

RESOLUTION NO. R- 2598

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KIRKLAND APPROVING THE ISSUANCE OF A SUBSTANTIAL DEVELOPMENT PERMIT AS APPLIED FOR IN DEPARTMENT OF COMMUNITY DEVELOPMENT FILE NO. ZCUP-SDP-78-86(H) BY KEITH AND JULIE KNOWLTON TO CONSTRUCT AN ADDITION TO AN EXISTING SINGLE FAMILY PIER, BEING WITHIN A WATERFRONT DISTRICT I ZONE, AND SETTING FORTH CONDITIONS TO WHICH SUCH SUBSTANTIAL DEVELOPMENT PERMIT SHALL BE SUBJECT.

WHEREAS, the Department of Community Development has received an application for a Substantial Development Permit filed by Keith and Julie Knowlton, the owners of said property described in said application and located within a Waterfront District I zone.

WHEREAS, the application has been submitted to the Kirkland Planning Commission and Houghton Community Council who held public hearings thereon at their regular meetings of February 13, 1979 and February 15, 1979, respectively, and

WHEREAS, pursuant to City of Kirkland Ordinance No. O-2319 concerning environmental policy of the State Environmental Policy Act, an environmental checklist 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 checklist and declaration have been available and accompanied the application through the entire review process, and

WHEREAS, the Kirkland Planning Commission and Houghton Community Council, after their public hearings and consideration of the recommendations of the Department of Community Development and having available to them the environmental checklist and negative declaration did adopt certain Findings, Conclusions and Recommendations and did recommend approval of the Substantial Development 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. ZCUP-SDP-78-86(H) are adopted by the Kirkland City Council as though fully set forth herein.

Section 2. The Substantial Development Permit shall be issued to the applicant subject to the conditions set forth in the 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 Substantial Development 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, or other than the permit requirements of the Shoreline Management Act of 1971. Construction pursuant to the Substantial Development Permit shall not begin or be authorized within 30 days of the date of its final approval by the local government or until all review proceedings initiated within said 30 days from the date of final approval by local government have been terminated.

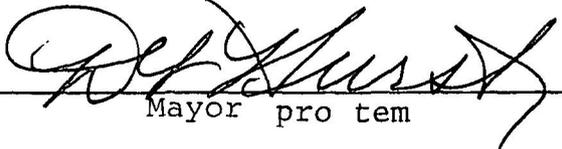
Section 5. Failure on the part of the holder of the Substantial Development Permit to initially meet or maintain strict compliance with the standards and conditions to which the permit is subject shall be grounds for revocation in accordance with Section 23.54.090 of Ordinance No. 2183, the Kirkland Zoning Ordinance. This permit may be rescinded pursuant to Section 14(7) of the Shoreline Management Act of 1971 in the event the permittee fails to comply with any condition hereof.

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

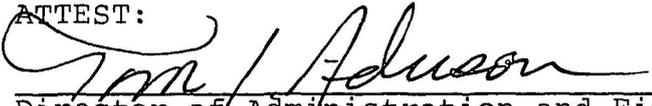
- (a) Applicant
- (b) Department of Community Development of the City of Kirkland
- (c) Fire and Building Department of the City of Kirkland
- (d) Police Department of the City of Kirkland
- (e) Parks Department of the City of Kirkland
- (f) Public Service Department of the City of Kirkland
- (g) The Office of the Director of Administration and Finance (ex officio City Clerk) for the City of Kirkland.
- (h) The Department of Ecology for the State of Washington
- (i) The Office of the Attorney General for the State of Washington.

ADOPTED in regular meeting of the City Council on the 5th day of March, 1979.

SIGNED IN AUTHENTICATION THEREOF on the 5th day of March, 1979.



Mayor pro tem

ATTEST:


Director of Administration and Finance
(ex officio City Clerk)



DEPARTMENT OF COMMUNITY DEVELOPMENT

ADVISORY REPORT
FINDINGS, CONCLUSIONS AND RECOMMENDATIONS

___ PREPARED BY _____ DATE _____

xxx RECOMMENDED BY _____ DATE February 15, 1979

___ ADOPTED BY _____ DATE _____

___ STAFF _____

___ BOARD OF ADJUSTMENT _____

___ HOUGHTON COMMUNITY COUNCIL _____

xxx PLANNING COMMISSION Kay Haenggi
Kay Haenggi, Chairperson

___ CITY COUNCIL AS INCORPORATED IN _____

___ RESOLUTION _____ ORDINANCE

NUMBER _____

DATE _____

FILE NUMBER ZCUP-SDP-78-86(H)

APPLICANT KEITH & JULIE KNOWLTON

PROPERTY LOCATION 4607 Lake Washington Boulevard N.E.

SUBJECT ZONING CONDITIONAL USE PERMIT & SUBSTANTIAL DEVELOPMENT PERMIT

HEARING/MEETING DATE March 5, 1979

BEFORE KIRKLAND CITY COUNCIL

EXHIBITS ATTACHED "A" Applications "B" Environmental Information
"C" Vicinity Map "D" Proposal

SUMMARY:

A. DESCRIPTION OF THE PROPOSED ACTION:

1. This is an application for a Zoning Conditional Use Permit and for a Substantial Development Permit which would allow the construction of an addition to an existing single family pier. The proposed pier would extend 156 feet waterward from the high water line and would have a draft at the end of the pier of 9 feet 6 inches at high water. The applicants have indicated in their application that this extension is needed to moor their boat. The applicants' boat is a 35 foot Jason.
2. The subject property is located at 4607 Lake Washington Boulevard N.E.

B. RECOMMENDATIONS:

Based upon the Statements of Fact, Conclusions, and Exhibits "A" through "D" contained herein, we hereby recommend approval of a Zoning Conditional Use Permit and Substantial Development Permit for the subject property subject to the following conditions:

1. At high water the draft at the end of the pier shall not exceed 9 1/2 feet.
2. Along with the submittal of the Building Permit application for the proposed pier the applicant shall submit a sounding survey at one foot intervals demonstrating that the draft at the end of the pier does not exceed 9 1/2 feet. This sounding survey shall be performed by an engineer licensed in the State of Washington.
3. The pier shall be designed by a licensed structural engineer.
4. A single low light, no more than three feet above the elevation of the deck, shall be installed at the west end of the pier.
5. Unauthorized moorage on the existing pier shall be abated by June 1, 1979.

II. MAJOR STATEMENTS OF FACT AND CONCLUSIONS:

A. HISTORICAL BACKGROUND: (Not applicable)

B. GOVERNMENTAL COORDINATION:

1. Statements of Fact.

- a. Fire Department. Per Operating Policy No. 2 (City of Kirkland): If the distance from the end of a pier to an area where a fire truck can rest safely exceeds 250 feet a horizontal dry standpipe will be required.

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II. B. 1. a. (Cont'd)

These specific requirements are covered in Operating Policy No. 2. The existing fire hydrants are adequate. The present fire flow is adequate.

- b. Police Department. There are no public safety concerns with the construction of this deck, however, the merits of requiring a light of some type at the end of the dock should be discussed.
- c. Building Department. The pier should be constructed in accordance with UBC Chapter 56 as amended. The pier should be designed by a licensed structural engineer. A pier this long may constitute a navigational hazard.
- d. Parks Department. The applicant should substantiate need for a pier this long. In addition three boats are moored at this dock. These boats are from 22 to 28 feet in length. Is this a rental moorage?
- e. Public Service Department. No comment.
- f. SEPA. A declaration of non-significance was made by the Responsible Official on December 13, 1978.

2. Conclusions.

- a. A low light, not exceeding a height of three feet above the deck, should be placed at the western end of the pier. In addition, the pier should be designed by a licensed structural engineer.

C. CITIZEN INPUT: (None received to date.)

D. EXISTING PHYSICAL CHARACTERISTICS: (Not applicable)

E. PUBLIC UTILITIES: (Not applicable)

F. NEIGHBORHOOD CHARACTERISTICS;

1. Statements of Fact.

- a. Zoning. The subject property is zoned Waterfront District I. Properties to the north and south of the subject property along the water are similarly zoned.

I. F. 1. b. Land Use. The subject property as well as adjacent properties to the north and south generally contain single family dwelling units.

2. Conclusions.

An extension of the pier to accommodate the applicant's boat would not be inconsistent with the zoning and land use in the area.

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

1. Statements of Fact.

a. The following extract from the Shoreline Master Program is relevant to this application:

"The size and extent of a pier should not exceed that which is required for the water-dependent purposes for which it was constructed." (Page 41)

b. Earl Miller, the builder of the applicant's boat, has verbally indicated that the boat would draw five and one-half feet normally and six feet when overloaded.

c. The Army Corps of Engineers has indicated that low water in Lake Washington is 1.85 feet below high water.

2. Conclusions.

To adequately moor the applicant's boat alongside the pier at both low and high water and in high waves the draft need not exceed 9 1/2 feet at the west end of the pier at high water.

III. APPENDICES:

Exhibits "A" through "D" are attached.

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