

RESOLUTION NO. R-2505

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KIRKLAND APPROVING AN AMENDMENT TO THE UNCLASSIFIED AND CONDITIONAL USE PERMITS AS APPROVED UNDER RESOLUTION NO. R-2443 TO CHRISTENSEN-MacDONALD, INC., BEING WITHIN A PR (PROFESSIONAL RESIDENTIAL) AND AN F.I.D. (FREEWAY INTERCHANGE DISTRICT) ZONE, AND CONTAINED IN DEPARTMENT OF COMMUNITY DEVELOPMENT FILE NO. CUP-UUP-77-19(H), AND SETTING FORTH CONDITIONS TO WHICH SUCH AMENDMENT IS SUBJECT.

WHEREAS, Christensen-MacDonald, Inc., who were granted Unclassified and Conditional Use Permits pursuant to Resolution No. 2443 has applied for an amendment to those permits for a revised parking and landscaping plan as well as to increase the hotel/motel from 84 to 120 units and substitute a 3-lane improvement to Northup Way rather than a 5-lane improvement.

WHEREAS, the request for amendment was submitted to and reviewed by the Houghton Community Council and the Kirkland Planning Commission on February 7 and 9 of 1978, respectively, who recommended that the amendments be approved subject to the other conditions contained in Resolution No. R-2443.

NOW, THEREFORE, BE IT RESOLVED BY the City Council of the City of Kirkland as follows:

Section 1. The request for an amendment of the Unclassified Use Permit and Conditional Use Permit pursuant to Resolution No. R-2443 is hereby authorized subject to the following:

(a) All conditions imposed upon said permits in Resolution No. R-2443 shall be continued as conditions of this amended permit, except as set forth herein.

(b) 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 as CUP-UUP-77-19(H) REVISED are adopted by the Kirkland City Council as though fully set forth herein, together with the conditions cited in the file memorandum dated February 1, 1978 and approved by the Planning Commission on February 9, 1978.

Section 2. A certified copy of this resolution shall be attached to and become a part of the Unclassified and Conditional Use Permits or evidence thereof delivered to the permittee.

Section 3. 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 as expressly set forth herein.

Section 4. Failure on the part of the holder of the Unclassified and Conditional Use Permits to initially meet or maintain strict compliance with the standards and conditions to which the permits and their amendments are subject shall be grounds for revocation

in accordance with Sections 23.30.100 and 23.56.110, respectively, of Ordinance No. 0-2183, the Kirkland Zoning Ordinance.

Section 5. Notwithstanding, the recommendations heretofore given by the Houghton Community Council, the subject matter of this resolution and the Unclassified and Conditional Use Permits herein granted are, pursuant to Ordinance No. 0-2001, subject to the disapproval jurisdiction of the Houghton Community Council, and therefore this resolution shall become effective only upon approval of the Houghton Community Council or the failure of said Community Council to disapprove this resolution within sixty days of the date of the passage of this resolution.

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, and
- (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 day of the 21st of February, 1978.



Mayor

ATTEST:




Director of Administration and Finance
(ex officio City Clerk)

DEPARTMENT OF COMMUNITY DEVELOPMENT

M E M O R A N D U M

February 1, 1978

To: Houghton Community Council and Kirkland Planning Commission
From: Jerry Link 
Subject: Christensen-MacDonald Inc., CUP and UUP Revision, File
CUP-UUP-77-19(H)

On February 7 and February 9, 1978, respectively, the Houghton Community Council and the Kirkland Planning Commission will be reviewing a proposed amendment to the Christensen-MacDonald Inc. Conditional Use and Unclassified Use Permits, which were approved by the Kirkland City Council under Resolution 2443 on August 1, 1977. As you recall, the applicants had applied for these permits to allow the construction of a hotel/restaurant complex in the northeastern quadrant of the SR 520 and Lake Washington Boulevard Interchange.

Apparently, there is some confusion concerning the number of units the hotel was to contain. Although the City Council approved an 84-unit hotel, the applicants contend that application was made for a 120-unit hotel. The traffic analysis which was prepared for the initial permit application was based on the assumption that the hotel would contain 120-units.

The applicants also wish to present an alternative proposal for the improvement of Northup Way, on which the subject fronts. A condition of approval of the original CUP and UUP stated that the applicants were to improve Northup Way to four lanes, and design this street for a future fifth lane. The applicants have submitted to the City engineering drawings which indicate three-lane, four-lane, and five-lane options.

In addition, the applicants have made a number of changes to the landscaping and parking plan which was approved with the initial permits. Due to the nature of the proposed changes, I felt that my Department did not have the administrative ability to allow these changes, without approval by the Community Council and Planning Commission.

Enclosed is a letter dated January 13, 1978, which was sent from myself to Leo Elbert, representing the applicants. This letter includes a list of items of concerns my Department had in relation to a Building Permit application for the hotel. Following that letter is a response dated January 25, 1978, from Mr. Tom MacDonald, vice president of Christensen-MacDonald Inc. This letter explains the applicants reasoning for the proposed changes.

Other exhibits attached to this memorandum include the road improvement options proposed by the applicants, the original and proposed site plans, and the original and proposed landscape plans.

Memorandum
February 1, 1978
Page 2

At your meetings in February, my staff will review each item with the Community Council and Planning Commission. If you have any questions concerning this matter which you would like addressed prior to your February Hearings, do not hesitate to contact Mike Bergstrom of my Department.

eb

enclosures