

RESOLUTION NO. R-2616

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-79-20(H) BY THE CITY OF KIRKLAND TO CONSTRUCT A FIRE STATION ON N.E. 66TH STREET, EAST OF 108TH AVENUE N.E., BEING WITHIN A SINGLE FAMILY RESIDENTIAL 5,000 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 the City of Kirkland, the owner of said property described in said application and located within an RS 5,000 zone.

WHEREAS, the application has been submitted to the Houghton Community Council and the Kirkland Planning Commission who held public hearings thereon at their regular meetings of April 3, 1979; and April 19, 1979 respectively, and

WHEREAS, pursuant to City of Kirkland Ordinance No. 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 Houghton Community Council and Kirkland Planning Commission 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 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-79-20(H) are adopted by the Kirkland City Council as though fully set forth herein except for Recommendation No. 1 and No. 4.

Section 2. The Conditional Use 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 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.

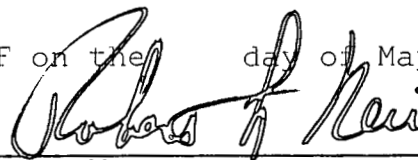
Section 6. Notwithstanding, the recommendations heretofore given by the Houghton Community Council, the subject matter of this Resolution and the Conditional Use Permit herein granted are, pursuant to Ordinance 2001, subject to the disapproval jurisdiction of the Houghton Community Council, and therefore 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 60 days of the date of the passage of this Resolution.

Section 7. 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) Parks Department of the City of Kirkland
- (e) Police Department of the City of Kirkland
- (f) Public Service Department of the City of Kirkland
- (g) Project & Construction Management Department of the City of Kirkland
- (h) 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 May, 1979.

SIGNED IN AUTHENTICATION THEREOF on the day of May, 1979.



Mayor

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 April 19, 1979

ADOPTED BY _____ DATE _____

STAFF _____

BOARD OF ADJUSTMENT _____

HOUGHTON COMMUNITY COUNCIL _____

XXX PLANNING COMMISSION Kay Haenggi, Chairperson

CITY COUNCIL AS INCORPORATED IN _____

RESOLUTION _____ ORDINANCE _____

NUMBER _____

DATE _____

FILE NUMBER CUP-69-20(H)

APPLICANT CITY OF KIRKLAND

PROPERTY LOCATION NE 66th St., east of 108th Ave. N.E.

SUBJECT CONDITIONAL USE PERMIT FOR CONSTRUCTION OF A FIRE STATION

HEARING/MEETING DATE May 7, 1979

BEFORE KIRKLAND CITY COUNCIL

EXHIBITS ATTACHED "A" - Application "B" Vicinity Map "C" Site Plan

"D" Environmental Information "E" Letter from Tom Vasilatos

"F" - Minutes of April 3 Houghton Community Council Meeting

"G" - Minutes of April 19 Kirkland Planning Commission Meeting

I. SUMMARY:

A. DESCRIPTION OF PROPOSED ACTION:

This is an application, submitted for the City of Kirkland by Robert Ely, Director of Fire Services, for a Conditional Use Permit to construct a Fire Station on NE 66th Street east of 108th Avenue NE.

The Fire Station would consist of 8,586 square feet for housing fire apparatus, offices, sleeping quarters, and a community meeting room. It would be a one story building, except for a 35 foot hose tower as shown on Exhibit "C".

The proposal indicates that most of the major existing vegetation would be retained, and that additional plantings would be made. Refer to Exhibit "C".

Because of the nature of the use, and state laws governing emergency equipment, the noise level will increase. The Director of Fire Services estimates that the station will respond to 2.8 calls per day. Once a month pump drills will cause some additional noise. See "Attachment 1" of Exhibit "D", Environmental Information.

B. RECOMMENDATIONS:

Based on the Statements of Fact, Conclusions, and Exhibits included in this report, we hereby recommend approval of this application for Conditional Use Permit, subject to the following conditions.

- delete* 1. The applicants confer with the Director of the Park Department for the possible location of basketball hoops or other recreation facilities to be included with this station.
2. A 5 foot concrete sidewalk be constructed along the frontage of 108th Avenue NE. Also, a planter strip shall be installed between the sidewalk and 108th Ave. N.E.
3. A utilities easement be recorded for the sewer line on the southern portion of the property.
- delete* 4. Pedestrian route connection in the eastern parking lot joining the access from the east and the brick walkway to the north of the building shall be permanently defined. The timing, nature and location of said connection shall be coordinated with the Department of Community Development.
5. NE 66th Street must be vacated prior to construction in right-of-way.

II. MAJOR STATEMENTS OF FACT AND CONCLUSIONS:

A. HISTORICAL BACKGROUND

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II. A. 1. Statements of Fact

The City of Kirkland adopted a Fire Station Location Plan in 1971. This station would fulfill the intent of that plan.

2. Conclusions:

The City of Kirkland has recognized a need to construct a new fire protection facility in this area.

B. GOVERNMENTAL COORDINATION:

1. Statements of Fact.

- a. Kirkland Police Department. "Access is adequate, We have no other public safety concerns with this project."
- b. Parks Department. Recommend 5 foot concrete sidewalk on 108th Avenue NE and the installation of basketball hoops.
- c. Building Department. This project will be located in Fire Zone 2. No other comments at this time.
- d. Fire Department. "The emergency access is adequate as shown. The present hydrant locations as well as the hydrant shown is adequate. The present fire flow is adequate. A plan of the fire alarm system shall be submitted to the Fire Department for approval."
- e. Public Service Department. "A utility easement will be required which will include existing sanitary sewer lines. Utility plans to be considered at building permit stage.

2. Conclusions.

Police and Building Departments respond that they are satisfied with the proposal as submitted. A fire alarm system must be approved by the Fire Department and a utilities easement must be approved by the Public Service Department. The applicants should meet with the Parks Department regarding recreation facilities.

c. EXISTING PHYSICAL CHARACTERISTICS:

1. Statements of Fact.

- a. Topography. The lot slopes toward the west with a slope less than 8 percent.
- b. Soils. The soils map indicates that soils in this area are Alderwood gravelly sandy loam, which is moderately well drained and has only slight erosion hazard.

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- c. Vegetation. The north and south perimeters of the property are well wooded. The interior of the lot has been mostly cleared, but the large deciduous tree to the north of the proposed station is to be retained.

2. Conclusions.

Neither the topography nor the soils characteristics constrain the proposed development. The placement of the station on the lot appears to promote retention of maximum existing vegetation.

D. PUBLIC UTILITIES:

1. Statements of Fact.

- a. Sewer. An 8 inch sewer main, 10 feet deep, runs beneath the southern portion of the property.
- b. Water. An 8 inch water main lies in 108th Avenue NE, and a 6 inch stub serves NE 66th Street.
- c. Streets. The property fronts on 108th Avenue NE, a 60 foot right-of-way improved with approximately feet of asphalt paving.

Northeast 66th Street is a 60 foot public right-of-way used for access to a residence on the subject property. It was created by the Muriel D. Poage plat and is not a through street. The applicant is requesting a 44 foot vacation of NE 66th Street and tile storm drain.

2. Conclusions.

Water and sewer facilities are available to the site subject to the requirements and fees of the City of Kirkland. 108th Avenue is a secondary arterial capable of handling the proposed level of use generated by the Fire Station. NE 66th Street would become unnecessary as public right-of-way with construction of a fire station.

E. NEIGHBORHOOD CHARACTERISTICS:

1. Statements of Fact.

- a. Zoning. The subject property is zoned for residential use (RS 5000), as is property to the south and west. Property to the east is zoned for single family use (RS 8500) and directly to the north, the land is zoned for professional offices or multi-family use (PR).

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- b. Land Use. One residence now stands on the lot. Properties immediately to the north and south are vacant. Commercial uses and the Houghton Shopping Center are a short distance north and northwest. Across 108th Avenue, most of the property is used for single family homes. Not far to the south is a church.

2. Conclusions.

- a. Zoning. Public facilities are listed as a Conditional Use in residential zones. In order to be compatible with residential uses, every attempt should be made to soften the impacts of necessary public facilities. Probably the two greatest impacts generated by the fire station would be noise and traffic generation. The Environment Checklist Attachment (Exhibit "D") states that about 53 round trips will be generated per day. However, since 4107 cars already use 108th Avenue NE each day, the increase in traffic would not be excessive.

Regarding noise, the decibel level of sirens is controlled by State law. Sirens would reach a decibel level of about 100 decibels at 50 feet. This is approximately twice the noise level normally allowed in a single family zone, but would only occur an average of 2.8 times per day.

The proposed location of the fire station is adjacent to office zoning to the north, and very close to a commercial center. It would be located on an arterial which already carries a substantial volume of traffic. This location may have less effect on residents than many other possible locations. The existence of already wooded buffers will also help mitigate the visual and aural impacts of the station.

For these reasons, we feel that the construction of the proposed fire station would not excessively impact the character of this neighborhood.

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F. CITIZEN INPUT:

1. Statements of Fact.

The Department of Community Development received one letter regarding the proposed Fire Station. Tom Vasilatos, managing partner of the property to the south, wrote the following:

"1) Fire Station: The subject site has a view of Lake Washington, sits on a little rise and is worthy of either semi-luxury condominiums or luxury apartments. The fire station will damage the appraised value of this project per discussions with an appraiser. The subject site has a church on the south and commercial within 250 feet. Some compensation, we feel, should be made if the fire station is implemented -- compensation in terms of providing excess fire station land and abnormal landscape screening and placement of buildings away from subject site." (See Exhibit "E" for entire letter)

Mr. Vasilatos made a verbal reiteration of these points at the Houghton Community Council and Kirkland Planning Commission meetings of April 3, and April 14, respectively. Mr. Merriweather expressed similar views at the April 3 meeting. (See Exhibits "F" and "G" - Minutes of April 3 Houghton Community Council and April 19 Planning Commission meetings, respectively.

2. Conclusions.

The proposed building would have a 36 foot setback from the property to the south. The existing wooded area plus the proposed additional landscaping would provide a substantial landscape buffer. Mr. Vasilatos' and Mr. Meriweather's request for higher density should not affect this application.

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

1. Statements of Fact.

The Land Use Policies Plan contains the following statements relevant to this proposal:

Most of the fire stations have been located within the Kirkland area. Proper location of fire stations, adequate water systems, and other protective regulations would provide for public safety and possibly reduce costs associated with fire insurance.

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There are some problems associated with fire protection:

- A. One fire station needs to be relocated.
- B. The intensity of waterfront development may require special attention and/or facilities. Page 162

The Kirkland Fire Station Location Plan was adopted by Ordinance 2141 in February, 1971. The Plan encompasses almost all of the Planning Area. At the present time there are four stations: Fire District 41 station number 25 at Juanita Drive and Holmes Point Drive (Finn Hill); Fire District 41 station number 27 at 11210 NE 132nd Street (Juanita/Kingsgate); Fire District 41 station 26 at 12400 NE 85th Street (Rose Hill); and Kirkland station number 21 at 210 Main Street (Downtown). The downtown Kirkland station is proposed to be relocated in the South Kirkland/North Houghton area (see Figure 15). The fire station locations and response areas would be sufficient to the year 1990 or beyond. This would maintain and possibly improve the City's fire insurance rating based on current growth rates and patterns. However, the Plan should be reassessed if there are significant increases in commercial, industrial or other high value development. (Public Services Section, pp. 163-165)

A new fire station may be located in north Houghton.

In order to continue implementation of the existing Fire Station Location Plan, the equipment and facilities presently located within the City Hall complex are to be moved somewhere in the "South Kirkland - North Houghton" area (see Public Services/Facilities: Fire Protection Policy 1).

Planning for this facility will not only include factors relevant to fire operations, but will carefully consider the noise and safety impacts of such operations on the surrounding land uses. (Central Houghton Section pp. 204, 205)

2. Conclusions.

A need to relocate the existing fire protection facilities is recognized in the Comprehensive Plan. North Houghton is established as a prime location for the new station.

The noise level is related to safety factors and is regulated by the state. Other safety related features include sight distance at the exit and the wide driveway out of the fire station.

III. APPENDICES

Exhibits "A" through "E" are attached

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