted to the Kirkland Planning Commission for their consideration and recommendation, and

WHEREAS, the Kirkland Planning Commission held public hearing thereon at their regular meeting of June 13, 1974, and

WHEREAS, pursuant to City of Kirkland Resolution No. 2181 dealing with environmental policy and the State Environmental Policy Act, an environmental worksheet has been submitted to the City, reviewed by the Responsible Official of the City of Kirkland and a negative declaration reached, and

WHEREAS, said environmental worksheet and declaration have been available and accompanied the application through the entire review process, and

WHEREAS, the Kirkland Planning Commission, after their public hearing and consideration of the recommendations of the Department of Community Development did adopt certain Findings, Conclusions and Recommendations, and did recommend approval of the Conditional Use Permit subject to the specific conditions set forth in said recommendations.

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

Section 1. The Conditional Use Permit to locate a free standing sign is hereby given approval 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 the Department of Community Development File No. CUP-74-14(P), which Findings, Conclusions and Recommendations are by this reference adopted by the Kirkland City Council as though fully set forth herein.



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Section 2. A certified copy of this resolution, together with the Findings, Conclusions and Recommendations herein adopted shall attach to and become a part of the Conditional Use Permit approved, or evidence thereof delivered to the permittee.

Section 3. Nothing in this resolution and permit shall be construed as excusing the applicant from compliance with any federal, state or local statutes, ordinances or regulations applicable to the project, other than as expressly set forth herein.

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

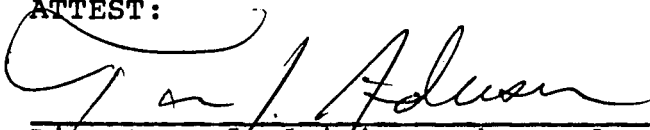
- a. Applicant
- b. Department of Community Development
- c. The Kirkland Building Department
- d. Department of Public Services for the City of Kirkland
- e. Department of Fire Services for the City of Kirkland
- f. Police Department for the City of Kirkland
- g. The Office of Director of Administration and Finance (ex officio City Clerk) for the City of Kirkland

ADOPTED in regular meeting of the Kirkland City Council
on the day of , 1974.



Mayor

ATTEST:



Director of Administration and Finance
(ex officio City Clerk)





DEPARTMENT OF COMMUNITY DEVELOPMENT

ADVISORY REPORT

FINDINGS, CONCLUSIONS AND RECOMMENDATIONS

___ PREPARED BY _____ DATE _____
___ RECOMMENDED BY _____ DATE _____
XX ADOPTED BY _____ DATE July 1, 1974

___ STAFF _____
___ BOARD OF ADJUSTMENT _____
___ HOUGHTON COMMUNITY COUNCIL _____
___ PLANNING COMMISSION _____
XX CITY COUNCIL AS INCORPORATED IN
XX RESOLUTION _____ ORDINANCE _____
NUMBER R-2258
DATE July 1, 1974

FILE NUMBER CUP-74-14(P)
APPLICANT WILLIAM CLARK
PROPERTY LOCATION 12232 N.E. 116th
SUBJECT Applic. for Conditional Use Permit for Free Standing Sign
HEARING/MEETING DATE July 1, 1974
BEFORE KIRKLAND CITY COUNCIL

EXHIBITS ATTACHED (1) Drawing of proposed sign (2) Drawing of existing sign (3) Environmental Assessment and Negative Declaration.



DEPARTMENT OF COMMUNITY DEVELOPMENT

ADVISORY REPORT

FINDINGS, CONCLUSIONS AND RECOMMENDATIONS

___ PREPARED BY _____ DATE _____
XX RECOMMENDED BY _____ DATE June 13, 1974
___ ADOPTED BY _____ DATE _____

___ STAFF _____
___ BOARD OF ADJUSTMENT _____
___ HOUGHTON COMMUNITY COUNCIL _____
XX PLANNING COMMISSION _____
___ CITY COUNCIL AS INCORPORATED IN _____
___ RESOLUTION _____ ORDINANCE _____
NUMBER _____
DATE _____

John G. Cushing
Chairman

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EXHIBITS ATTACHED _____: (1) Drawing of proposed sign (2) Drawing showing existing sign (3) Environmental Assessment and Negative Declaration

R-2258

FINDINGS:

1. Section 23.32.090 of the Kirkland Zoning Ordinance No. 2183 requires that a Conditional Use Permit application be applied for and granted for free standing signs higher than six feet or larger than 10 square feet in size. The proposed sign stands 8 feet six inches off the ground and contains five individual cedar signs within it that can be replaced with a change in occupancy. A conditional use permit has been applied for.
2. The building presently has an existing sign situated on top of the structure. This sign is non-conforming since it does extend above the height of the principal structure. The applicant has indicated his intentions are to remove this sign.
3. The property is located within a Light Industrial zone. This zone allows signing to be 1 square foot per 500 square feet of useable floor area and cannot be located closer than one-half the required setback, if any. The total area of the principal structure is 6,400 square feet.
4. The sign should comply with the standards of approval for free standing signs as found in Section 23.32.100 of the Kirkland Zoning Ordinance.

CONCLUSIONS:

1. The applicant has complied with the requirement for filing an application for a conditional use permit and has submitted all other necessary documents.
2. If this conditional use permit application is approved, the existing non-conforming sign on top of the structure should be required to be removed since a conditional use permit of this sort does legalize all signs.
3. Based on the requirement that a sign can only be one square foot per 500 square feet of floor area, the following is relevant: There is 6,400 square feet of floor area which would allow a sign of 13 square feet. The enclosure within the sign on this property is approximately 68 square feet. Based on the lowness of the sign and on the openness of the sign, it is felt that this sign meets the intent of this requirement. The sign is not located closer than one-half the required setback to the right-of-way.
4. This application meets all the standards of approval for conditional use permits on free standing signs as follows:

7/1/74
6/13/74
6/4/74

Conclusions (cont'd)

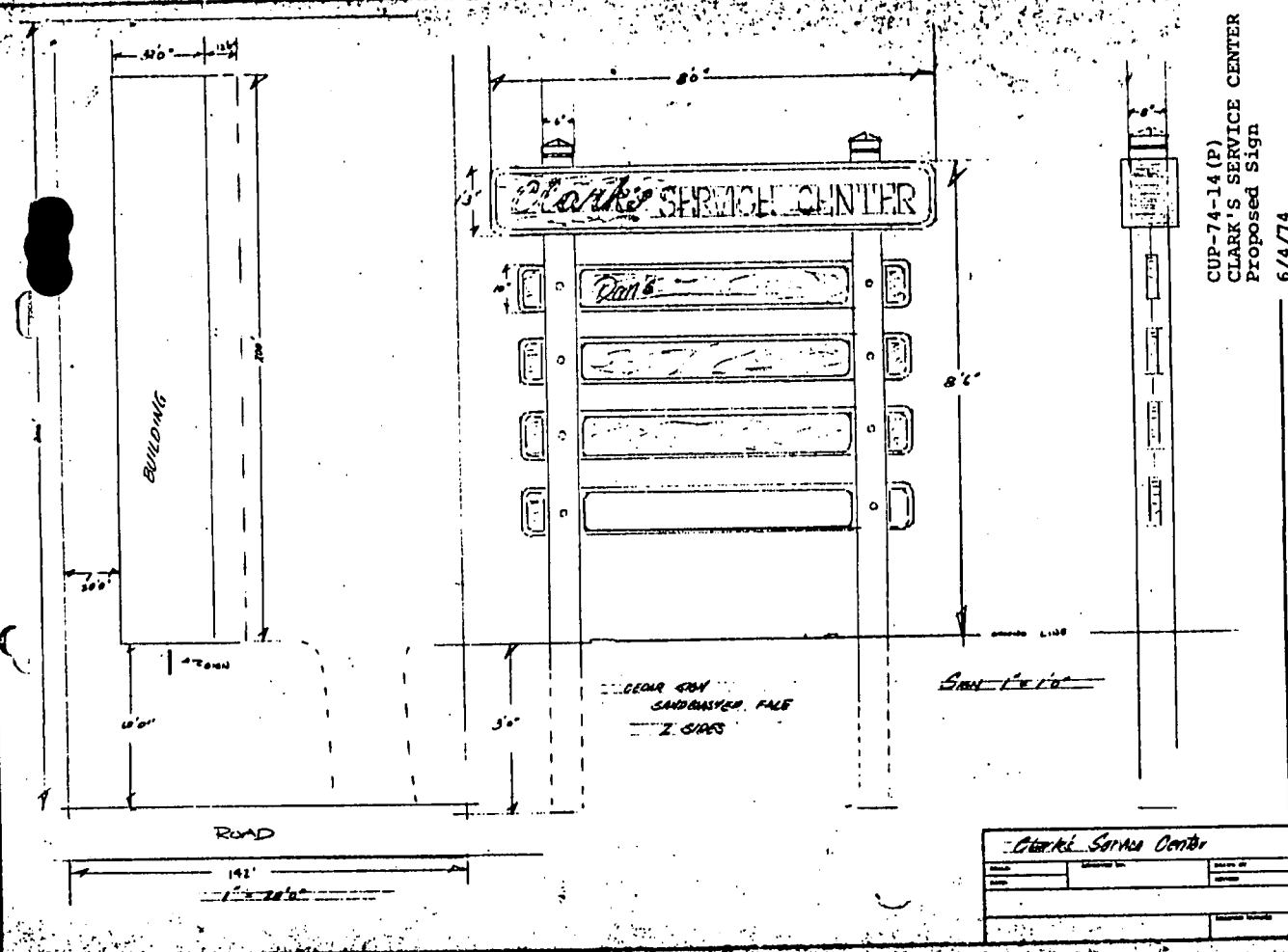
- 4.a. The sign is generally attractive on all visible sides. There will be no backside consisting of obviously visible braces and structures that could materially affect other properties.
 - b. This business development would not have more than one principal sign oriented to a single street.
 - c. The sign will be to scale in size and height with the building and the premises to which it is appurtenant.
 - d. The sign will demonstrate an integral relationship to the design of the building and the premises to which it is appurtenant, in its shape, its detail, its materials, and its color.
5. The type of sign proposed in this application should be encouraged for all structures under one ownership with more than one occupancy since individual signs can be easily changed with changes in occupancy. This is both a convenience to the owner and a service to new occupants, since new conditional use permits need not be applied for for signing with each change in occupancy.

RECOMMENDATION:

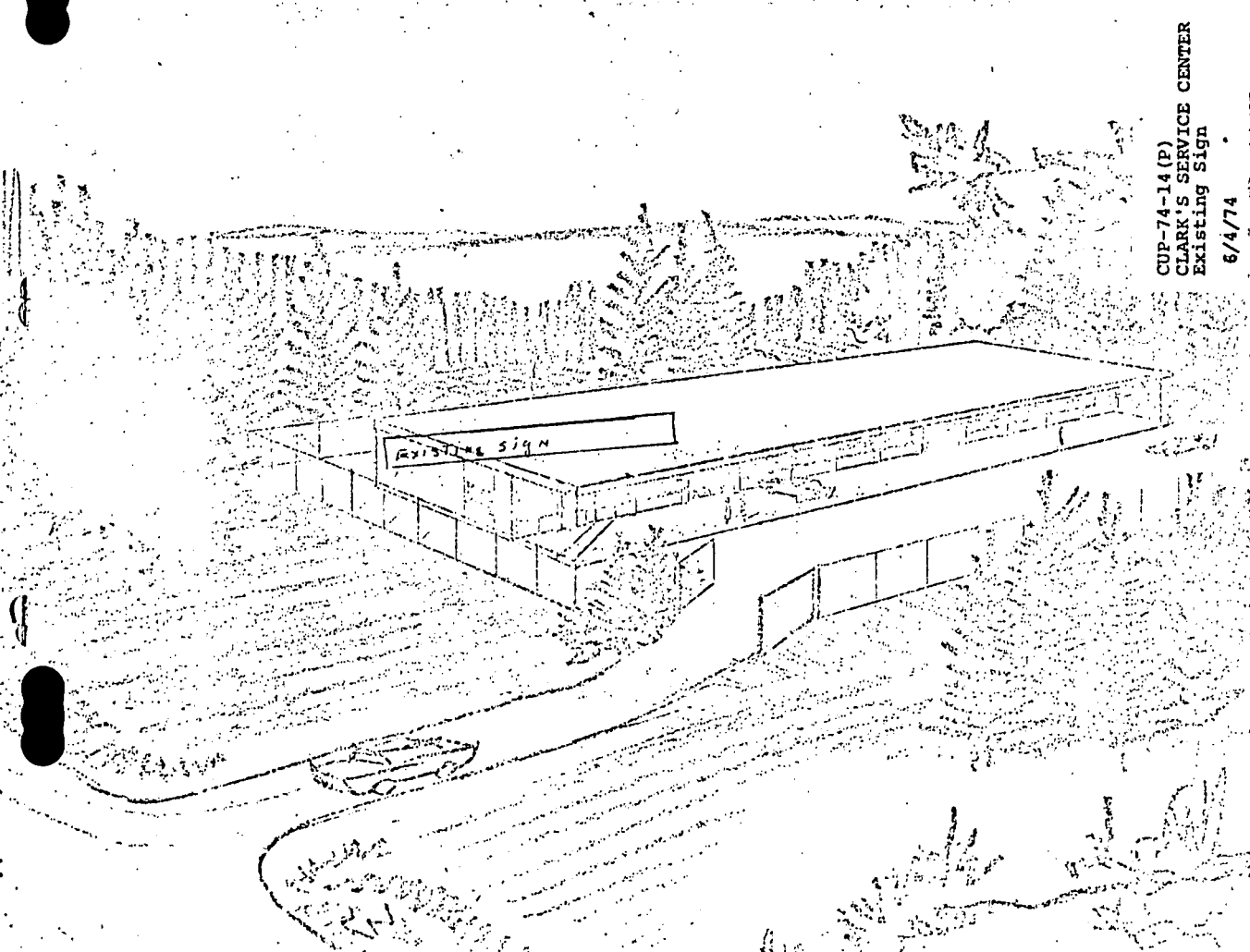
Based on the foregoing Findings and Conclusions, we hereby recommend this conditional use permit be granted subject to the following condition:

That the existing signs located on the principal structure be removed by the date that the free standing sign approved by this application is installed. This approval is not intended to be precedent setting.

7/1/74
6/13/74
6/4/74



CUP-74-14 (P)
 CLARK'S SERVICE CENTER
 Proposed Sign
 6/4/74



CUP-74-14 (P)
 CLARK'S SERVICE CENTER
 Existing Sign
 6/4/74

ADVISORY REPORT

