

RESOLUTION NO. R-2286

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KIRKLAND APPROVING A CONDITIONAL USE PERMIT AS APPLIED FOR BY NORTHWEST COLLEGE, BEING DEPARTMENT OF COMMUNITY DEVELOPMENT FILE NO. CUP-74-29(H), IN REGARD TO THE LOCATION AND CONSTRUCTION OF A NEW LIBRARY BUILDING ON THE CAMPUS OF NORTHWEST COLLEGE, AND SETTING FORTH CONDITIONS TO WHICH SUCH CONDITIONAL USE PERMIT SHALL BE SUBJECT.

WHEREAS, the Kirkland Department of Community Development has received an application for a Conditional Use Permit, said application having been made by Northwest College of Assemblies of God, and said property as legally described in said application in zone RS 8.5, and

WHEREAS, colleges and college buildings are allowed within an RS 8.5 zone 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 at their regular meetings of November 12, 1974 and January 7, 1975; and January 9, 1975 respectively, and

WHEREAS, pursuant to City of Kirkland Resolution No. 2181 concerning environmental policy of 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 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 Findings, Conclusions and Recommendations of the Kirkland Planning Commission as signed by the chairman thereof and filed in Department of Community Development File No. CUP-74-29(H), 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 should be construed as excusing the applicant from compliance with any federal, state or local statues, ordinances or regulations applicable to this project, other than expressly set forth herein.

Section 4. The Conditional Use Permit applied for by Northwest College of Assemblies of God shall issue, subject to the performance standards and other conditions of approval set forth herein above mentioned and 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 revocation in accordance with Section 23.56.110 of Ordinance No. 2183.

Section 5. Notwithstanding the recommendations 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 of the date of the passage of this resolution.

Section 6. 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 regular meeting of the City Council on the 20th day of January, 1975.



Mayor

ATTEST:



Director of Administration and Finance
(ex officio City Clerk)

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Building/Use	Kirkland Zoning Ordinance Req'ts	#'s or Sq. Ft.	Parking Req'ts
Gymnasium	1/150 Sq. Ft.	11,730	78.2
Student Center	1/150 Sq. Ft.	5,636	37.6
President's Residence	--	--	2.8
Residence Dorms	1/3 Beds	210	70
Women's	"	201	67
Men's	"		
Administrative Offices (Total)	1/300	7,854	26.2
Classrooms (4 Bldgs.) (Includes Existing Library)	1/300	19,858	66.2
Existing Campus Parking Demand			348.0
Proposed Library	1/300	14,967	47.8
Proposed Demand Total			395
Existing Parking Supply			
Students	327		399
Faculty	72		
Parking Surplus			(4)

At the present time there is a physical surplus of approximately 50 parking spaces within the Northwest College Campus which will be reduced to 4 after the library is constructed.

8. The slope of the proposed area is approximately 10% while the geology consists of Vashon Till (Qt), and the soil is Indianola Loamy Fine Sand (Inc).

CONCLUSIONS:

1. Resolution No. 2162 has already determined Northwest College as a conditional use in a RS zone.

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Conclusions, cont'd

- The location of the proposed library appears to be internally consistent with the "spirit and intent" of the Northwest College Master Plan and is proposed to be a cornerstone of the academic area within the campus.
- The College has indicated the need of a new structure to house the library through its planning process as described in the Library Planning Program. However, future additions to the library will require a separate Conditional Use Permit for each of the two additional construction phases.
- After the library is re-located in its new building, the lower level of the chapel will continue in an academic use as music classrooms.
- At the present time Northwest College has enough existing parking to adequately accommodate the additional demand created by the proposed library. However, the College should realize that additional classroom or office construction will place an increasing parking demand upon their existing supply. Furthermore, any new applications for a Conditional Use Permit to construct new buildings on the campus, should also include a parking analysis for the campus and that structure. Northwest College and the Department of Community Development should work closely to coordinate the planning, development and construction of future parking facilities within the Northwest College campus.
- With regard to this proposal, there appear to be no slope, geology or soil hazards.

RECOMMENDATIONS:

Based upon the foregoing Findings and Conclusions, we hereby recommend approval of this Conditional Use Permit subject to the following conditions:

- That Northwest College apply for a Variance for the excessive building height.
- That the Building Permit Application for the proposed library be consistent with the outlined site plan as shown in Alternative Site Plan No. 2.
- Northwest College and the Department of Community Development should cooperate in analyzing parking demands and supply within Northwest College Campus, and furthermore, Northwest College shall submit a parking analysis with future applications for Conditional Use Permits for new construction.

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DEPARTMENT OF COMMUNITY DEVELOPMENT
ADVISORY REPORT
 FINDINGS, CONCLUSIONS AND RECOMMENDATIONS

FINDINGS:

1. The application is for a Conditional Use Permit to authorize the construction of a new library within the interior campus of Northwest College.
2. The existing zoning in the area is Single Family Residential (RS 8.5), which allows the location of private schools on approval of a Conditional Use Permit. City of Kirkland Resolution No. 2163, which authorized the construction of married student housing, also authorized the construction of a valid conditional use in this area.
3. The location of the proposed structure is within the boundaries of the original campus at approximately N.E. 55th and 111th Ave. N.E. The following are the existing college buildings in the immediate surroundings:
 - a. The Learning Center to the south.
 - b. The Student Union Building to the southwest (see site plan)
 Approximate distances of the proposed library to the surrounding perimeter of the college campus is from 400 to 750 feet.
4. The Northwest College Master Plan indicated that a new building would need to be constructed which would require 15,150 square feet for the first phase. The Master Plan indicates this proposed building site was to be the future location of the library.
5. According to Northwest College's own Library Planning Program document, the Library is to be built in three phases, with the initial phase to total 14,976 square feet. The building will be approximately 70 by 100 feet and no more than 25 feet in height. Future construction phases will include three additions to the proposed library.
6. The existing library is presently being housed in the lower level of the chapel, and this has been the temporary location for the library. The existing library consists of only 6,425 square feet of space.
7. According to the Kirkland Zoning Ordinance, Section 23.34.020, colleges or universities require additional parking at a ratio not less than that of the following:

PREPARED BY _____ DATE January 9, 1975
 RECOMMENDED BY _____ DATE _____
 ADOPTED BY _____ DATE _____

STAFF _____
 BOARD OF ADJUSTMENT _____
 HOUGHTON COMMUNITY COUNCIL _____
 PLANNING COMMISSION _____
 CITY COUNCIL AS INCORPORATED IN _____

John C. ...

RESOLUTION _____ ORDINANCE _____
 NUMBER R-2286
 DATE _____

FILE NUMBER CUP-74-29(H)
 APPLICANT Northwest College
 PROPERTY LOCATION (Center of Campus) 11102 NE 53rd
 SUBJECT Application for a Conditional Use Permit to construct a library building.
 HEARING/MEETING DATE January 20, 1975
 BEFORE KIRKLAND CITY COUNCIL

EXHIBITS ATTACHED _____

