

RESOLUTION NO. R- 2362

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-75-58(P) BY S&S SIGN COMPANY TO CONSTRUCT A 16 SQUARE FOOT FREE STANDING SIGN AT THE NORTHEAST CORNER OF N.E. 68TH STREET AND 6TH STREET, BEING WITHIN A COMMUNITY BUSINESS ZONE, AND SETTING FORTH CONDITIONS TO WHICH SUCH CONDITIONAL USE PERMIT SHALL BE SUBJECT.

WHEREAS, The Department of Community Development has received application for a Conditional Use Permit filed by S&S Sign Company, for said property described in said application and located within a Community Business (BC) zone.

WHEREAS, the application has been submitted to the Kirkland Planning Commission who held public hearing thereon at their regular meeting of April 8, 1976, 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 of Kirkland, 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 Findings, Conclusions and Recommendations of the Kirkland Planning Commission as signed by the Chairperson thereof and filed in the Department of Community Development File No. CUP-75-48(P) are adopted by the Kirkland City Council as though fully set forth herein.

Section 2. The Conditional Use Permit shall be issued to the applicant subject to the conditions set forth in the Findings, Conclusions and Recommendations hereinabove adopted by the City Council.

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 Conditional 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 Conditional Use Permit to initially meet or maintain strict compliance with the standards and conditions to which the Conditional Use Permit is subject shall be grounds for revocation in accordance with Section 23.56.110 of Ordinance No. 2183, the Kirkland Zoning Ordinance.

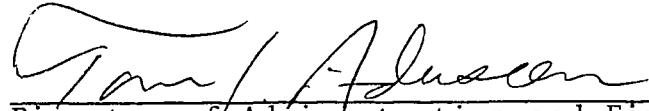
Section 6. Certified or conformed copies of this Resolution shall be delivered to the following:

- (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 19th day of April, 1976.

  
\_\_\_\_\_  
Mayor pro tem

ATTEST:

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

Findings, Cont'd

- F. 9. (cont'd)  
Family Residential 8.5.
- 10. Land Use. The subject property is being used for a convenience market. Land use in the surrounding area is mixed commercial use, automobile service station, and vacant land.
- G. LOCAL ZONING AND/OR LAND USE POLICIES & PLANS:
- 11. This application must be consistent with the Kirkland Zoning Ordinance No. 2183, Section 23.32.
- 12. The applicant has submitted an environmental worksheet and has received a negative declaration from the responsible official on March 3, 1976.

CONCLUSIONS:

A. SUMMARY OF THE PROPOSED ACTION:

- 1. This application for a Conditional Use Permit is consistent with the Kirkland Zoning Ordinance and the existing signage in the area, as specified below.
- B. HISTORICAL BACKGROUND:
- 2. The existing face mounted sign is consistent with the Kirkland Zoning Ordinance Section 23.32.
- C. GOVERNMENTAL COORDINATION: (Local)
- 3. Public Service Department. The applicant could be allowed to develop the proposed sign.

D. EXISTING PHYSICAL CHARACTERISTICS:

- 4. Due to the existing topography, the development of the proposed sign would not interfere with traffic visibility at this intersection.

E. PUBLIC UTILITIES (No relevant conclusions)

F. NEIGHBORHOOD CHARACTERISTICS:

- 5. Zoning/Land Use. The proposed signage is consistent with the existing zoning and land use of the surrounding area.

G. LOCAL ZONING AND/OR LAND USE POLICIES AND PLANS:

- 6. This application is consistent with the Kirkland Zoning Ordinance No. 2183, Section 23.32.

RECOMMENDATIONS:

Based upon the foregoing Findings and Conclusions and as identified in Exhibits "A" through "E", we hereby recommend that this application for a Conditional Use Permit for a ground mounted sign be approved.

4/8/76  
4/2/76



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

PREPARED BY \_\_\_\_\_ DATE \_\_\_\_\_  
RECOMMENDED BY \_\_\_\_\_ DATE April 8, 1976  
ADOPTED BY \_\_\_\_\_ DATE \_\_\_\_\_

STAFF \_\_\_\_\_  
BOARD OF ADJUSTMENT \_\_\_\_\_  
HOUGHTON COMMUNITY COUNCIL \_\_\_\_\_  
PLANNING COMMISSION \_\_\_\_\_  
CITY COUNCIL AS INCORPORATED IN \_\_\_\_\_  
R-2362 RESOLUTION \_\_\_\_\_  
ORDINANCE \_\_\_\_\_

NUMBER \_\_\_\_\_  
DATE \_\_\_\_\_  
FILE NUMBER CUP-75-58(P)  
APPLICANT S&S Sign Company  
PROPERTY LOCATION N.E. corner of N.E. 68th St. & 6th St., So.  
SUBJECT Application for a ground mounted sign for a 7-11 Store

HEARING/MEETING DATE \_\_\_\_\_  
BEFORE \_\_\_\_\_  
EXHIBITS ATTACHED "A" Vicinity Map "B" Site Plan "C" Proposed Sign  
"D" Application "E" Environmental Worksheet

**FINDINGS:**

**A. SUMMARY OF THE PROPOSED ACTION:**

1. This is an application for a Conditional Use Permit to erect a ground mounted sign at the northeast corner of N.E. 68th Street and 6th Street S. (Exhibit "A" - Vicinity Map)
2. This proposed sign is to be located within the corner planting area and oriented to N.E. 68th Street. The proposed sign is to be sixteen square feet in surface area and 4.5 feet in height above grade. The proposed sign is to be constructed of metal and plexi-glass. (Exhibits "B" - Site Plan and "C" - Proposed Sign)
3. The building for which this sign is to be built is 40 feet by 60 feet and is approximately 15 feet in height.
4. This application is justified by the applicant in that the sign would give the property owner a right for a small sign that could be seen by the motoring public; would be less lighting than allowed on property if a different type of sign was used and that the color is connected with the building and natural image of 7-11 stores. (Exhibit "D" - Application)

**B. HISTORICAL BACKGROUND:**

5. The applicant has previously constructed a face mounted sign on the building facing 6th Street S., being 48 square feet in surface area.

**C. GOVERNMENTAL COORDINATION (LOCAL):**

6. Public Service Department. "A sign at the proposed location should either be not over three (3) feet in height from existing ground grade or on a post at least eight (8) feet from the existing ground grade from the bottom of the sign. Due to a field check by the Department of Community Development which found that the proposed sign would not obstruct traffic visibility at this location due to the existing topography we would not oppose the development of the proposed sign."

**D. EXISTING PHYSICAL CHARACTERISTICS:**

7. Topography. The existing topography slopes from N.E. 68th Street to 6th Street South dropping approximately three feet.

**E. PUBLIC UTILITIES**

8. Streets. The proposed sign will be located at the intersection of N.E. 68th Street and 6th Street South.

**F. NEIGHBORHOOD CHARACTERISTICS:**

9. Zoning. The subject property is zoned Commercial Business. Surrounding properties are zoned Commercial Business, Residential Multi-family 1800, Light Industrial, and Single