

RESOLUTION NO. R-2641

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-79-43(P), BY FIRST CHURCH OF CHRIST SCIENTIST TO CONSTRUCT 31 NEW PARKING STALLS, BEING WITHIN A SINGLE FAMILY RESIDENTIAL 7,200 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 First Church of Christ Scientist, the owner of said property described in said application and located within a Residential Single Family 7200 zone, and

WHEREAS, the application has been submitted to the Kirkland Planning Commission who held public hearing thereon at their regular meeting of July 12, 1979, 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 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 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 Chairwoman thereof and filed in the Department of Community Development File No. CUP-79-43(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 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:

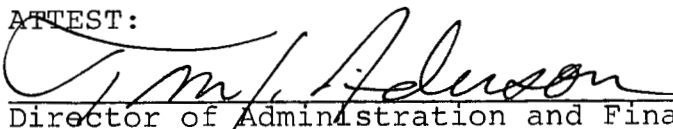
- (a) Applicant
- (b) Department of Community Development of the City of Kirkland
- (c) Fire and Building Department of the City of Kirkland
- (d) Parks Department of the City of Kirkland
- (e) Police Department of the City of Kirkland
- (f) Public Service Department of the City of Kirkland
- (g) The 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 6th day of August, 1979.

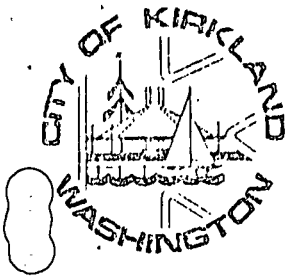
SIGNED IN AUTHENTICATION THEREOF on the 6th day of August, 1979.



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 July 12, 1979

ADOPTED BY _____ DATE _____

STAFF _____

BOARD OF ADJUSTMENT _____

HOUGHTON COMMUNITY COUNCIL _____

XXX PLANNING COMMISSION Kay Haenggi
Kay Haenggi, Chairwoman

CITY COUNCIL AS INCORPORATED IN _____

RESOLUTION _____ ORDINANCE _____

NUMBER _____

DATE _____

FILE NUMBER CUP-79-43(P)

APPLICANT FIRST CHURCH OF CHRIST SCIENTIST

PROPERTY LOCATION 343 15th Avenue

SUBJECT Application for Conditional Use Permit for 31 new parking stalls

HEARING/MEETING DATE August 6, 1979

BEFORE KIRKLAND CITY COUNCIL

EXHIBITS ATTACHED "A" Application "B" Vicinity Map "C" C1 Site Plan
C2 Site Plan "D" Access Points-4th St. "E" Environmental Information

I. SUMMARY

A. DESCRIPTION OF THE PROPOSED ACTION:

This is a Conditional Use Permit application submitted by the First Church of Christ Scientist to allow the construction of 29 new parking stalls and an access to 15th Avenue. This application is associated with the existing church located at 343 15th Avenue.

B. RECOMMENDATIONS:

Based on the Statements of Fact, Conclusions, and Exhibits "A" through "E" included with this report we hereby recommend approval of a 31 stall parking lot for the First Church of Christ Scientist, subject to the following condition

No additional ingress/egress shall be permitted from 15th Avenue.

II. MAJOR STATEMENTS OF FACT AND CONCLUSIONS:

A. HISTORICAL BACKGROUND:

1. Statements of Fact.

The original Building Permit for this church was issued in 1968. The zoning code in effect at that time required one parking stall per 5 seats in a church. The applicants have found their existing parking to be insufficient to meet the needs of the church.

2. Conclusions.

The parking now existing at the church is insufficient at times of heaviest use. Consequently, people using the facility park on 15th Avenue. The construction of an additional parking lot closer to this facility would eliminate the need to park on 15th Avenue.

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II. B. GOVERNMENTAL COORDINATION:

1. Statements of Fact.

- a. Public Service Department. Storm water retention system will be required for added impervious surface. We recommend that the new access to 15th Avenue not be built, and the two existing driveways be used for access. The new driveway location would cause three driveways to be located within 40 feet.
- b. Building Department. Land Surface Modification (Grading) Permit will be required.
- c. Fire Department. There shall be a minimum turning radius of 26 feet at the horseshoe curve as well as the curve at the end of the access road off 15th Ave. to the proposed parking lot. Plans of the road configuration around the tree in the middle of the access road to the parking lot just off 15th Avenue shall be submitted and approved by the Fire Department. The Fire Department does not feel that the additional access road off of 15th is necessary for emergency access. Present hydrant locations and fire flow are adequate for the subject Conditional Use Permit. "No parking, fire lane" signs shall be posted along the access road as well as the curves at the end of the road to the parking lot. Contact the Fire Department for specific requirements and locations.
- d. Police Department. Access road off of 15th is not necessary for emergency access.
- e. Parks Department. No new access from 15th Avenue.

2. Conclusions.

Access to this parking lot should be from the existing access road off of 15th Avenue N.E., rather than from a new access road. Storm water retention will be required for any new impervious surface area, with plans to be reviewed and approved by the Public Service Department. The minimum turning radius of the horseshoe curve must be at least 26 feet, and "No Parking - Fire Lane" signs must be posted in accordance with Fire Department standards.

C. EXISTING PHYSICAL CHARACTERISTICS:

1. Statements of Fact.

- a. Topography. The overall site includes areas of fairly limiting topography. However, the area proposed for construction of the parking lot is a southeast facing

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

slope with an existing slope of approximately 13%. This area would be regraded and paved with a maximum slope of 10% on the parking area and 15% on the drive only portions. (See Exhibit "C").

- b. Vegetation. Much of the overall site is heavily vegetated. However, the area proposed for construction is covered almost exclusively with grasses and scotch broom. A large fir tree stands approximately in the middle of the "panhandle" access area off of 15th Avenue.
- c. Soils. The soils in this area are indicated as Alderwood gravelly sandy loam. No area proposed for construction has a slope in excess of 15%.

2. Conclusions.

While many areas on the subject property pose development constraints, the area proposed for the new parking lot has very little existing significant vegetation and a moderate slope. In regard to the existing physical characteristics, the proposed location of the parking lot provides a good solution to the location of additional parking.

D. PUBLIC UTILITIES:

1. Statements of Fact.

- a. Streets. The subject property fronts on 15th Avenue and 4th Street. Both these streets are improved with asphalt surfacing. The church is now accessed by one entrance road off of 15th Avenue and an exit road emptying onto 4th Street. The topography, vegetation, and layout of the existing roads and accessways make it difficult to substantially rearrange the ingress and egress from this site.
- b. Sewer/Water. Sewer and water now exists in 15th Avenue. The present facility is serviced and the additional parking will require no addition to these services.

2. Conclusions.

The issue of access for the subject property should be viewed on an areawide basis. The road configuration makes multiple accesses within a small area a particularly undesirable situation. The exit onto 4th St. is now on a curve, located not far from an existing driveway. The lot just to the south of the church now has an unimproved easement which would be located between the church driveway and the residential driveway if it were constructed. The

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II. D. 2. (Cont'd)

lot to the south may be best accessed by using the existing church driveway. To leave open this possibility, the church could grant an easement to the property owner of the northern portion of Lot 13. This type of access situation would minimize multiple driveways on 4th Street and also preserve vegetation on the hill. (See Exhibits C3 and D)

E. NEIGHBORHOOD CHARACTERISTICS:

1. Statements of Fact.

- a. Zoning. This property and all surrounding properties are zoned RS 7200 which allows single family residences with a minimum of 7200 square foot lots, and other uses such as churches, under Conditional Use Permits.
- b. Land Use. This site is now occupied by the First Church of Christ Scientist. Much of the subject property remains in its natural condition. The surrounding properties are either vacant or used for single family dwellings. The area between the existing access point on 15th Avenue and the new proposed access point is used for single family residences.

2. Conclusions.

This use is allowed in a single family zone so long as a Conditional Use Permit is obtained. An additional driveway to serve the new parking may impact the single family residences along 15th Avenue.

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

1. Statements of Fact.

- a. Zoning. Section 23.08.030. Conditional Uses in a Single Family Dwelling Zone.

Churches provided the following conditions are conformed to:

- (a) The height limits shall apply, except as provided in Chapter 23.48.
- (b) Yards and setbacks shall be no less than the front-yard setback requirements of the underlying zone classification.
- (c) Off street parking areas shall conform to the screening requirements of Section 23.40.040.
- (d) All lights provided to illuminate any parking area or building shall be so arranged as to

I. F. 1. a. (d) (Cont'd)

direct the light away from any adjoining premises.

Section 23.40.040. Screening of Parking Areas. Shall be site-screened from view from adjoining properties as follows:

- (1) A strip at least 4 feet wide densely planted with shrubs or trees at least 4 feet high at the time of planting, and which are of a type which may be expected to form a year round dense screen within three years, measured with reference to the elevation of the parking or loading area, or
- (2) A wall or barrier or uniformly finished fence at least 6 feet high, but not more than 8 feet above finished grade.

2. Conclusions.

Any lighting built for the parking lot should be directed away from any residences. The landscaping plan should include vegetation which will comply with the screening of parking areas requirements, and shall be at least 4 feet high, 4 feet on center, and of a type that will form a dense year round screen within three years.

G. CITIZEN INPUT:

1. Statements of Fact.

- a. A letter was received in regard to this application from Harold T. Boehm of 1330 3rd Street: "Since I occupy property adjacent to the proposed parking lot I wish to express just two concerns: First, it is my feeling that the access way and parking lot will provide secluded entry to the rear of my home thereby increasing my vulnerability to trespass and theft. Second, I am concerned about the wild life. Raccoons and oposums are common to the area. The rampant development the east side is experiencing is reducing wild life habitat at an alarming rate."
- b. At the Planning Commission hearing on July 12, Roger C. Pearson of 333 15th Ave. N.E., spoke concerning this application. He stated his preference for eliminating new access from 15th Avenue.

2. Conclusions.

The Commission discussed safety and expressed that the applicant could receive advice from the Police Department. The new access was eliminated as a condition of approval.

III. APPENDICES: Exhibits "A" through "E" are attached.