



City of Kirkland

Department of Planning & Community Development
123 Fifth Avenue
Kirkland, WA 98033
(425) 587-3225 www.ci.kirkland.wa.us

MEMORANDUM

To: Dave Ramsay, City Manager

From: Eric Shields, AICP, Planning Director
Jon Regala, Senior Planner

Date: April 23, 2009

Subject: Response to Correspondence from Elizabeth Stockard Concerning Signage at Carlton Inn
Located at 12233 Totem Lake Way

RECOMMENDATION

City Council approve the attached response letter to Elizabeth Stockard regarding signage at the Carlton Inn located near Totem Lake Mall.

BACKGROUND

The City Council received a letter from Ms. Stockard requesting that the City allow the Carlton Inn to install a larger and more prominent sign to increase visibility of the Inn. While the property does have an existing sign plan which allows for larger signs and the Zoning Code has additional provisions for off-site directional signs if certain criteria are met, the City has not received a request from the property owner for changes to the existing sign plan or for off-site directional signs.

April 7, 2009

To: Kirkland City Council,
Kirkland, Wa 98034

As residents of Kirkland and the near by areas, we respectfully request that the city allow the Carlton Inn to provide a large and more prominent sign for the Carlton Inn of 12233 Totem Lake Way. The current sign is small (approximately 24"x8") and highly placed. At a recent large gathering of 40+ people at my home and the Carlton Inn, some out of town guests from Montana, Idaho & Oregon were unable to locate this property due to poor directional signs. These were people who will return to this area and help with our local economy. Your consideration of this matter will be appreciated by many local residents as well.

Thank you,

Elizabeth J. Stockard
Chadwick Farms
8302 NE 140th ST
Bothell, Wa 98011
and Denise Cruz - Kirkland

RECEIVED

APR 18 2009

CITY OF KIRKLAND
CITY MANAGER'S OFFICE

DRAFT

May 5, 2009

Elizabeth Stockard
8362 NE 140th Street
Bothell, WA 98011

RE: CARLTON INN SIGNAGE AT 12233 TOTEM LAKE WAY

Dear Ms. Stockard:

Thank you for your letter about signage at the Carlton Inn. Your concern about visibility of the Inn is also shared by the property owner. According to the Planning Department, the owner has asked over the years about his options for increasing visibility for his hotel. However, the City has not received an application for changes to the signage at the Inn.

In August 1991, the City approved a Master Sign Plan package which allows the current owner a substantial increase in sign area over what the code normally allows. Approval of the larger signs was due to the reasons stated in your letter. The signs approved were: *Wall Sign A* – 3' x 24.5' (73.5 square feet), *Wall Sign B* – 4' x 33' (132 square feet), and *Ground Sign* – 8.1' x 7.5' with maximum height of 20' (60.75 square feet).

Several options do exist for increased visibility at the Carlton Inn and the City is willing to work with property owner in finding a solution to this problem. It is possible under a Master Sign Plan to relocate or resize the signs (as long as the total sign area is not increased) to maximize visibility of the Carlton Inn. The property owner may also apply for an off-site directional sign. Such a sign may be approved by the Planning Director only if there is a demonstrated need for an off-site sign because of poor visibility or traffic patterns.

If you have further questions, feel free to contact Jon Regala, Associate Planner, Planning & Community Development Department at jregala@ci.kirkland.wa.us or at (425) 587-3255. He has been the planner in recent years who has assisted the property owner on a wide range of planning issues regarding his property.

Sincerely,

Kirkland City Council

By: James L. Lauinger, Mayor

cc: Jon Regala, Senior Planner