

RESOLUTION NO. R- 2479

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-77-86(P), BY DANMOR CONSTRUCTION TO ERECT A SIGN FOR MADISON HOUSE, BEING WITHIN AN RM 3600 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 Danmor Construction, the owner of said property described in said application and located within an RM 3600 zone.

WHEREAS, the application has been submitted to the Kirkland Planning Commission who held public hearing thereon at their regular meeting of November 17, 1977, and

WHEREAS, pursuant to City of Kirkland Ordinance No. 0-2319 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-77-86(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:

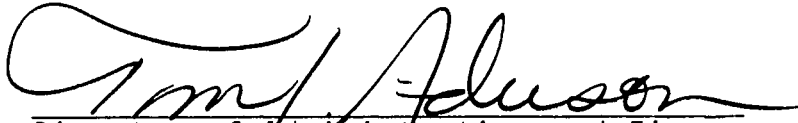
- (a) Applicant
- (b) Department of Community Development of the City of Kirkland
- (c) Building Department of the City of Kirkland
- (d) Fire Department of the City of Kirkland
- (e) Police Department of the City of Kirkland
- (f) Public Service Department of the City of Kirkland
- (g) The Office of 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 5th day of December, 1977.



Mayor

ATTEST:



Director of Administration and Finance
(ex officio City Clerk)



DEPARTMENT OF COMMUNITY DEVELOPMENT

ADVISORY REPORT
FINDINGS, CONCLUSIONS AND RECOMMENDATIONS

___ PREPARED BY _____ DATE _____

XX RECOMMENDED BY _____ DATE November 17, 1977

___ ADOPTED BY _____ DATE _____

___ STAFF _____

___ BOARD OF ADJUSTMENT _____

___ HOUGHTON COMMUNITY COUNCIL _____

XX PLANNING COMMISSION _____
Robin Mullis, Vice Chairperson, for:

___ CITY COUNCIL AS INCORPORATED IN _____
David Russell, Chairperson

___ RESOLUTION _____ ORDINANCE

NUMBER R-2479

DATE _____

FILE NUMBER CUP-77-86(P)

APPLICANT DANMOR CONSTRUCTION

PROPERTY LOCATION Madison House on N.E. 128th Street (Totem Lake)

SUBJECT Conditional Use Permit for Free Standing Sign

HEARING/MEETING DATE December 5, 1977

BEFORE KIRKLAND CITY COUNCIL

EXHIBITS ATTACHED "A" Application "B" Vicinity Map "C" Site Plan
"D" Proposed Sign "E" Environmental Declarations

STATEMENTS OF FACT:

A. SUMMARY OF THE PROPOSED ACTION:

1. This is an application for a Conditional Use Permit to erect a free standing sign on NE 128th Street, to serve the Madison House Retirement House complex. (Exhibit "B" - Vicinity Map).
2. The proposed sign is to be located at the northeast corner of Wing B of the retirement complex. The sign would be oriented towards NE 128th Street. (Exhibit "C" - Site Plan).
3. The proposed sign would be approximately 18 square feet, 5'4" in height, and would be constructed of solid cedar. (Exhibit "D" - Proposed Sign).

B. HISTORICAL BACKGROUND:

4. On September 7, 1976 the Kirkland City Council approved Resolution R-2386, concerning the issuance of an Unclassified Use Permit to allow construction of "Madison House". On February 22, 1977 the Kirkland City Council approved Resolution R-2419, granting an extension of this Unclassified Use Permit until September 7, 1977. The building is presently under construction.

C. GOVERNMENTAL COORDINATION:

5. The various City Departments have had no comments on this application.

D. EXISTING PHYSICAL CHARACTERISTICS:

6. Topography. The building presently under construction is situated well above the upper mall of Totem Lake Shopping Center, on the crest of a knoll. The slope of NE 128th Street in the vicinity of the proposed sign is nearly flat.

E. PUBLIC UTILITIES: (Not applicable)

F. NEIGHBORHOOD CHARACTERISTICS:

7. Zoning. The subject property is presently zoned RM 3600. To the north of the site is Planned Area 12, containing Evergreen General Hospital. To the east is RS 35000 zoning, to the south is Planned Area 8, and to the west is community business zoning.
8. Land Use. The subject property is presently being developed with the Madison House Retirement complex. To the north of the subject property is Evergreen Hospital. To the west is Totem Lake Shopping Center, while the properties to the east are presently being developed for the apartment complex of Salish Village. The properties to the south are undeveloped.

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

9. The applicant has submitted an environmental checklist which

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Statements of Fact, Continued

G. 9. received a negative declaration from the responsible official on October 6, 1977.

10. The following are relevant sections of the Kirkland Zoning Ordinance No. 2183:

Standards of Approval of Free Standing Sign Under Conditional Use:

"Planning Department and Planning Commission shall review and evaluate each sign application according to the following criteria:

- "1. A permitted sign shall generally be attractive on all visible sides. There shall be no backside consisting of obviously visible braces and structures that could materially affect other properties.
- "2. Each business development under one ownership shall not have more than one principal sign oriented to a single street. Existing business developments under one ownership, revising their signs, shall not have more than one principal sign oriented to single street.
- "3. A permitted sign shall be to scale and size and height with the building and the premises to which it is a appurtenant.
- "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. (Section 23.32.100)"

11. The existing policy direction by the Kirkland Planning Commission has been to limit all free standing signs within the City of Kirkland to 31.5 square feet in area and 17 feet in height above average grade.

CONCLUSIONS:

A. SUMMARY OF THE PROPOSED ACTIONS:

1. This application for a Conditional Use Permit is consistent with the previous policy direction of the Kirkland Planning Commission regarding free standing signs.

B. HISTORICAL BACKGROUND: (Not applicable)

C. GOVERNMENTAL COORDINATION: (Not applicable)

D. EXISTING PHYSICAL CHARACTERISTICS: (No relevant conclusions)

E. PUBLIC UTILITIES: (No relevant conclusions)

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Conclusions, Continued

F. NEIGHBORHOOD CHARACTERISTICS:

2. Zoning/Land Use. It does not appear that this sign will prove detrimental to surrounding properties and land uses.

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

3. This application is in conformance with the following requirements of the Kirkland Zoning Ordinance:

"Standards for Approval of Conditional Use Permit:

1. The proposed sign will have no obviously visible braces, as the sign face is mounted on two round wood poles on either side of the face. The applicant has indicated that this sign will be located amidst landscaping.
2. At this time, there have been no additional sign permits issued for this building. Future building signage would be reviewed under a sign permit in accordance with Section 23.46.140 of the Kirkland Zoning Ordinance.
3. The proposed sign seems to be well within the scale of the building to which it is appurtenant.
4. The proposed sign demonstrates an intergral relationship to the design of the building and the premises to which it is appurtenant in its shape, detail, design and materials.
4. The sign which has been proposed by the applicant appears to be of a character which will inform the motorist of the use which is located on the subject property without competing for attention or detracting from traffic safety.
5. The proposed sign seems to be well within the policy established by the Planning Commission and the City Council concerning size of free standing signs. The proposed sign is approximately 18 square feet, which is well below the 31.5 square feet which has been approved in past applications.

RECOMMENDATIONS:

Subject to the foregoing Statements of Fact, Conclusions and items identified in Exhibits "A" through "E", we hereby recommend that this application for a Conditional Use Permit for a free standing sign be approved subject to the following:

The sign shall be the size which is indicated in Exhibit "D", and shall be located as indicated in Exhibit "C".