

RESOLUTION NO. R 2313

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KIRKLAND APPROVING THE ISSUANCE OF AN UNCLASSIFIED USE PERMIT AS APPLIED FOR IN DEPARTMENT OF COMMUNITY DEVELOPMENT FILE NO. UUP-75 11(P), BY ROBERT L. DAVIS, TO EXTEND AN EXISTING UNCLASSIFIED USE PERMIT TO ADJACENT PROPERTY TO THE SOUTH OF THE EXISTING SITE, BEING WITHIN A RS 8.5 ZONE AND A FREEWAY INTERCHANGE DISTRICT ZONE.

WHEREAS, the Department of Community Development has received an application for an Unclassified Use Permit filed by Robert L. Davis, the owner of said property described in said application and located within an RS 8.5 and Freeway Interchange District Zone, and

WHEREAS, the application has been submitted to the Kirkland Planning Commission who held public hearings thereon at their regular meeting of May 8, 1975 and June 12, 1975, and

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

WHEREAS, said environmental assessment 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 Unclassified 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 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. UUP-75 11(P) are adopted by the Kirkland City Council

as though fully set forth herein, with the exception of the first full paragraph of Recommendation No. 1, Recommendation 1c and Recommendation 2g.

Section 2. The Unclassified Use Permit as applied for in Department of Community Development File UUP-75 11(P) by Robert L. Davis (Devon Lee Corporation) is hereby given approval, subject to the conditions set forth in the Findings, Conclusions and Recommendations adopted by the City Council in Section 1 hereinabove and further conditioned upon the following:

A. (Being a substitute for proposed recommendation of the Planning Commission first full paragraph No. 1) Within ninety calendar days of approval, except as otherwise herein indicated of this Unclassified Use Permit by the Kirkland City Council, the applicant shall complete the following within phase one as located in Exhibit "B" and prior to any development within phase 2 area (to include brush removal, tree cutting, bridge construction and parking facilities for recreational vehicles and/or other development other than landscaping) and subject to the approval of the Kirkland Department of Community Development or all effective Unclassified Use Permits and amendments to the same shall be revoked by the City Council pursuant to Section 23.30.100 of the Kirkland Zoning Ordinance No. 2183.

B. (Being in substitution for Planning Commission Recommendation No. 1c) That the landscaping as mentioned in Recommendation 1b (hereinabove adopted by reference) shall be subject to the inspection and approval of the Department of Community Development and the Park Department and all plantings required to complete the evergreen tree perimeter planting for phase 1 shall be completed by December 15, 1975.

C. (Substituting for Recommendation 2g of the Planning Commission) A chain link fence with temporary bamboo screening or six-foot cedar screening fence shall be installed along Ohde Street on the property line and pursuant to Recommendation 2d hereinabove adopted by reference.

Section 3. A certified copy of this Resolution, together with the Findings, Conclusions and Recommendations therein adopted shall be attached to and become a part of the Unclassified Use Permit or evidence thereof delivered to the permittee.

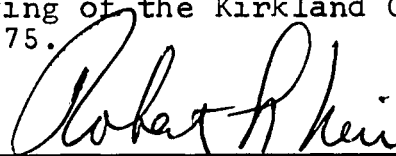
Section 4. Nothing in this section shall be construed as excusing the applicant from compliance with any Federal, State or local statutes, ordinances or regulations applicable to this project, other than expressly set forth herein.

Section 5. Failure on the part of the holder of the Unclassified Use Permit to initially meet or maintain strict compliance with the standards and conditions to which the Unclassified Use Permit is subject shall be grounds for revocation in accordance with Section 23.30.100 of Ordinance No. 2183, the Kirkland Zoning Code.

Section 6. Certified or conformed copies of this Resolution shall be delivered to the following:

- A. The applicant
- B. Department of Community Development of the City of Kirkland
- C. Kirkland Building Official
- 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. Office of the 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 21st day of July, 1975.



Mayor

ATTEST:



Director of Administration & Finance
(ex officio City Clerk)

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8. A landscaping plan has been submitted as required by Resolution No. 2220, 2251 and 2279, to meet the Landscaping Requirements. As can be seen from Exhibit "D", the applicant proposes a landscaped buffer approximately 12 feet in width around most of the property, a greater width in the area shown with picnic tables and a 50 foot setback easement around the southeast corner to the west property lines. The applicant does not propose any new landscaping in the southeast portion of the property abutting single family residences. The applicant also proposes to clear approximately 55% of existing vegetation in Phase II.

9. A timetable for the proposed development has been submitted and is as follows: Phase I to be completed within 120 calendar days following approval by the City Council and Phase II being started prior to December 1975 and completed in 1976. As shown in Exhibit "B", Phase I is the original proposal granted under R-2220. Phase II would develop the previously undeveloped portion of the property to the south.

10. Justification. The applicant has indicated that it would be economically unfeasible to operate under the original Unclassified Use Permit which allowed for development of only the northern portion of the site and the parking of a total of 25 trailers on that site.

B. HISTORICAL BACKGROUND:

11. The Kirkland City Council approved an Unclassified Use Permit of Robert Davis at their regular meeting of November 5, 1975 by Resolution No. 2220 (Exhibit "E"), and amended that Unclassified Use Permit on May 20, 1974 by Resolution No. 2251 (Exhibit "F"). Mr. Davis signed a performance bond for the conditions of an Occupancy Permit which indicated that he would, by September 20, 1974, meet all the conditions and recommendations contained in Resolution No. 2220. It came to the attention of the Department of Community Development and the Planning Commission that certain conditions of this Unclassified Use Permit have not been fully resolved as indicated in that resolution. The Kirkland Planning Commission discussed the unresolved conditions at their regular meetings of October 10, 1974 and March 14, 1974 and determined that the applicant was not going to resolve these conditions at that time.

The City Council concurred and on December 16, 1974, adopted Resolution R-2279 (Exhibit "G") which specifically directed Mr. Robert L. Davis (Devon Lee Corporation) to:

"a. The permittee submit to the Planning Commission for review and recommendation to the City Council, a new site plan prepared by a licensed professional which is consistent with the spirit, intent and letter of the original plan and the specific conditions of approval as adopted by Council Resolution No.'s R-2220 and R-2251.

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B. 11. b. That the permittee install all plantings within the landscaping setback of 12 feet along the east, north and west property lines as originally required.

c. That said requirements be completed and a certificate of occupancy issued to the permittee within 90 days of the date of adoption of this Resolution."

In addition, Sections 1 and 2 of Resolution R-2279 contained the following conditions:

Section 1. April 7, 1975 is hereby set and established as the date for public hearing before the City Council pursuant to Section 25.30.100 to consider the recommendation of the Planning Commission that Unclassified Use Permit No. UUP-74-9(P) be heretofore issued to Robert L. Davis (Devon Lee Corp.) be thereupon forthwith revoked, unless the permittee prior to said hearing has met the above requirements (a, b and c).

Section 2. Not less than 10 days prior to the hearing date established in Section 1 above, the Department of Community Development shall submit to the Planning Commission, to the permittee and to the City Council, a detailed statement as to the permittee's progress in meeting the requirements set forth in Section 1 above. Not less than 5 days prior to said hearing date, the Planning Commission shall submit to the Department of Community Development, the permittee and the City Council on the basis of said detailed statement, their recommendation as to whether Unclassified Use Permit No. 74-9(P) should be modified or revoked and the use permitted pursuant to said permit terminated.

On April 7, 1975 the date set for public hearing on the unresolved conflicts, the Kirkland City Council approved a 60 day extension of Resolution No. 2279, because substantial changes to the original Unclassified Use Permit required the applicant to make application for a new Unclassified Use Permit. The specific conditions of Resolution R-2220 which have not been met to this date to which the applicant is required to address pursuant to final approval of the original Unclassified Use Permit (R-2220) are as follows:

"2.a. That all exterior property lines of lots 25 and 24 shall meet the setback requirements of the Light Industrial zone designation (Section 25.22.070) and the landscape requirements of the Light Industrial zone (Section 25.40.080). Specifically, this would require a 30 foot setback in these areas and a 25 foot landscaped area. The setback requirement on the east side of lots 31 and 32 shall be 12 feet.

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DEPARTMENT OF COMMUNITY DEVELOPMENT

ADVISORY REPORT FINDINGS, CONCLUSIONS AND RECOMMENDATIONS

PREPARED BY DATE
RECOMMENDED BY DATE June 12, 1975
ADOPTED BY DATE

BOARD OF ADJUSTMENT
HOUGHTON COMMUNITY COUNCIL
PLANNING COMMISSION
CITY COUNCIL AS INCORPORATED AND Chairperson
R-2313 RESOLUTION ORDINANCE

FILE NUMBER UWP-75-11(P)
APPLICANT: Robert L. Davis (Devon-Lee Corporation)
PROPERTY LOCATION N.E. 85th & Kirkland Way
SUBJECT Application for Unclassified Use Permit to extend an existing UWP to the property adjacent to the south of the existing site.
HEARING/MEETING DATE

BEFORE Exhibits: "A" Plot Plan, "B" Site Plan, "C" Signs, "D" Landscaping Add'l Exhibits: "E" R-2220, "F" R-2251, "G" R-2279, "H" Letter from City Attorney, "I" Bldg. Dept. Memo "J" Staff Report 10/4/73 "K" Fire Dept. Memo, "L" Add'l Ltr from Fire Dept. dated 5/8/75
"U" Letter from Mr. Davis dated 5/8/75 "V" Proposed wooden fire free standing sign. "W" Altern. Sign Location Plans "X" Altern. Phase II Site Plan

FINDINGS:
A. SUMMARY OF THE PROPOSED ACTION:

Devon-Lee Corp.
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- 1. This is an application for an Unclassified Use Permit to allow the utilization of additional property for the sale of recreational vehicles located at Cedar Street and Olive Way. Specifically, the additional area is known as Burke and Farrar's Div. No. 8, Block 18, Lots 25 and 24, hereafter known as Phase II (Exhibit "A"). The total area to be developed will be 2.4 acres. The total area of impervious surfaces will be 19,150 square feet, or 16% of the total land area. (Paved surface, buildings and trailers).
2. The applicant also proposes to increase the total number of recreational vehicles on the entire site to 50. This will result in 24 recreational vehicles in Phase II area. 26 recreational vehicles are proposed on the original sales lot, hereafter known as Phase I. The original approval was for a total of 25 recreational vehicles, all located on Phase I. (Exhibit "B").
3. The applicant proposes four major areas of recreational vehicles, the first being the location of the existing site in the N.E. corner of the property adjacent to N.E. 85th St. within 18 feet of the property lines; the second is a row of 8 recreational vehicles lined up side by side along the southern property line of the developed parcel or approximately at the corner of the entire parcel. In the southern portion of the site two rows of recreational vehicles are lined up paralleling Olive Ave within 16 feet of the property line; while another row of recreational vehicles is in the southeast corner of the property. (See Exhibit "B").
4. Twelve parking stalls are proposed in three areas: One being adjacent to the repair shop; the second being adjacent to the picnic table area and the third being on the high bluff of the southwestern corner of the developed parcel overlooking Kirkland Way. No additional parking is proposed in the southern portion of the site, or Phase II. (See Exhibit "B").
5. Two signs are proposed: One to be located at the freeway entrance 14 feet high and 4 feet by 8 feet in dimensions, to be constructed of acrylic plastic on two fronts with a metal frame and fluorescent lighting. The second sign to be located at the entrance to the property from Kirkland Way 3 feet high and 2 feet by 4 feet in dimensions, to be constructed of sand blasted wood and not lighted. (Exhibit "C").
6. A wooden bridge is proposed to be constructed across a swail that runs east and west through the middle of the property. This bridge will be the only access to Phase II.
7. Five picnic tables are proposed to be located in a landscaped setting in the northern portion of the property.

*recre'l vehic. = recreational vehicles

- C. 21. d. Kirkland Park Department: As per verbal communication: The proposed landscaping abutting the single family areas should be increased to at least two rows of evergreen type trees or shrubs and be planted 10 feet on center and be at least 10 feet in height at the time of planting.
- e. Kirkland Police Department: No objection.
- D. EXISTING PHYSICAL CHARACTERISTICS:
22. Slope. The terrain slopes gently on the southwest to the northeast with a generally flat bench over the upper two-thirds of the property. A swail is located in the western portion of the property running approximately east and west.
23. Soils: The surfacial soils found on the subject property appear to generally consist of Everett gravelly sandy loam (EVB).
24. Geology. The geology of the proposed site appears to consist of Washon Hill(Qt).
25. Water. No information is available on the water table but because of the existing soils permeability is expected to be rapid down to the Washon Hill.
26. Vegetation. The site (Phase II), is well wooded with evergreen and deciduous trees and a dense underbrush exists.
27. An on-site review of existing conditions was done on April 24, 1975. This review indicated that existing vegetation along the south and southeast boundary may not be adequate to effectively screen the interior of the site where recreational vehicles are proposed to be parked. It was also noted that a trail was cleared along the east property line extending from the existing repair shop to Ohde Avenue. It was also noted that the parking of automobiles was taking place outside of the proposed site on a small portion of land abutting Kirkland Way and N.E. 85th St.
- E. PUBLIC UTILITIES
28. Streets. Access to PHASE II is by way of the proposed wooden bridge located in the center of the entire parcel owned by the applicant. No further access to the entire parcel is proposed other than the existing access from Kirkland Way.
29. Paths/Trails. Sidewalks exist along N.E. 85th St. and along the freeway entrance, stopping at Ohde Avenue.
30. Water supply. The site is presently serviced with water from an 8" main on Slater Avenue.

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- E. 31. Fire hydrant. Fire hydrants are located adjacent to Kirkland Way and N.E. 85th St. and along Ohde Avenue.
32. Sanitary sewers. An 8" sewer main is available on Slater Ave. Sewage would have to be pumped to this main.
33. Storm sewer. Storm water presently drains into an open ditch on Kirkland Avenue.
- F. NEIGHBORHOOD CHARACTERISTICS:
34. Zoning. Existing zoning on the property is RS 8.5 and Freeway Interchange District. The surrounding area is zoned RS 8.5 to the south, Light Industrial to the west, RM-1800 to the north, and I-405 to the east.
35. Adjacent land use. There are five single family homes located within a short distance from the southeast portion of the subject property.
- G. LOCAL ZONING AND/OR LAND USE POLICIES AND PLANS.
36. Requirements pursuant to a Freeway Interchange District pursuant to Section 23.31.020 and 23.31.053 of the Kirkland Zoning Ordinance:
- a. Any proposal shall be subject to both the land use regulations relating to the land use district within which said area was zoned immediately prior to the imposition of the Freeway Interchange District and the interim regulations adopted for the Freeway Interchange District.
- b. An Unclassified Use Permit shall be required.
- c. The proposal shall conform to the requirements of the interim regulations and guidelines of Resolution No. 2181, requiring environmental information.
37. Performance standards for a Single Family RS 8.5 zone pursuant to Section 23.08 of the Kirkland Zoning Ordinance are:
- a. The minimum required area of a lot shall be eight thousand five hundred (8,500).
- b. The minimum required lot width and depth shall be 100 foot depth and 70 foot width.
- c. The minimum required setbacks and building heights are: Front yard - 20 feet; Building height - 25 feet.

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B. 12.2.b. That the landscape requirements for all other lots shall conform to the landscape requirements under a BN type zoning (Section 23.40.070). Specifically, this requires a 12 foot deep landscaped area.

2.c. All other setback requirements, except for those mentioned in item a. above, shall be 20 feet, as required under the RS 8.5 zoning (single family). Specifically, a 20 foot setback shall be required in these areas.

2.d. Even though the underlying zoning in this case is single family, all construction must conform to Fire Zone 2 building code requirements. This is consistent with the building code.

3. The applicant shall be required to install a fire hydrant if deemed necessary by the City of Kirkland Fire Chief.

11. A maximum of 12 parking spaces for guests and employees will be provided and the number of recreational vehicles allowed on the site will be limited to 20 (plus 3 in service bay). Parking spaces shall be numbered and labeled for guests, employees and motor homes.

12. A landscaping plan and revised site development plan shall be submitted incorporating the above conditions and approved by the Planning Commission prior to a building permit being issued.

14. A waste material handling, storage and disposal plan shall be incorporated in the landscaping plan."

13. The present rectangular modular building in Phase I is the sales building. The originally approved sales building was to be a circular Forest Service type building. The present sales building is in violation of the Uniform Building Code. Please see enclosed letter by City Attorney, Ralph Thomas, dated March 5, 1974 regarding Fire Districts and concerning this proposal and the memorandum from the Building Department dated February 6, 1975. (Exhibits "H" and "I").

14. No change is proposed in the existing repair shop. The repair shop doors and the south end of the building are painted deep red. The roof is corrugated aluminum and the remainder of the building is cedar shaked. The originally approved repair shop was indicated to take on the character of a Forest Service building. (Staff Report dated 10/4/73 and amended 10/10/73, Exhibit "J").

15. The proposed row of recreational vehicles in the N.E. corner of the property and the proposed recreational vehicles along the east property line are within the required 20 foot setback required by Resolution No. 2220 (2c).

16. The proposed row of recreational vehicles along Ohde Avenue are within the required 30 foot setback as required by Resolution No. 2220 (2a).

B. 17. The proposed landscaping and setbacks along Ohde Avenue (being the south property line of Lot 24) do not meet the requirements of the Light Industrial zone requiring a 30 foot setback and 25 foot landscaped area, as required by Resolution 2220 (2a).

18. At the present time there is an existing circular sign mounted on a trailer adjacent to N.E. 85th St. and a ground mounted sign adjacent to the north side of the repair shop. No signing for the subject property was approved in either Resolution 2220 or 2251.

19. The applicant was granted a septic tank permit.

20. Legal history. The subject property was zoned RS 8.5 in 1957 by Ordinance No. 709 and remains so at this time. The subject property was classified as a Freeway Interchange District on August 10, 1973. This is an overlay zoning which requires an Unclassified Use Permit to develop in any use other than the underlying zone and requires that all conditions of the underlying zone be met. The purpose of creating this zone was to foster and promote development which will ensure the maintenance of a quality environment for those areas which are directly or indirectly influenced by the freeway interchange, and to preclude traditional speculative and indiscriminate zoning practices from continuing.

C. GOVERNMENTAL COORDINATION:

21. The following agencies were contacted and the following is a summary of the comments:

a. Kirkland Public Service Department: As per verbal communication - Proposed site plan appears to provide adequate ingress and egress from the subject property. Drywell type drains should be installed to handle runoff from buildings and paved areas.

b. Kirkland Department of Fire Services: As per written memorandum, Exhibit "K"; One hydrant to be installed in the proximity of the north end of the wooden bridge, and 2) The wooden bridge shall be constructed so as to support our largest pumper which has a GWM of 52,000 lbs.

c. Kirkland Building Department: As per written memorandum, Exhibit "L": Because the present mobile home used as a sales office does not comply with the provisions of the Uniform Building Code, the Building Department is not in favor of granting any further expansion plans until the provisions of the Uniform Building Code are met.

2. Within six months of approval of this Unclassified Use Permit by the Kirkland City Council, the applicant shall complete the following within Phase II as located in Exhibit "B": prior to any development, to include brush removal, tree cutting, bridge construction and parking facilities for recreational vehicles or other development and that the following conditions meet the approval of the Kirkland Department of Community Development, or then all effective Unclassified Use Permits and amendments to same shall be revoked by the City Council pursuant to Section 23.30.100 of the Kirkland Zoning Ordinance No. 2133. *as amended by Exhibit "p"
- a. The applicant shall be required to maintain a 30 foot setback on all exterior boundary lines within Phase II as located on Exhibit "p", however excluding the southerly property line of Lot 23 along Ohde Street, which shall have a 20 foot setback.
- b. The applicant shall not remove any additional vegetation within the required landscaping areas with the exception of weed clearing; dead or dying material.
- c. The landscaping as required in Recommendation 2.b. shall be subject to the inspection approval of the Department of Community Development and Park Department.
- d. The applicant shall be required to densely landscape along all exterior property lines of lots 23 and 24, as proposed in landscaping plan, Exhibit "D", said landscaping to be of suitable types, sizes and quantities which will form a year-round dense site screen in 3 years. However, the landscaping shall not be limited to plantings as located within landscaping Exhibit "D", but will include any additional planting materials required to meet the requirements of this recommendation.
 - (as amended by Exhibit "p")
- e. The proposed "fire exit" as located on Exhibit "B" along Ohde Avenue and in the southeast corner of lot 23, shall be placed as close to the existing fire hydrant as possible. Said "fire exit" shall be a minimum of 20 feet in width and designed to permit and support the weight of Fire Department vehicles. Further, said "fire exit" shall be designed in such a way so as not to permit direct visual access to the interior of Phase II perpendicular to Ohde Avenue. If Lot 23 is fenced along the south side, there shall be a minimum 20 foot gate across the "fire exit".
- f. Lighting within Phase II shall be of low illumination, not high intensity, so as not to cause glare to be directed beyond any exterior property line.
- g. A chain link fence shall be installed along Ohde Street on the property line with temporary bamboo screening, and pursuant to Recommendation 2.d. above.
3. The proposed wooden entrance sign as located in Exhibit "C" shall be approved. The proposed display sign being a free standing sign, as located in Exhibit "C", shall be denied.
4. The proposed wooden, ground-mounted sign, being no higher than 4 feet above grade, and approximately 27 square feet in size be approved subject to Exhibit "N" and shall be located as proposed in Exhibit "O", adjacent to the freeway entrance. 6/12/75

5. The maximum number of units within Phase I shall not exceed 23 recreational vehicle units, this to include 3 recreational vehicles permitted within the repair bay. These 23 recreational vehicles within Phase I shall be located as identified on Exhibit "B" with no units to be located to the east of the repair building (the present location of 3 units) unless the applicant is permitted by the State Highway Department to plant and maintain landscaping on Highway property which adjoins the east property line in Phase I. At such time as the applicant submits a copy of said agreement between the applicant and the State Highway Department to the Department of Community Development, and installs said landscaping to the spirit and intent of Landscape Plan "D", the applicant may locate 3 additional vehicles to the east of the repair building, as proposed in Exhibit "B".
6. The number of recreational vehicle units permitted within Phase II shall not exceed 24 units. Further, the total number of units for both Phase I and Phase II shall not exceed 47 recreational vehicles, with provisions as stated above to increase this number to 50 recreational vehicles if conditions set forth are met. Location of units within Phase II shall be subject to Exhibit "p".
7. Recreational Vehicles shall mean: Mini-motor homes, van conversions, chassis mounts, slide-in campers, fifth wheel trailers, travel trailers, vacation trailers and motor homes.

Conclusions, Cont'd

- B. The circular mounted sign and ground mounted sign should be removed.
- C. Governmental Coordination
 - 9. The applicant should follow the directions of the Kirkland Department of Fire Services, specifically:
 - a. One hydrant to be installed in the proximity of the north end of the proposed wooden bridge. This hydrant is to be served by no less than 8" main and is to meet all other City of Kirkland specifications for hydrants.
 - b. The wooden bridge shall be constructed so as to support our largest pumper which has a GW of 32,000 lbs. Written certification from a licensed structural engineer attesting to the fact that this bridge will support the required load shall be submitted to the City of Kirkland Fire Department (See Exhibit "R"). This requirement will not affect any conditions imposed upon the applicant by the Kirkland Building Department during approval of a building permit.
- D. Existing Physical Characteristics
- E. Public Utilities
- F. Neighborhood Characteristics
- G. Local Zoning and/or Land Use Policies and Plans.
 - 10. The applicant should provide storm retention drawings and calculations regarding the handling of on-site runoff from the roof drains and site that will be adequate to handle a 10 year one hour storm.

RECOMMENDATIONS:

Based upon the foregoing Findings and Conclusions, the Department of Community Development recommends approval of this Unclassified Use Permit as applied for subject to Exhibits "A" through "P" and further subject to the following conditions:

- 1. Within 90 calendar days of approval of this Unclassified Use Permit by the Kirkland City Council the applicant shall complete the following within Phase I as located in Exhibit "B" and prior to any development within Phase II area, (to include brush removal, tree cutting, bridge construction, and parking facilities for rear vehicle's and/or other development, other than landscaping); and subject to the approval of the Kirkland Department of Community Development, or all effective Unclassified Use Permits, amendments to the same shall be:

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Recommendations, Cont'd

- a. The applicant shall be required to install 12 parking spaces for guests and employees. Parking spaces shall be numbered and labeled for guests, employees and recreational vehicles. No employee or guest parking shall be allowed on the abutting property adjacent to Kirkland Way and N.E. 85th Street
- b. The exterior lot lines within Phase I shall be landscaped as proposed in Exhibit "D", with the following exceptions:
 - (1) That landscaping surrounding the parking area to the south of the entrance identified as employees parking be increased to provide site screening for the parked automobiles, pursuant to Section 23.40.060(1).
 - (2) That the landscaping to the east and south of the repair building be increased to site screen this portion of the property from adjacent residential dwellings.
 - (3) The applicant shall not remove any additional vegetation within the required landscaping area with the exception of weed clearing, dead or dying materials.
- c. That the landscaping as mentioned in Recommendation 1.b. shall be subject to the inspection and approval of the Department of Community Development and the Park Department.
- d. The rectangular modular sales building located in Phase I as located in Exhibit "B", shall be removed pursuant to the direction of Kirkland's Chief Building Inspector or brought into conformance with the Uniform Building Code, 1973 Edition.
- e. The applicant shall re-paint the existing repair building to a natural earth tone (i.e. dark green, brown, etc.), not to include the north side.
- f. The existing circular sign, ground mounted, shall be removed.
- g. The applicant shall be required to construct a site obscuring fence surrounding the proposed storage area to the south of the repair building as proposed in Exhibit "B".
- h. The applicant shall maintain a 12 foot setback along all exterior boundary lines of all motor homes and autos within Phase I.
- i. The applicant shall submit to the Department of Community Development and receive approval of storm retention drawings and calculations regarding maintaining runoff on site for a 10 year one-hour storm, and have such approved system installed.

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Findings, Cont'd

- G. 38. Requirements pursuant to an application for an Unclassified Use Permit pursuant to Section 23.30 of the Kirkland Zoning Ordinance:
- a. Setbacks shall be maintained pursuant to the underlying zone.
 - b. The height, lot coverage, and floor area and setbacks for underlying zone prevail.
 - c. Requirements for off-street parking and loading areas are applicable to particular use, unless specific additional requirements are made.
 - d. Environmental information pursuant to Resolution No. 2181.
 - e. A standard survey of the property is made by a licensed professional and corner stakes physically installed.
 - f. Site plans of existing conditions and proposed project.
39. Standards of approval for Conditional Use Permits for signs, pursuant to Kirkland Zoning Ordinance 23.32.100(4): A permitted sign shall 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.
40. The applicant has not provided any drawings or calculations regarding the handling of on-site runoff from the roof drains and pavement that may occur during a ten year/one hour storm, pursuant to the City of Kirkland policy requirements.
41. An environmental assessment has been submitted and a negative declaration made on April 18, 1975.
42. A standard survey has been completed and corner stakes physically installed pursuant to Kirkland Zoning Ordinance 23.30.050(3).

CONCLUSIONS:

- A. Summary of the Proposed Action
- B. Historical Background
1. The proposed free standing sign to be located adjacent to the freeway entrance does not appear to demonstrate an integral relationship to the design of the building and the "state park like" setting to which it is appurtenant in its detail and its material. A non-illuminated wooden, ground-mounted sign under 31.5 square feet in area at the entrance to the property on Kirkland Way may be a more appropriate sign for this proposed use. The proposed use will in itself be a sign at this site. The proposed wooden entrance sign does appear to be in context with the proposed site.
 2. The applicant should be required to increase the setbacks on all exterior lot lines of lots 23 and 24 to 30 feet and increase the setbacks on all other exterior lot lines to 20 feet. The applicant should not be allowed to park any portion of rec'l vehicles within the required setback areas.
 3. The applicant should be required to install 12 parking spaces for guests and employees. Parking spaces shall be numbered and labeled for guests, employees and recreational vehicles. No employee or guests parking sh could be allowed on the abutting property adjacent to Kirkland Way and N.E. 85th St.
 4. The applicant should be required to increase the landscaping along all exterior lot lines of lots 23 and 24-25 feet. Plantings should be 10 feet high and 10 feet on center at the time of planting. Proposed landscaping on all other exterior lot lines appears to be adequate.
 5. A waste material handling, storage and disposal plan should be submitted as required by Resolution No. 2251.
 6. The rectangular modular sales building in Phase I is in violation of the Uniform Building Code and must be removed. The original intent of the approved site plan for Devon Lee was to establish the sales and display area in an outdoor setting somewhat similar to the type which might be encountered in an outdoor recreation area, or a "state park like" setting. At the present time it appears that actions have not been consistent with this intent due to the alteration of the proposed sales office from a circular wooden structure to a rectangular module unit and further by the high visibility of the red repair shop.
 7. The existing repair shop is highly visible to the north and east. The north and a portion of the west sides of the repair shop have been cedar shaken to reduce visual impact. Cedar shaking of the south side and the use of earth tone paints of the large doors on the east and west sides could further reduce visual impact to the residences to the south.