

RESOLUTION NO. R-2370

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-76-25(H) BY ALBERT L. ANDERSON TO CONSTRUCT A FREE STANDING SIGN 17 FEET HIGH AND 31.5 SQUARE FEET IN SIZE, BEING WITHIN A LIGHT INDUSTRIAL AND FREEWAY INTERCHANGE DISTRICT ZONE, AND SETTING FORTH CONDITIONS TO WHICH SUCH CONDITIONAL USE PERMIT SHALL BE SUBJECT.

WHEREAS, the Department of Community Development has received an application for a Conditional Use Permit filed by Albert L. Anderson, the owner of said property described in said application and located within a Light Industrial and Freeway Interchange District Zone.

WHEREAS, the application has been submitted to the Kirkland Planning Commission who held public hearing thereon at their regular meeting of May 6, 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-76-25(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) 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 17th day of May, 1976.



Mayor

ATTEST:



Director of Administration and Finance
(ex officio City Clerk)

Findings, Cont'd

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

- 10. This application must be consistent with the Kirkland Zoning Ordinance No. 2183, Section 23.32.
- 11. This application has submitted an Environmental Worksheet and has received a negative declaration from the responsible official on April 5, 1976. (Exhibit "D" - Environ. Info. Worksheet & Declaration)

CONCLUSIONS:

A. SUMMARY OF THE PROPOSED ACTION:

- 1. This application for a Conditional Use Permit appears to be consistent with the Kirkland Zoning Ordinance if the existing signing on N.E. 116th Street is reduced to one sign, and as specified below.

B. HISTORICAL BACKGROUND:

- 2. The existing face mounted signs on the existing structure are not consistent with the Kirkland Zoning Ordinance No. 2183, Section 23.32.

C. GOVERNMENTAL COORDINATION: (Local)

- 3. Building Department. This application should only be granted pursuant to the applicant applying for and receiving sign permits on the existing signs in the building.

D. EXISTING PHYSICAL CHARACTERISTICS:

- 4. Due to the existing topography, the development of the proposed sign should not interfere with traffic visibility and will be approximately one foot above the moving traffic lane of Interstate 405

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 City of Kirkland Zoning Ordinance No. 2183, Section 23.32.100 which permits only one sign oriented to a single street, and in this case, I-405. Further, this application is consistent with the Kirkland City Council's policy of no sign taller than 17 feet above grade and no larger than 314 square feet in size.

RECOMMENDATIONS:

Based upon the foregoing Findings and Conclusions and as identified in Exhibits "A" through "D", we hereby recommend that this application for a Conditional Use Permit for a free standing sign be approved subject to the following conditions:

That no more than one sign shall be oriented to either 120th Ave. N.E., N.E. 116th Street, or Interstate 405, and that all said signage shall conform to the provisions of the Kirkland Zoning Ordinance No. 2183, Section 23.32, and that all existing and approved signs shall receive sign permits from the City of Kirkland Building Department.

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Juanita Camper
CUP-76-25(P)
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DEPARTMENT OF COMMUNITY DEVELOPMENT
ADVISORY REPORT
FINDINGS, CONCLUSIONS AND RECOMMENDATIONS

PREPARED BY _____ DATE _____
RECOMMENDED BY XX _____ DATE May 6, 1976
ADOPTED BY _____ DATE _____

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

John Cushing
John Cushing, Chairperson

R-2370 RESOLUTION _____ ORDINANCE _____

NUMBER _____
DATE _____

FILE NUMBER CUP-76-25(P)
APPLICANT Juanita Camper and Trailer Supply
PROPERTY LOCATION 12010 N.E. 116th St.
SUBJECT Applic. for Conditional Use Permit for Free Standing Sign

HEARING/MEETING DATE _____
BEFORE KIRKLAND CITY COUNCIL

EXHIBITS ATTACHED "A" Vicinity Map "B" Site Plan and Proposed Sign
"C" Application "D" Environmental Info. Worksheet & Negative Declaration

FINDINGS:

A. SUMMARY OF THE PROPOSED ACTION:

- This is an application for a Conditional Use Permit to erect a free standing sign adjacent to Interstate 405 and N.E. 116th Street. (Exhibit "A" - Vicinity Map)
 - This proposed sign would be 17 feet above grade and 31 1/4 square feet in size, and would be oriented to Interstate 405. The proposed sign is to be constructed of metal and plexi-glass. (Exhibits "B" - Site Plan and Proposed Sign)
 - The building for which this sign is to be built is 80 feet along N.E. 116th Street and 50 feet along 120th Ave. N.E. and Interstate 405.
 - This application is justified by the applicant in that "The sign identifies the location to a person in search of the business when travelling north or south on Highway 405. If the business is not readily identifiable from I-405 for proper egress a traffic hazard exists." (Exhibit "C" - Application).
- B. HISTORICAL BACKGROUND:
- The applicant has previously constructed two face mounted signs oriented to N.E. 116th Street and one face mounted sign oriented to 120th Ave. N.E.
- C. GOVERNMENTAL COORDINATION: (Local)
- Building Department. Memo from Bruce Lorentzen dated 4/27/76: "My only concern is that Juanita Camper must obtain the necessary sign permits prior to installation. Essentially, I have no comment."
- D. EXISTING PHYSICAL CHARACTERISTICS:
- Topography. The existing topography of the subject property is fairly flat and I-405 is approximately 15 feet above the average elevation of the property.
- E. PUBLIC UTILITIES: (Not applicable)
- F. NEIGHBORHOOD CHARACTERISTICS:
- Zoning. The subject property is zoned Light Industrial, whereas surrounding properties are also the same.
 - Land Use. The subject property is being used for a camper and trailer sales lot. Land use in the surrounding area is mixed commercial light industrial usage and vacant property.

5/6/76
4/26/76