

RESOLUTION NO. R- 2271

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KIRKLAND APPROVING THE ISSUANCE OF A CONDITIONAL USE PERMIT AS APPLIED FOR IN THE DEPARTMENT OF COMMUNITY DEVELOPMENT FILE NO. CUP-74-23(P) BY LAKE WASHINGTON SCHOOL DISTRICT FOR THE INSTALLATION OF A PORTABLE CLASSROOM FOR HIGH SCHOOL STUDENTS' ACADEMIC AND VOCATIONAL EDUCATION LOCATED ON THE CENTRAL SCHOOL SITE CAMPUS AT APPROXIMATELY FOURTH AVENUE AND SECOND STREET IN A RESIDENTIAL MULTI-FAMILY 1,800 ZONE.

WHEREAS, the Kirkland Department of Community Development has received an application for a Conditional Use Permit filed by Lake Washington School District, owner of the property described in said application, and located within the residential multi-family 1,800 zone for the installation of a portable classroom, and

WHEREAS, the application has been assigned for identification File No. CUP-74-23(P) and submitted to the Kirkland Planning Commission for their consideration and recommendation, and

WHEREAS, the Kirkland Planning Commission held public hearing thereon at the regular meeting of October 10, 1974, and

WHEREAS, pursuant to the City of Kirkland Resolution No. 2181 concerning environmental policy and the State Environmental Policy Act, an environmental worksheet has been submitted to the City, reviewed by the responsible official for the City of Kirkland and a negative declaration reached, and

WHEREAS, the said environmental worksheet and declaration has 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 and having available to them the environmental worksheet and negative declaration, 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 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-74-23(P), which Findings, Conclusions and Recommendations 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 and Recommendations herein adopted shall attach to and become a part of the Conditional Use Permit approval, 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 this project, other than as expressly set forth herein.

Section 4. This Conditional Use Permit applied for by Lake Washington School District shall issue, subject to the performance standards and other conditions of approval set forth herein above and be included by reference in the foregoing Findings, Failure on the part of the holder of a Conditional Use Permit to initially meet or maintain strict compliance with said standards and conditions shall be grounds for revokation in accordance with Section 23.56.110 of Ordinance No. 2183.


Section 5. Certified or conformed copies of this Resolution shall be delivered to the following:

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

ADOPTED in the regular meeting of the City Council on the 21st day of October , 1974.

  
\_\_\_\_\_  
Mayor

ATTEST:

  
\_\_\_\_\_  
Director of Administration and Finance  
(ex officio City Clerk)

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FINDINGS:

1. The application is for a Conditional Use permit by the Lake Washington School District to locate a portable classroom on the Central School site for high school academic and vocational education.
2. The location of the school site is in a residential multi-family zone (RM 1800), which allows the location of public schools upon the approval of a Conditional Use permit. This portable classroom is an appropriate school use.
3. The approximate location of the portable classroom will be 4th Ave. and 2nd Street.
4. The portable will be placed upon the property in accordance to all restrictions due to area, lot coverage, height, setbacks, and parking.
5. Although a school use, there would be a change in the age of the students from elementary use to the proposed high school age use.
6. The proposed duration of use of the portable is approximately 2 years but this could be decreased or extended as need demands. The Lake Washington School District has no plans at this time for placing additional portables on the Central School site.
7. The school buildings are presently being used for a number of community service type uses such as an Instructional Service Center for the School District, Park Department use, and also the location of a food stamp program. The Lake Washington School District does not have any future plans for the Central School site at this time, other than keeping it as the Instructional Service Center.
8. No alternatives have been presented to the City of Kirkland for other locations of the proposed portable and the particular educational program addressed by the School District.
9. The program of instruction for the portable classroom and the use of the surrounding areas including the playsheds and grass field to the south of the playsheds is indicated to the extent of the information included in the application for the Conditional Use Permit and the Environmental Information Worksheet.
10. As indicated on the site plan the portable will be located within the area of the playshed which has been removed. At the present time the playshed consists of two separate structures and this work has been done in preparation for locating the portable in this particular space.

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CONCLUSIONS:

1. The location of the portable on the site is consistent with a Conditional Use in a Residential Use Zone.
2. The location of a portable classroom on the Central School site should be recognized as an acceptable school use, yet it is an attempt to revitalize a piece of school property to an active school usage.
3. The only major impact of this application appears to be basically social in nature. The basic impact would be the use of an elementary school site by high school age students, and the resulting change in intensity of site usage which would impact on the surrounding residential community. Since the school district has no immediate future plans for the Central School site, no additional impacts can be foreseen at this time. Approval of the application may have significant impact upon the School District's plans for future use of the Central School site.
4. There appear to be other immediate alternative sites which the School District has not evaluated in the course of selection of this location for this portable classroom and the educational program outlined.
5. The School District proposal lacks comprehensiveness regarding the total use of the surrounding area adjacent to the proposed location of the portable classroom including playsheds, asphalt paved areas and the grass playfield south of the playsheds.
6. The proposed siting of the portable classroom facility inadequately addresses view impairment issues for the neighborhood with relation to Lake Washington. It is the Planning Commission's concern that any structural changes to the complex of buildings and structures located on this site should reduce rather than perpetuate the view impairments caused by the old playsheds and other structures.

RECOMMENDATIONS:

- Based upon the foregoing Findings and Conclusions, we hereby recommend approval of this Conditional Use Permit subject to the following conditions:
1. That this Conditional Use Permit shall expire in two years and the use cease. If additional time is needed by the School District, the School District shall so request from the City in letter form.
  2. Renewal shall be considered at a public hearing in the same manner as the original Conditional Use Permit and the fee for said application shall be required as well as all other necessary information.
  3. This Conditional Use Permit is for only the location of the portable classroom on the Central School site, and no further modifications are to be made to the playshed except for the removal of rafters necessary to locate the portable, until such time as the School District submits a Comprehensive Plan for future modifications concurrently with an application for a Conditional Use Permit.

10/10/74



DEPARTMENT OF COMMUNITY DEVELOPMENT  
**ADVISORY REPORT**  
FINDINGS, CONCLUSIONS AND RECOMMENDATIONS

PREPARED BY \_\_\_\_\_ DATE \_\_\_\_\_  
XX RECOMMENDED BY \_\_\_\_\_ DATE October 10, 1974  
ADOPTED BY \_\_\_\_\_ DATE \_\_\_\_\_

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

*[Signature]*  
Chairman

FILE NUMBER CUP-74-23(P)  
APPLICANT Lake Washington School District No. 414  
PROPERTY LOCATION 1st St. and 5th Ave.  
SUBJECT Conditional Use Permit Application APPEAL to locate a portable classroom for high school students academic and vocational education.  
HEARING/MEETING DATE October 21, 1974  
BEFORE KIRKLAND CITY COUNCIL

EXHIBITS ATTACHED (1) Prelim. Minutes of P.C. 10/10/74 Meeting,  
(2) Environmental Info. Worksheet & Declaration (3) Maps (4) Letter  
of 9/23/74 to P.C. from I.F.S.D., (5) Memo of 9/26/74 to P.C. from  
Dept. of Community Development.