

RESOLUTION NO. R- 2485

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-77-92(P), BY QUENTIN L. PRIEST TO CONSTRUCT 13 RESIDENTIAL UNITS AT RM-2400 DENSITY, BEING WITHIN THE PLANNED AREA 7 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 Quentin L. Priest, the owner of said property described in said application and located within a Planned Area 7 zone.

WHEREAS, the application has been submitted to the Kirkland Planning Commission who held public hearing thereon at their regular meeting of December 8, 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-77-92(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.

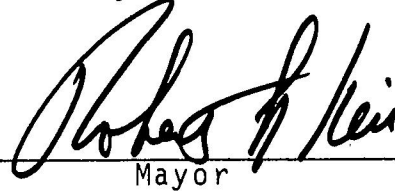
Section 4. Nothing in this section shall be construed as excusing the applicant from compliance with any federal, state or local statutes, ordinances or regulations applicable to this project, other than expressly set forth herein,

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 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 December 8, 1977
ADOPTED BY _____ DATE _____

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

David Russell
David Russell, Chairperson

RESOLUTION _____ ORDINANCE _____
NUMBER _____
DATE _____

FILE NUMBER CUP-77-92(P)
APPLICANT QUENTIN L. PRIEST CONSTRUCTION, INC.
PROPERTY LOCATION East of 4th St., north of 6th Avenue
SUBJECT Application for Conditional Use Permit for 13 Multi-Family Units in Planned Area 7a
HEARING/MEETING DATE December 19, 1977
BEFORE KIRKLAND CITY COUNCIL
EXHIBITS ATTACHED "A" Application "B" Vicinity Map "C" Plot Plan

STATEMENTS OF FACT:

A. SUMMARY OF THE PROPOSED ACTION:

1. This is an application for a Conditional Use Permit by Quentin L. Priest Construction, Inc., to construct 13 multi-family units at a density of 2400 square feet per unit within Planned Area 7. The subject property is identified as Lots 11-16, Block 188, Town of Kirkland. The subject property is located east of 4th Street, north of 6th Avenue. (Refer to Exhibit "B" - Vicinity Map).
2. The applicant proposes to construct 4 multi-family structures on the subject property. The resulting density would be RM-2400.

B. HISTORICAL BACKGROUND: (Not applicable)

C. EXISTING PHYSICAL CHARACTERISTICS:

3. Topography. The average slope of the subject property is approximately 7 percent, sloping down generally from north to south.
4. Soils/Geology. The subject property is located in an Alderwood Gravelly Sandy Loam soil classification, while the geologic unit appears to be generally Vashon Till.
5. Vegetation. Vegetation on the subject property consists of a few stands of deciduous trees and the normally associated shrubs and grasses.

D. NEIGHBORHOOD CHARACTERISTICS:

6. Zoning. The subject property is zoned Planned Area 7, as is the property to the south and east. Properties to the west and northeast are zoned Residential Single Family 7200 square feet minimum lot size. Properties to the north and southwest are zoned Multi-Family 3600 square feet per unit.
7. Land Use. The subject property is currently vacant. Two multi-family structures exist on the properties immediately north of the subject property. A single family structure exists on the southwest portion of the triangular block immediately south of the subject property. The remainder of that triangular block is vacant as is the land immediately east of the subject property. Single family dwellings exist to the west of the subject property, across 4th Street, and

Statements of Fact, Cont'd

D. 7. (Cont'd)

a single family dwelling exists to the northeast of the subject property.

A total of 30 parking stalls is proposed.

E. PUBLIC UTILITIES:

8. Streets. The subject property fronts on both 4th Street and 6th Avenue. 6th Avenue is currently unimproved, while 4th Street has been improved to its full width.
9. Pedestrian Paths and Trails. There are no existing sidewalks or pedestrian ways along either 4th Street or 6th Avenue.
10. Domestic Water. There is an existing 8 inch water main located in the west end of the right-of-way of 6th Avenue. Appropriate regulations regarding water service for domestic and fire protection units are found in Ordinance No. 2309.
11. Sanitary Sewer. There is an existing 8 inch sanitary sewer line located in the right-of-way of 4th Street.
12. Storm Sewers. There is a storm water drainage system within the right-of-way of 4th Street.

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

13. Within that portion of Planned Area 7 containing the subject property either a Planned Unit Development or a Conditional Use Permit is required for multi-family structures at a density of 2400 square feet per unit.
14. Those properties immediately to the northeast, north, northwest, west and southwest of the subject property have been designated medium density residential (10-14 dwelling units per acre) in the Land Use Policies Plan.
15. The proposed development is required to be consistent with Chapter 23.10 (Multi-family dwelling zone) of the Kirkland Zoning Ordinance.
16. Sections 23.40.040, 23.34.100, and 23.40.060(1) require a strip four feet wide and landscaped with sight obscuring vegetation to be provided between off-street parking areas located in required yards and adjoining residential lots.

CONCLUSIONS:

A. SUMMARY OF THE PROPOSED ACTION:

1. This application for a Conditional Use Permit is generally consistent with the Kirkland Land Use Policies Plan and the Kirkland Zoning Ordinance No. 2183.

B. HISTORICAL BACKGROUND: (No relevant conclusions)

C. EXISTING PHYSICAL CHARACTERISTICS:

2. Topography. (No relevant conclusions)
3. Soils/Geology. (No relevant conclusions)

D. NEIGHBORHOOD CHARACTERISTICS:

4. Zoning. The proposed Conditional Use Permit is consistent with the existing zoning in this area.
5. Land Use. The proposed Conditional Use Permit is consistent with surrounding land use patterns for lots in this area.

As only 29 stalls are required for the 13 units, the applicant should eliminate stall number 9 to the southwest of the 4-unit structure. The applicant should also provide a four foot wide sight obscuring landscape strip surrounding all other parking areas.

E. PUBLIC UTILITIES:

6. Streets. The applicant should be required to provide 16 feet of paving within the north half of the right-of-way of 6th Avenue where that right-of-way abuts the subject property.
7. Pedestrian Paths and Trails. The applicant should be required to construct a 5 foot wide concrete sidewalk where the subject property abuts 4th Street and 6th Avenue.
8. Domestic Water. The Public Service Department has indicated that appropriate water hookup fees will be charged for this Informal Subdivision at the time of application for Building Permits on each individual lot.
9. Sanitary Sewer. The Public Service Department has indicated that appropriate fees will be charged for the authority to hook up to the main sewer line.

Conclusions, Cont'd

- E. 10. Storm Sewers. Prior to the installation of any required utilities, grading, clearing or development on the subject property, the applicant should be required to submit for review engineering calculations and plans for the storm water runoff and drainage system to the Department of Public Services and the Department of Community Development. The systems will be designed so that the water leaving the site from a storm having an intensity equal to or less than a ten-year storm will not have a lesser quality or greater quantity than that which currently leaves the site under identical storm conditions.
11. Due to the fact that the City of Kirkland Land Use Policies Plan does not indicate public acquisition of part of this property for park, playground, or public open space, the applicant will be required to pay into the "Fee-in-Lieu of Open Space" account of the Park and Municipal Facilities Cumulative Reserve Fund an amount of money not less than 6% of the assessed valuation of the entire subdivision, or \$200 per dwelling unit, whichever is greater. This fee shall be paid to the City of Kirkland prior to recording any improved Informal Subdivision document.

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

12. This application is generally consistent with the Kirkland Zoning Ordinance No. 2183 and the Land Use Policies Plan.

RECOMMENDATIONS:

Subject to the foregoing Statements of Fact, Conclusions and Exhibits "A" through "C", we hereby recommend that this application for a Conditional Use Permit be approved subject to the following conditions:

1. The applicant shall construct a 5 foot wide concrete sidewalk where the subject property abuts 4th Street and 6th Avenue.
2. The applicant shall provide 16 feet of asphalt paving within the north half of the right-of-way of 6th Avenue, where that right-of-way abuts the subject property.
3. At the time of the Building Permit application, the applicant shall submit a tree retention plan showing those trees over 6 inches in caliper which will be cut and which will remain, in accordance with the Kirkland Land Surface Modification Ordinance. Vegetation and groundcover should be retained to the maximum possible extent. At the time of Building Permit application, the applicant shall submit a landscaping plan with additional trees in the interior of the subject property. Such landscaping plan shall be subject to approval by the Department of Community Development.

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Recommendations, Cont'd

4. The applicant shall eliminate stall 9 southwest of the proposed 4-unit structure.
5. The applicant shall also provide a four foot wide sight obscuring landscape strip surrounding all other parking areas.
6. Prior to the installation of any required utilities, grading, clearing or development on the subject property, the applicant shall be required to submit for review, engineering calculations and plans for the storm water runoff and drainage system to the Department of Public Services and the Department of Community Development. The systems will be designed so that the water leaving the site from a storm having an intensity equal to or less than a ten-year storm will not have a lesser quality or greater quantity than that which currently leaves the site under identical storm conditions.
7. Due to the fact that the City of Kirkland Land Use Policies Plan does not indicate public acquisition of part of this property for park, playground, or public open space, the applicant will be required to pay into the "Fee-in-Lieu of Open Space" account of the Park and Municipal Facilities Cumulative Reserve Fund an amount of money not less than 6% of the assessed valuation of the entire subdivision, or \$200 per dwelling unit, whichever is greater. This fee shall be paid to the City of Kirkland prior to recording any improved Informal Subdivision document.