



## CITY OF KIRKLAND

Planning and Community Development Department  
123 Fifth Avenue, Kirkland, WA 98033 425.587-3225  
www.kirklandwa.gov

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### MEMORANDUM

**To:** Kurt Triplett, City Manager

**From:** Joan Lieberman-Brill, AICP, Senior Planner  
Paul Stewart, AICP, Deputy Director  
Eric Shields, AICP, Director

**Date:** April 3, 2013

**Subject:** THRESHOLD DETERMINATION FOR 2013 PRIVATE AMENDMENT REQUESTS, FILES CAM12-01461, CAM12-01477, and CAM12-01481

#### **RECOMMENDATION**

Staff recommends the City Council do the following:

- Reviews the three 2013 Private Amendment Requests for compliance with the Threshold Determination criteria;
- Considers the recommendation from the Planning Commission;
- Determines if any of the requests should be considered for further study.

The Planning Commission (PC) transmittal memo and recommendation is provided as Exhibit 1 and is summarized below.

#### **PLANNING COMMISSION RECOMMENDATION**

1. Xiaowei request to allow a drive-through restaurant in JBD 4.  
*Planning Commission Recommendation: Do not consider further.*
2. Chaffey request to rezone from low to medium residential land use to allow multifamily development for property in Finn Hill:  
*Planning Commission Recommendation: Do not consider until a neighborhood study is initiated for Finn Hill.*
3. EvergreenHealth request to rezone from high density residential to institution to allow hospital and associated medical facility use and additional height and setbacks for property in TL 1B so it is consistent with adjoining medical center zoning, with the intention of including this parcel in the hospital campus Master Plan.  
*Planning Commission Recommendation: Defer to study with the GMA Comprehensive Plan update.*

## **BACKGROUND DISCUSSION**

### Process:

The City has a process whereby private parties have the opportunity to submit requests for amending the Comprehensive Plan. Any individual, neighborhood organization, or other group may submit requests. The request may also include associated amendments to the Zoning Map or Zoning Code. Private Amendment Request (PAR) applications are accepted every other year. The deadline for submitting a request for consideration in 2013 was December 1, 2012. This year, the City received 3 PAR's.

Zoning Code Chapter 140 establishes a two-phase process for the review of these requests. Phase I consists of a "Threshold Determination" process that determines the eligibility of each request for further consideration. Requests that do not meet the criteria do not proceed to Phase II. Zoning Code Section 140.20.3 establishing the threshold determination decisional criteria is shown below:

### 140.20 Threshold Determination for Citizen-Initiated Proposals

3. Criteria – The City shall use the following criteria in selecting proposals for further consideration. Proposals must meet subsection (3)(a) of this section, and either subsection (3)(b) or (3)(c) of this section:
  - a. The City has the resources, including staff and budget, necessary to review the proposal; and
  - b. The proposal would correct an inconsistency within or make a clarification to a provision of the Comprehensive Plan; or
  - c. All of the following:
    - 1) The proposal demonstrates a strong potential to serve the public interest by implementing specifically identified goals and policies of the Comprehensive Plan; and
    - 2) The public interest would best be served by considering the proposal in the current year, rather than delaying consideration to a later neighborhood plan review or plan amendment process; and
      - a) The proposal is located in a neighborhood for which a neighborhood plan has not been recently adopted (generally not within two (2) years); and
      - b) The proposal is located in a neighborhood for which a neighborhood plan will not be reviewed in the near future (generally not in the next two (2) years).

The Planning Commission reviews the requests during Phase I and makes a recommendation to the City Council. Phase I does not require a full weighing of the merits of the request or a decision or recommendation on whether the request should

ultimately be denied or approved. The purpose of Phase I is to determine whether a request is eligible to proceed to Phase II. The Council has several options when considering PAR's in Phase I depending on available staff resources and the current work program. These include:

- Do not consider further.
- Defer for study to the following year.
- Defer for consideration as part of a future neighborhood plan update.
- Defer for consideration as part of the next major Comprehensive Plan update.

If a determination is made that a request should be studied, the City also has the discretion to expand the study area.

Phase II entails a full analysis and public review of each request that was determined to be eligible for consideration in Phase I. Phase II includes public notice, preparation of staff analysis, including possible expansion of the study area, and draft amendments. There is also a dedicated web page for the [Private Amendment Requests](#).

Study sessions and a public hearing are held by the Planning Commission leading to a recommendation to the City Council and final action by the City Council. The Council typically approves or denies each request as part of the annual City-initiated amendments to the Comprehensive Plan at the end of the year. This year is a unique situation. In 2013 and 2014 The City will be undertaking a major update to its Comprehensive Plan in compliance with the Growth Management Act (GMA). So the decision by Council on the PAR's, should they advance to Phase II, would be at the end of 2013 without consideration of the City-initiated amendments to the Plan.

### **2013 PRIVATE AMENDMENT REQUESTS**

The Planning Commission held a study session on March 14, 2013 to review the requests. Comments were received from each proponent, and members of the audience. The Commission evaluated each proposal against the Threshold Determination criteria and recommended that none of the three PAR requests proceed to full consideration in Phase II in 2013 or 2014. Follow this link to listen to the [audio recording](#) of the meeting.

The Commission's recommendation was based on the criteria set forth in KZC 140.20.3 that includes consideration of the major Comprehensive Plan update schedule, the general Planning Work Program, and city resources.

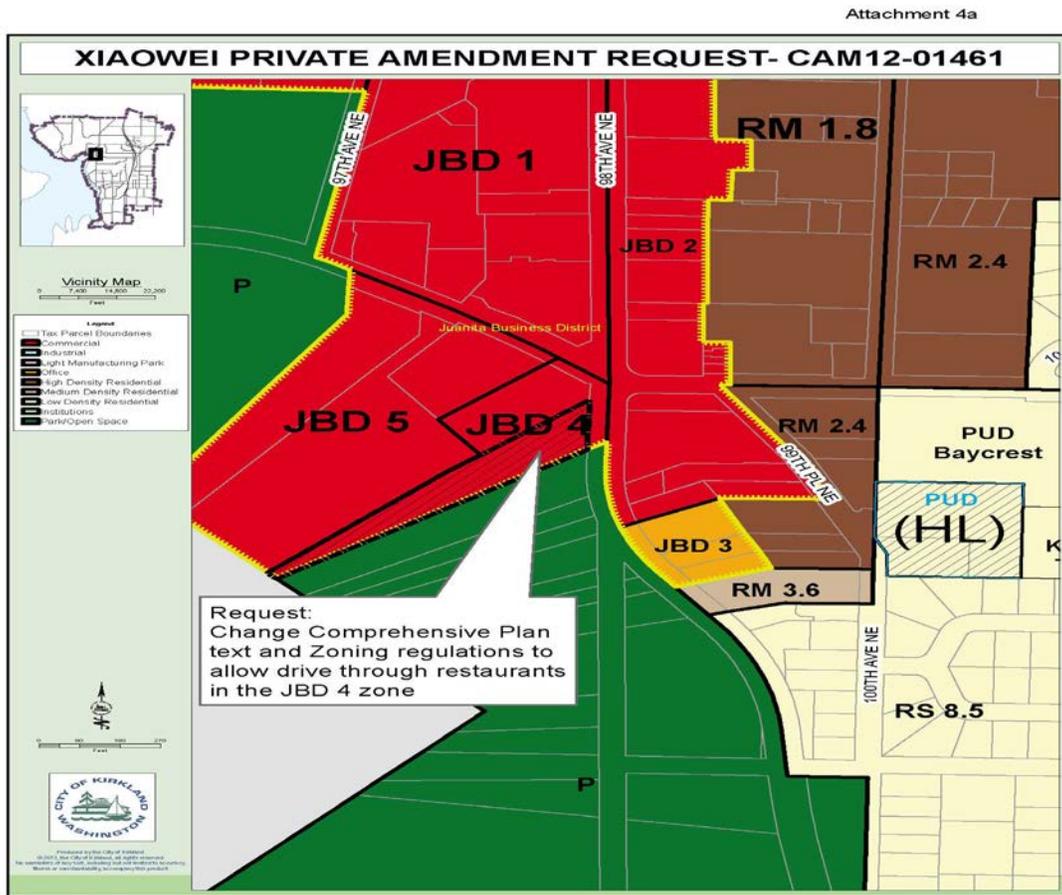
The PAR applications, public comment, and other background material are found in the Planning Commission [staff memorandum](#) and attachments prepared for the March 14, 2013 public meeting. Additional public comments received after that staff memorandum was complete are found in Exhibits 2 and 3 to this memorandum.

The Planning Commission will present its recommendations to the City Council at the April 16, public meeting.

Following is a summary of the three PARS's submitted for consideration in 2013, the Commissions deliberations, and public comment received on each PAR.

**Xiaowei (CAM12-01461)**

This request is located at 1451 98<sup>th</sup> Avenue NE, which was the former site of the Jack in the Box restaurant, just north of Juanita Bay Park in the Juanita neighborhood. The applicant requests allowing a drive-through coffee shop at this site. The Juanita Neighborhood Plan and zoning for JBD-4 prohibits drive-through restaurants (adopted in 1994). Sit-down restaurant uses are allowed in the JBD 4 zone.



**The Commission voted 6 to 1 to recommend not to proceed to Phase II review.** The Commission discussed expanding the study area to include all JBD 4, 5 and 6 properties where drive-through restaurants are prohibited. The Commission also addressed the long term vision for that corner of the Juanita Business District (JBD) as reflected in pedestrian orientation policies in the Comprehensive Plan, and concern over inconsistent treatment of properties in close proximity to the site.

The Commission discussed the operational safety and traffic impacts from drive-through vs. sit down restaurants and left turns movements on 98<sup>th</sup> Avenue NE, whether

conditions have changed to support allowance of drive through facilities, and the need for more information that is outside the scope of a threshold determination.

The majority concluded that they did not make this decision on the merits but on the criteria in the Code for determining going forward to Phase II. They believe that the proposal would take resources away from the Planning work program, would not correct an inconsistency, and is not in the public interest to process as a PAR because it would require a larger conversation about the merits of pedestrian orientation goals for the JBD. The proposal would require amendments to the Comprehensive Plan text and Zoning Code regulations.

Two [Public comments](#) are included in the March 14 Planning Commission staff memorandum as Attachment 4f. They include an email from the attorney representing the applicant. Comments not included in the March 14 memorandum because they were received after it was completed, are Exhibit 2 to this memorandum.

Both the applicant, Mark Colon, and his attorney David Johnston, spoke at the public meeting in support of the request. They noted that across the street, in JBD 2, drive-through restaurants are conditionally allowed based on review by the Public Works Department, and they questioned why their site is treated differently. While acknowledging that left turns along 98<sup>th</sup> Avenue NE are a safety concern, they indicated their willingness to provide a traffic study if the PAR were to proceed to Phase II.

*(Note: regardless of whether or not the PAR is approved, the degree of development on this site determines whether a tenant-improvement permit is required, which in turn would trigger a right of way permit requirement. According to the City Transportation Engineer, conditions of right of way permit approval for either a sit-down or drive-through coffee shop would include consolidating the driveways. This is based on driveway distance policy from arterial intersections. The Transportation Engineer also noted that if a traffic analysis were required and finds cause, the applicant would be required to install infrastructure to prevent left turns into and out of the subject property (e.g. C-curb). Both requirements would apply with either a sit-down or drive-through restaurant).*

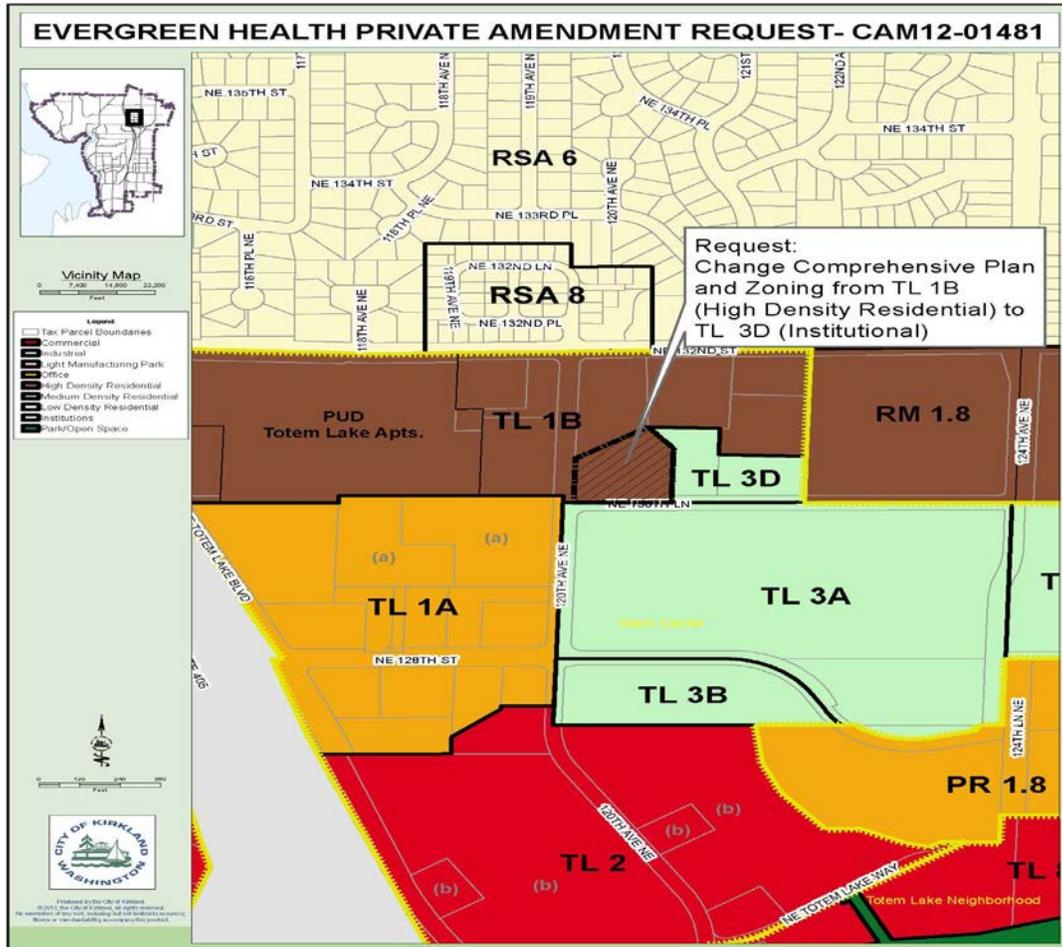
Three members of the public spoke at the meeting. They expressed support for a sit down coffee shop/restaurant but were concerned with pedestrian and bicycle safety being adversely impacted if a drive-through was located there; especially in terms of the congestion in the area and challenges in crossing the street. Speakers noted that conditions are already challenging for recreational users accessing the Juanita Bay Park boardwalk and that it would not be in the public interest to further degrade pedestrian and bicycle safety in this location.

#### **EvergreenHealth (CAM12-01481)**

This request is located in the Totem Lake Neighborhood west and adjoining other Evergreen hospital campus property at 13014 120<sup>th</sup> Avenue NE. The applicant requests a rezone from high density residential to institution so that the future redevelopment of the site is consistent with the development standards for the rest of the campus north of

NE 130<sup>th</sup> Place, rather than using the current zoning, which regulates height and setbacks differently than the adjoining campus property.

Attachment 2a



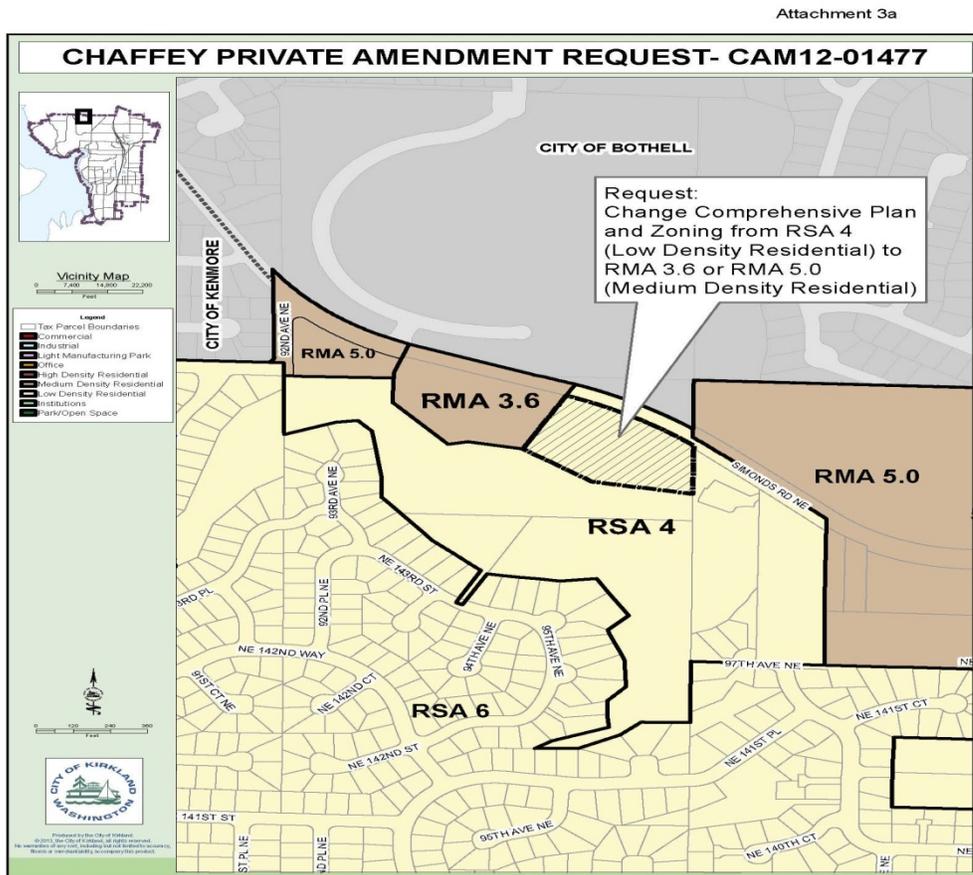
The Planning Commission recommended deferring this to the Comprehensive Plan update since the Plan update could include this proposal in its scope, saving staff resources by consolidating the two Comprehensive Plan amendment processes. Since the applicants timeline for redevelopment is not prior to the completion of the Plan update, the applicant agreed with this approach. Discussion focused on the need to use work program resources in an efficient manner. The proposal would require amendments to the Comprehensive Plan land use map and Zoning Map.

One [Public comment](#) was received on this PAR from the applicant Ty Heim, Construction Coordinator for Evergreen HealthCare. It is Attachment 2d to the March 14 Planning Commission staff memorandum. He also was the only one to address the Commission about this request at the meeting. He advocated for the request but agreed that as long as the rezone is processed before a new EvergreenHealth Center master plan is submitted, and by 2015, when the Comprehensive Plan update must be

complete; there is no reason to object to including it in the Plan update. His goal is to include the rezoned site in a new medical center campus Master Plan, prior to the existing master plan expiration. The applicant is currently seeking an administrative extension of the existing master plan, which expires in August. The Planning Director has indicated that he will work with EvergreenHealth to meet their needs.

**Chaffey (CAM12-01477)**

This request is located in the Finn Hill Neighborhood, south of Simonds Road NE and west of 100<sup>th</sup> Avenue NE at approximately 95th Avenue NE, if extended. The applicant requests to rezone the vacant low-density parcel to medium-density residential, to allow future multifamily development.



**The Planning Commission recommended not proceeding with this request. The Commission acknowledged that it would be best to study this request with the Finn Hill neighborhood plan.** While there is not a schedule for drafting a neighborhood plan and the Commission is aware that waiting indefinitely is of legitimate concern to the applicant, they concluded the public interest is served by undertaking a comprehensive approach. They indicated a strategy to streamline the neighborhood plan process is critical, and that they intend to work with the City Council on a workable approach.

Because adjoining parcels share similar characteristics and constraints, the Commission supports expanding the study area to the east to include two other vacant parcels with the same zoning if and when this is evaluated in the future. The need for analysis identifying where housing capacity should be located and balancing the need for more housing with preserving and protecting sensitive areas was discussed. They believe the neighborhood had the expectation that a community conversation about these issues would occur prior to processing a rezone. They concluded that to proceed to Phase II is not in the public interest, because the PAR process does not lend itself to this level of citizen participation and diverts City resources from the Comprehensive Plan update. The proposal would require amendments to the Comprehensive Plan land use map and Zoning Map.

Three [Public Comments](#) are contained in Attachment 3e to the March 14 Planning Commission staff memorandum, and include a letter from the Finn Hill Neighborhood Alliance. Those that were not included because they were received after that memorandum was complete are included as Exhibit 3 to this memorandum. The overwhelming sentiment expressed in the 49 emails in opposition echoed the Finn Hill Neighborhood Alliance's - that no rezone should be processed without first having a community conversation about the future vision for Finn Hill.

At the public meeting Kelly Lawrence, president of Chaffey Building Group, spoke in favor of the request and noted they plan a detached multifamily development on the site, not an attached or stacked style of housing. He noted that it is their intent to involve the community in their development process. He asserted that in 1999 King County had approved a rezone of the property to a higher density R8 zoning classification. Based on that, in their opinion this proposed PAR does correct an inconsistency in the Comprehensive Plan.

The co-owner of the property, William Grady, supported this claim, and noted his confidence in the project. *(Note: Neither a King County records search nor could the applicant provide proof of dedication of right-of-way, which was a condition of the County rezone. In addition, upon annexation, the City adopted the zoning classification most comparable to the zoning that was in effect for the subject property in King County, which is the current low density residential RSA 4 classification).* A third speaker, Bill Hegger, noted that to wait until the neighborhood plan process to consider the rezone would be onerous.

Scott Morris, president of Finn Hill Neighborhood Alliance (FHNA) spoke in opposition, and noted that if there is a lack of city resources this year, the City should prioritize whatever resources are available to first developing a Finn Hill Neighborhood Plan and fold this PAR into that process, rather than divert resources to this proposal. A FHNA board member, Francesca Lyman, echoed this position, and was concerned that making land use decisions without a plan is not a good way to plan.

Exhibits:

1. Planning Commission Recommendation
2. Xiaowei comment emails not included in the PC March 14 staff memorandum.

3. Chaffey comment emails not included in the PC March 14 staff memorandum.

cc: mail list for each case in EnerGov  
CAM12-01461  
CAM12-01477  
CAM12-01481



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Planning and Community Development Department

123 Fifth Avenue, Kirkland, WA 98033 425.587.3225

[www.kirklandwa.gov](http://www.kirklandwa.gov)

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### MEMORANDUM

**Date:** April 3, 2013

**To:** Kirkland City Council

**From:** Mike Miller, Chair  
Kirkland Planning Commission

**Subject:** Planning Commission Recommendation on Private Amendment Requests (ZON12-01461, ZON12-01477, and ZON12-01481)

### INTRODUCTION

The purpose of this memo is to convey the Planning Commission's recommendation to the City Council on Phase I – the threshold determination stage - as to whether the following requests should proceed to Phase II – the analysis and decision stage of the 2013 Private Amendment Request process.

### PLANNING COMMISSION RECOMMENDATION

#### 1. Private Amendment Requests (PAR's)

Three requests were submitted to the City and the Commission's threshold review occurred at our March 14<sup>th</sup> meeting. Staff provided an overview of each PAR and staff's recommendation. The applicant and interested parties were then provided an opportunity to address the Commission followed by discussion and deliberation. The Planning Commission packet for the PAR's can be viewed at the following links: [2013 Private Amendment Requests Memo](#), [Evergreen PAR attachments](#), [Chaffey PAR attachments](#), [Xiaowei PAR attachments](#). The packet includes detailed descriptions of each request, the location maps and staff analysis.

The following is a brief description of each request and the Commission's discussion and recommendation:

#### **Xiaowei Request (CAM12-01461)**

##### Request

The request is to change the Comprehensive Plan text and zoning regulation that prohibits drive-through restaurants in the Juanita Business District (JBD) 4 zone. The property is located at 11451 98<sup>th</sup> Avenue NE –the former site of the Jack in the Box restaurant. The proposal is to allow a drive-through coffee-shop.

Planning Commission Recommendation

The staff recommended that this request not be reviewed. *The Planning Commission on a vote of 6 to 1 recommends this not be studied further.*

The Commission had considerable discussion on this request. In the end the Commission noted that they did not make this recommendation on the merits of the proposal, but on the criteria for determining it's eligibility to proceed to Phase II. The focus of the discussion was on JBD pedestrian orientation goals and policies in place since 1993 including the rationale for prohibiting drive-through facilities in some JBD zones but not others, and ongoing operational traffic/pedestrian and bicycle safety concerns.

While members expressed strong support for curtailing left hand turns into and out of the site, they also acknowledged that the City's authority to require C-curb or other right of way or site mitigation measures depends on the magnitude of development action that is sought by the applicant, regardless of the outcome of this PAR. Several Commissioners asserted that the pedestrian orientation policies were intentional, and therefore this proposal does not correct an inconsistency, and that pedestrian/bicycle safety would be exacerbated by a drive-through facility at this location. The dissenting member opposing the staff recommendation expressed a belief that this proposal would correct an inconsistency in the Plan because nearby JBD 1 and JBD 2 zones allow drive-through facilities.

No consensus was reached regarding the staff recommendation to enlarge the study area to include two other JBD zones that prohibit drive-through restaurants (JBD 5 and JBD 6), should the proposal proceed to Phase II. They did agree that this was a complicated issue requiring greater City resources than are available to evaluate if conditions have changed since the regulation prohibiting drive through restaurants was adopted in 1994, which would be a necessary consideration for any decision on the PAR.

**Evergreen Request (CAM12-01481)**

Request

The request is to change the Land Use Map and Zoning Map for property owned by Hospital District 1 (EvergreenHealth) to match the zoning and land use designation for contiguous Evergreen Health Center campus property to the east, north of NE 130 Lane. The subject property is at 13014 120<sup>th</sup> Avenue NE (located on the east side of 120<sup>th</sup> Avenue NE and north side of 130<sup>th</sup> Lane, across from the main hospital campus). This property was purchased in 2008 with the intent of incorporating it into the Evergreen Health Center Master Plan.

EvergreenHealth Administrative Services occupies the existing building on the site. The rezone would change the zoning from High Density Residential TL 1B to Institution TL 3D to allow specific development standards under the parameters of a master plan including increased height and setbacks, consistent with the other lots in this zone.

If the rezone is accomplished the applicant intends to expand the campus master plan boundary to include this property. This is a separate process, which must occur

sequentially. In the meantime, they have initiated an administrative request to extend the existing master plan for three years to complete this process (it is currently a 10 year master plan that expires in August). They would like to keep the existing campus master plan active until these tasks are completed. The applicant has indicated that there are no plans to redevelop the site until the property is part of a new Hospital Master Plan.

Planning Commission Recommendation

Staff had recommended this be considered in 2013. *The Planning Commission reviewed the proposal and voted unanimously to recommend that the request be incorporated into the Comprehensive Plan update.*

The applicant indicated that this would be acceptable. The Planning Commission reasoned and the applicant concurred, that the rezone was not time sensitive since it could coincide with the anticipated completion of the GMA update without disrupting their hospital master plan update schedule, it does not correct an inconsistency in the Plan, and that it would require resources better allocated to the city initiated update of the Comprehensive Plan and Totem Lake study. The Planning Commission noted that it has every intention of considering this request in conjunction with the Plan update.

**Chaffey Request (CAM1201477)**

Request

The request is for a change to the Comprehensive Plan land use and zoning maps for a vacant 3.5 acre parcel in the Finn Hill Neighborhood. The request is to change the zoning from low density (RSA 4) to medium density (RMA 5.0 or RMA 3.6). The property is located south of Simonds Road and west of 100<sup>th</sup> Avenue NE at approximately 144xx Simonds Road NE. The applicant would like to develop multifamily housing on the property in the future.

Planning Commission Recommendation

Staff had recommended that the request be deferred until a comprehensive neighborhood study is done. *The Planning Commission discussed the request and unanimously voted not to consider it further at this time, but instead consider it with a future Finn Hill Neighborhood Plan.*

They concurred with staff that the study area should be enlarged to include at least the two vacant parcels to the east that display similar characteristics and are also zoned RSA 4, but there were also comments that the study area might even need to be larger. They asserted that there needs to be a community conversation about where additional residential capacity should be located in a thoughtful manner and balanced with concerns for environmental protection, which would necessitate re-allocating city resources away from the Comprehensive Plan update and likely result in a much broader study that could encompass the northern Finn Hill and North Juanita neighborhoods. While they recognized the impact of postponing this PAR has on the applicant, the Commission felt that the PAR process is not an appropriate venue at this time to consider revised zoning for this recently annexed area of the City where no neighborhood planning has been completed. They concluded that the public interest

would be better served if it were delayed until a neighborhood study is undertaken, or at the very least, until the neighborhood planning process is redefined to understand when a Finn Hill neighborhood plan could be conducted. As such, the Commission also discussed the importance of providing recommendations to Council on how the neighborhood planning process should be revised to provide better certainty on when a neighborhood study could be completed.

**From:** [mark.colon](mailto:mark.colon)  
**To:** [Joan Lieberman-Brill](mailto:Joan.Lieberman-Brill)  
**Subject:** RE: Xiaowei - File No. CAM12-01461  
**Date:** Tuesday, March 12, 2013 11:24:06 AM

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yes please forward

Mark

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**From:** [JLiebermanBrill@kirklandwa.gov](mailto:JLiebermanBrill@kirklandwa.gov)  
**To:** [markinseattle1@msn.com](mailto:markinseattle1@msn.com); [johnston@lfa-law.com](mailto:johnston@lfa-law.com)  
**Subject:** RE: Xiaowei - File No. CAM12-01461  
**Date:** Thu, 7 Mar 2013 16:54:37 +0000

Hi Mark,

Would you like this to be forwarded to the Planning Commission?

---

**From:** mark colon [<mailto:markinseattle1@msn.com>]  
**Sent:** Wednesday, March 06, 2013 1:59 PM  
**To:** Joan Lieberman-Brill; [johnston@lfa-law.com](mailto:johnston@lfa-law.com)  
**Subject:** RE: Xiaowei - File No. CAM12-01461

Mr Johnson is only speaking out because we've had problems in the past when I built my house three houses down from his up on Goat Hill, he is a very bitter man and doesn't get along with anyone and is just speaking out because I am the applicant, he can care less about any traffic or any pedestrian issues and again is just speaking out against me.

Mark

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**From:** [JLiebermanBrill@kirklandwa.gov](mailto:JLiebermanBrill@kirklandwa.gov)  
**To:** [markinseattle1@msn.com](mailto:markinseattle1@msn.com)  
**CC:** [johnston@lfa-law.com](mailto:johnston@lfa-law.com)  
**Subject:** FW: Xiaowei - File No. CAM12-01461  
**Date:** Wed, 6 Mar 2013 20:11:33 +0000

This email was received regarding the proposed Xiaowei Private Amendment Request, which will be reviewed for threshold determination at the March 14 PC study session.

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**From:** llewjohnson [<mailto:llewjohnson@seanet.com>]  
**Sent:** Saturday, February 23, 2013 10:20 AM  
**To:** Joan Lieberman-Brill  
**Subject:** Xiaowei - File No. CAM12-01461

To: Kirkland Planning Commission

RE: Xiaowei – File No. CAM12-01461 (Proposal: Allow drive thru restaurant...)

Comment: This proposal is beyond stupid, it is dangerous! The restaurant's ingress/egress location would add to existing traffic, bus, and pedestrian issues at an intersection that is already dangerous.

**From:** Llew Johnson,  
Mailing Address; 700 108<sup>th</sup> Ave NE, #208, Bellevue, WA 98004,  
e-mail; [Llewjohnson@seanet.com](mailto:Llewjohnson@seanet.com),  
Kirkland property address; 8909 NE 118<sup>th</sup> Place, Kirkland, WA 98034 (Goat Hill)

**From:** [Ken Albinger](#)  
**To:** [Joan Lieberman-Brill](#)  
**Subject:** Mark Colon Request to Allow Drive Through Restaurant  
**Date:** Tuesday, March 05, 2013 6:41:15 PM

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Joan,

I believe this property is the old site of the Jack In The Box restaurant at 11451 98<sup>th</sup> Avenue. My family and I used to eat here when it was a mideastern restaurant.

There are a number of difficulties with a drive through at this location.

The first is that exiting traffic can only turn right since 98<sup>th</sup> is now a divided road close to the intersection.

So entering drivers can only turn in going south along 98<sup>th</sup> Ave and can only exit going south along 98<sup>th</sup> Ave.

The nearest place to turn around and come back north is the light at the base of Market Street, a half mile away.

This is one of the commercial restraints of this property, though this may be ideal for morning rush hour commuters on the way south to get breakfast or coffee.

A drive in window around the back of the building would have room for about three to five cars in line before the cars would back up onto 98<sup>th</sup> Ave. A drive through window on the south of the building would possibly allow two lanes of waiting vehicles to form around the back.

Any back up onto 98<sup>th</sup> Ave would be a hazard and source of traffic congestion.

Turning right into this drive through would occur shortly after accelerating from the light at 116<sup>th</sup> Street intersection, which would slow traffic that was just picking up speed.

This situation too would increase the likelihood of accidents.

Juanita residents wanting to stay in or return to Juanita will be tempted to turn left after going south on 98<sup>th</sup> Ave into one of the three private commercial driveways (to short cut the long stretch to market St turn around). These drives are along the east side of 98<sup>th</sup> Ave and are along a busy and dangerous curve, which could cause additional accidents.

For the above reasons, a number of residents feel that this deviation from the present Zoning may not be in the interests of the local residents nor the safety of residents and those driving through the neighborhood. Thank you for soliciting our comments.

If you have any questions, please feel free to call.

Ken Albinger  
Jaunita Nieghborhood Association

Vice Chair  
425 941-5906

**From:** [Ken Albinger](#)  
**To:** [Joan Lieberman-Brill](#)  
**Cc:** [Jon Pascal](#)  
**Subject:** RE: Mark Colon Request to Allow Drive Through Restaurant  
**Date:** Wednesday, March 06, 2013 2:58:28 PM

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Joan,

I spoke with Mark Colon and he explained some issues that I raised:

He only intends to route traffic right entering and right exiting and will even pay for a C curb to separate south traffic from north traffic along 98<sup>th</sup> Ave.

He stated that the drive through window will be on the south side of the building, thus opening up more space for cars to be in line off the street.

He stated he is considering opening up the inside for pedestrians and those who would like to sit and sip. He said he has 30 some parking spots on the property

He noted that the other coffee shops are on the opposite side of the street from the morning heavy traffic flows necessitating crossing traffic to get in line.

He appreciated my suggestion to look into an easement in back of Michael's to return traffic to Juanita.

After discussing the situation further, I for one appreciate his willingness to try a coffee shop on that side of the street and wish him luck with making a go of it.

**Ken Albinger, JNA**

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**From:** Ken Albinger  
**Sent:** Tuesday, March 05, 2013 6:41 PM  
**To:** 'Jbrill@kirklandwa.gov'  
**Subject:** Mark Colon Request to Allow Drive Through Restaurant

Joan,

I believe this property is the old site of the Jack In The Box restaurant at 11451 98<sup>th</sup> Avenue. My family and I used to eat here when it was a mideastern restaurant.

There are a number of difficulties with a drive through at this location.

The first is that exiting traffic can only turn right since 98<sup>th</sup> is now a divided road close to the intersection.

So entering drivers can only turn in going south along 98<sup>th</sup> Ave and can only exit going south along 98<sup>th</sup> Ave.

The nearest place to turn around and come back north is the light at the base of Market Street, a half mile away.

This is one of the commercial restraints of this property, though this may be ideal for morning rush hour commuters on the way south to get breakfast or coffee.

A drive in window around the back of the building would have room for about three to five cars in line before the cars would back up onto 98<sup>th</sup> Ave. A drive through window on the south of the building would possibly allow two lanes of waiting vehicles to form around the back.

Any back up onto 98<sup>th</sup> Ave would be a hazard and source of traffic congestion.

Turning right into this drive through would occur shortly after accelerating from the light at 116<sup>th</sup> Street intersection, which would slow traffic that was just picking up speed.

This situation too would increase the likelihood of accidents.

Juanita residents wanting to stay in or return to Juanita will be tempted to turn left after going south on 98<sup>th</sup> Ave into one of the three private commercial driveways (to short cut the long stretch to market St turn around). These drives are along the east side of 98<sup>th</sup> Ave and are along a busy and dangerous curve, which could cause additional accidents.

For the above reasons, a number of residents feel that this deviation from the present Zoning may not be in the interests of the local residents nor the safety of residents and those driving through the neighborhood. Thank you for soliciting our comments.

If you have any questions, please feel free to call.

Ken Albinger  
Jaunita Neighborhood Association  
Vice Chair  
425 941-5906

**From:** [Eric Shields](#)  
**To:** [Joan Lieberman-Brill](#)  
**Subject:** FW: changes in zoning for "drive-through" restaurant  
**Date:** Monday, March 11, 2013 9:07:57 AM

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FYI

[Eric Shields](#)

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**From:** Margaret Bull [mailto:wisteriouswoman@gmail.com]  
**Sent:** Sunday, March 10, 2013 11:08 AM  
**To:** Planning Commissioners  
**Subject:** changes in zoning for 'drive-through' restaurant

March 10, 2013

CAM12-01461

Dear Planning Commission,

I see problems with changing the zoning for the old Jack and the Box restaurant site to include 'drive through' access along 98th. Admittedly, I know very little about the proposal since I have not been following the issue.

My concern is that the egress is too close to the traffic light now that there are designated turn lanes. Understandably, this property needs redevelopment. The property seems to extend far enough south that the 98<sup>th</sup> Ave NE egress could be limited to the south most end of the property and any current access farther north along 98<sup>th</sup> could be closed off. That said, I would really like to see an additional driveway designed so that there is shared access to the north end of the Michael's property and its egress to NE Juanita Drive. There are pillars blocking access now but I believe access was allowed in the past. Developing a joint egress roadway for both properties from 98<sup>th</sup> would be beneficial because it would make it easier to get in and out without blocking turning traffic in designated lanes at that intersection much of the time. I find it difficult to get to the Michael's store when I'm coming from downtown Kirkland. It seems to me that 'drive through' restaurants are particularly popular when the traffic is at its busiest. This would increase the chances of accidents and back-ups near this intersection. At other times there is no problem at all.

Using signage for 'no left turn' etc. doesn't usually work well unless there is an actual physical barrier in the roadway. When the Starbucks property at NE 68<sup>th</sup> and 108<sup>th</sup> Ave NE was redeveloped a 'no left turn' sign was installed at the east egress. I have never noticed anyone paying attention to this sign. On the other hand I wouldn't want to see a 'drive through' restaurant at the Starbuck's site at NE 68<sup>th</sup> and 108<sup>th</sup> Place NE. The old Jack in the Box site is situated in a similar location at a very busy traffic corner with designated turn lanes. And the property owners of Metropolitan Market were not willing to develop joint access for the two parking lots. There are good reasons for property owners to want their own separately driveways even when it is not the best solution.

Reasoning it through, I think it would be best to discourage a drive-through restaurant at this site but instead rearrange the egress to be shared with the Michael's site for the benefit of both properties. This would be paired with only allowing a driveway at the very south end of the property fronting 98<sup>th</sup> Ave NE. Of course I don't know if this is possible. A traffic engineer would have to look at this corner carefully before a determination of the best egress is decided when this property is redeveloped. It is quite possible that the proximity of the wetland will limit redevelopment in any case since the guidelines for development near wetlands have changed through the years. It is hard to imagine this property being used for both a sit-down and drive through restaurant due to the small size and wetland location. If only a drive-through coffee place is proposed, then there will be less issues with egress and 'drive-through' use might be workable. When zoning changes are made that they don't usually have specific requirements limiting exact use.

Best Regards,  
Margaret Bull  
6225 108<sup>th</sup> Place NE  
Kirkland WA 98033

**From:** [Eric Shields](#)  
**To:** [Joan Lieberman-Brill](#)  
**Subject:** FW: comments concerning PARs  
**Date:** Monday, March 11, 2013 2:41:38 PM

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[Eric Shields](#)

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**From:** Margaret Wiggins [mailto:mwiggins37@comcast.net]  
**Sent:** Monday, March 11, 2013 1:32 PM  
**To:** Planning Commissioners  
**Subject:** comments concerning PARs

Hello,  
I've lived here 35 years and have some history that might help with your deliberating on these amendments...

Thank you for your consideration,  
Margaret Wiggins  
14444 91<sup>st</sup> Ave NE  
Finn Hill

Xiaowei PAR (File No. CAM12-01461)

Staff Contact: Joan Lieberman-Brill  
Applicant: Mark Colon  
Location: Old Jack-in-the-Box site at 11451 98th Avenue NE  
Proposal: Allow drive-thru restaurant in JBD 4, which currently prohibits drive-thru and drive-in restaurants and taverns.  
Neighborhood: South Juanita

Comment: The Jack in the Box as a drive through, and their permit was pulled ages ago.... Because of the accidents, it isn't safe for people going north to make a left turn into their driveway across 2 LANES of 35 MPH traffic. And they will if allowed. It is also a hazard to have cars slowing to a crawl for the turn coming from the north especially so close to a very busy intersection with a long light sequence. Our roads have gotten a lot busier and our drivers have not gotten better since the zoning was changed to DENY drive thru at that location.

**Chaffey Private Amendment Request** (File CAM 12-01477) – seeks an upzone from RSA 4 (4 homes per acres) to RMA 3.5 or 5.0 (9 to 12 multifamily units per acre).

Comment: If this parcel is on the north side of Simonds Road then it needs a serious geological survey due to landslides in that area. Removing the trees will not make things more stable and the road is a major arterial. Maybe that cost will be enough to get the request withdrawn.

**From:** [John Martinka](#)  
**To:** [Joan Lieberman-Brill](#)  
**Subject:** Permit CAM12-01461  
**Date:** Thursday, March 21, 2013 4:53:06 PM

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I think it wise that this permit not be approved at this time. This building has been a kiss of death for other restaurants. One of the big reasons is that there is extremely bad ingress and egress to and from the site for people traveling north on Market or wanting to exit and go north on Market/98th.

Fix that issue, perhaps a access off of Juanita Drive, and it will be a lot better. I'd hate see someone else lose their investment on this site.

John

**John Martinka**  
10819 101st Avenue NE  
Kirkland, WA 98033  
425-827-4979

**Joan Lieberman-Brill**

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**From:** Kent Wentworth <kentwent@gmail.com>  
**Sent:** Monday, March 11, 2013 8:41 PM  
**To:** Planning Commissioners  
**Subject:** Chaffey Private Amendment Request

Dear Commissioners,

In regards to the Chaffey Private Amendment Request, I believe the best approach is to consider it once a Finn Hill neighborhood plan has been prepared.

Thank you.

Kent Wentworth  
Fill Hill resident

**Joan Lieberman-Brill**

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**From:** Lisa Berenson <lisab8186@gmail.com>  
**Sent:** Tuesday, March 12, 2013 6:37 AM  
**To:** Planning Commissioners  
**Cc:** Lisa Berenson  
**Subject:** Chaffey Private Amendment Request- FHNA

Dear City Council and Planning Commission Members-

I believe the interests of the Finn Hill neighborhood will be best served if the Chaffey Private Amendment Request is NOT studied until a Finn Hill neighborhood plan has been prepared.

Thank you in advance for your time.



LISA BERENSON, LEED AP 206 409 3958 [lisab8186@gmail.com](mailto:lisab8186@gmail.com)

**Joan Lieberman-Brill**

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**From:** Eric Shields  
**Sent:** Monday, March 11, 2013 9:08 AM  
**To:** Joan Lieberman-Brill  
**Subject:** FW: Chaffey Private Amendment Request

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Eric Shields

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**From:** Karen Whitmore [<mailto:kmwhitmore@hotmail.com>]  
**Sent:** Sunday, March 10, 2013 9:18 PM  
**To:** Planning Commissioners  
**Subject:** Chaffey Private Amendment Request

Dear Planning Commissioner-

It's been brought to my attention that the city is considering a rezone request for the vacant, wooded property on Simonds Road, between 92nd and 100th Avenues.

I agree with the opinion that the interests of the Finn Hill neighborhood will be best served if the Chaffey Private Amendment Request is not studied until a Finn Hill neighborhood plan has been prepared.

Thank you for your consideration and time.

Karen Whitmore

Finn Hill Resident

**Joan Lieberman-Brill**

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**From:** Eric Shields  
**Sent:** Monday, March 11, 2013 1:13 PM  
**To:** Joan Lieberman-Brill  
**Subject:** FW: Chaffey Private Amendment Request

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Eric Shields

**From:** [treefrog76@gmail.com](mailto:treefrog76@gmail.com) [<mailto:treefrog76@gmail.com>] **On Behalf Of** Kristin Terpstra  
**Sent:** Monday, March 11, 2013 10:49 AM  
**To:** Planning Commissioners  
**Subject:** Chaffey Private Amendment Request

Dear Kirkland Planning Commission,

As a Kirkland citizen that lives in the Juanita Creek Basin and Finn Hill Neighborhood, I support the interests of the Finn Hill Neighborhood and ask that your recommendation to the City Council be to not consider the Chaffey Private Amendment Request until a Finn Hill neighborhood plan can be prepared.

It is my understanding that requests are considered when staff has time to review such requests. If staff does not have time to prepare a neighborhood plan, then they should not have time to review requests for alterations to zoning, which could be more easily addressed with a neighborhood plan in place.

Respectfully,  
Kristin Terpstra  
9601 NE 141st PL  
Kirkland, WA 98034

**Joan Lieberman-Brill**

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**From:** Eric Shields  
**Sent:** Monday, March 11, 2013 2:33 PM  
**To:** Joan Lieberman-Brill  
**Subject:** FW: Chaffey PAR

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Eric Shields

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**From:** [TChilelli@aol.com](mailto:TChilelli@aol.com) [<mailto:TChilelli@aol.com>]  
**Sent:** Monday, March 11, 2013 1:39 PM  
**To:** Planning Commissioners  
**Subject:** Chaffey PAR

To whom it May Concern:

We urge the planning commission to deny recommendation of the Chaffey PAR request to up zone to multi-family.

As a newly annexed member of the city of Kirkland I am seeing that what was promised prior to annexation was merely said to placate our neighborhood. We were told the zoning would not change until comprehensive plan was in place for our neighborhood. Now it seems, developer's are inundating our neighborhood with requests for changes that may be in Kirkland's code, but would not have been in the County's code. They have been waiting for this opportunity. Traffic in our area is already in a quandary due to poor planning. Here is your chance to say, "Wait, let's get everything in place before we start changing things" If the property is zoned single family now, then Chaffey can put single family homes on it. We are not preventing them from developing it, we are just saying, don't change the rules.

Sincerely,  
Teresa Chilelli-White  
11724 80th Ave NE  
Kirkland, WA 98034

**Joan Lieberman-Brill**

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**From:** Eric Shields  
**Sent:** Monday, March 11, 2013 2:34 PM  
**To:** Joan Lieberman-Brill  
**Subject:** FW: Chaffey Private Amendment Request (File CAM 12-01477)

Eric Shields

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**From:** laura g [<mailto:ltngreen@hotmail.com>]  
**Sent:** Monday, March 11, 2013 2:17 PM  
**To:** Planning Commissioners  
**Subject:** Chaffey Private Amendment Request (File CAM 12-01477)

Good day all,

As a Finn Hill resident, I'd like to weigh in on the Chaffey request being presented. Please know that I am not knee-jerk against a higher density variance, but would ask that a neighborhood growth and management plan be allowed to be completed - and that the plan be considered before this amendment is granted.

A great deal of change has recently taken place on the hill; evidenced by more people, buildings and cars, not to mention more kids in our local classrooms. My commute from 145th at 88th/90th to 132nd has increased and the new tract at the 132nd intersection is moving quickly along so it will likely go up again. This isn't even considering this year's increased volume of Juanita High traffic, as the school now supports grades 9-12.

It seems prudent to support and encourage the FH neighborhood by delaying a decision until more voices and consequences are heard.

Thank you,  
Laura Greenhaw  
425.821.4367

**Joan Lieberman-Brill**

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**From:** Eric Shields  
**Sent:** Monday, March 11, 2013 2:35 PM  
**To:** Joan Lieberman-Brill  
**Subject:** FW: Chaffey Private Amendment

Eric Shields

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**From:** Dave [<mailto:nwracs@mindspring.com>]  
**Sent:** Monday, March 11, 2013 2:33 PM  
**To:** Planning Commissioners  
**Subject:** Chaffey Private Amendment

Dearest Planning Commission:

Regarding the Chaffey Private Amendment for the parcels on Simonds Road:

We would hope that Kirkland, in their new oversight role of the Finn Hill area, would strongly support delaying any action on this request until a Finn Hill Comprehensive Plan is in place.

We would hope that input from residents of the Finn Hill Neighborhood would be taken into the formation of this plan.

We know from experience had this area still been King County, that regardless of the plans and rules set in place, a work-around would have been pushed through with no public input.

Like the huge building on Juanita Drive just inside the newly annexed area.

Dave and Kathy Goodson

Finn Hill residents for 36 years.

**Joan Lieberman-Brill**

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**From:** Eric Shields  
**Sent:** Monday, March 11, 2013 5:14 PM  
**To:** Joan Lieberman-Brill  
**Subject:** FW: Chaffee Private Amendment Request

Eric Shields

-----Original Message-----

From: Mary Ann Timeus [<mailto:matimeus@frontier.com>]  
Sent: Monday, March 11, 2013 4:43 PM  
To: Planning Commissioners  
Subject: Chaffee Private Amendment Request

Dear Planning Commissioners,

I am writing to you tonight as a homeowner living in the Finn Hill neighborhood. I am troubled by the Chaffey Private Amendment Request to up-zone property for multiple family dwellings. I believe it is critical for the FHNA to have time to prepare a zoning plan that makes sense for this neighborhood of Kirkland and ask that you defer this rezoning request.

Sincerely,

Mary Ann Timeus  
8023 NE 126 Street

Sent from my iPad

**Joan Lieberman-Brill**

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**From:** Eric Shields  
**Sent:** Monday, March 11, 2013 5:17 PM  
**To:** Joan Lieberman-Brill  
**Subject:** FW: Chaffey Private Amendment Request

Eric Shields

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**From:** Colleen Johnson [<mailto:cjd202@hotmail.com>]  
**Sent:** Monday, March 11, 2013 10:28 AM  
**To:** Planning Commissioners  
**Subject:** Chaffey Private Amendment Request

Good day,

I am requesting City of Kirkland not to act on this significant matter until it has prepared a neighborhood plan for Finn Hill.

Thank you  
Colleen Johnson  
206.601.8874

**Joan Lieberman-Brill**

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**From:** Eric Shields  
**Sent:** Wednesday, March 13, 2013 8:41 AM  
**To:** Joan Lieberman-Brill  
**Subject:** FW: Chaffee Private Amendment Request

Eric Shields

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**From:** Torris McCall [<mailto:tmccall@comcast.net>]  
**Sent:** Tuesday, March 12, 2013 8:04 PM  
**To:** Planning Commissioners  
**Subject:** Chaffee Private Amendment Request

To whom it may concern, please consider allowing the Finn Hill Neighborhood Alliance to review the request by the developer Chaffee. I have a couple of concerns.

1. It is a wooded area that may affect the green belt
2. Traffic Congestion

Thank you for your time, and consideration.

Torris T. McCall Ex VP Regional Mgr.  
Phone (425) 821-7798  
Fax (425) 823-9260

**Joan Lieberman-Brill**

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**From:** Eric Shields  
**Sent:** Wednesday, March 13, 2013 8:44 AM  
**To:** Joan Lieberman-Brill  
**Subject:** FW: Chaffey PAR

Eric Shields

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**From:** Kathy Schuler [<mailto:kathyschuler@hotmail.com>]  
**Sent:** Tuesday, March 12, 2013 6:29 PM  
**To:** Planning Commissioners  
**Subject:** Chaffey PAR

**Planning Commission:**

I believe the interests of the Finn Hill neighborhood will be best served if the Chaffey Private Amendment Request is **not** studied until a Finn Hill neighborhood plan has been prepared.

Thank you,

Kathy Schuler  
12401 89th PI NE  
Kirkland, WA  
425.605.8905

**Joan Lieberman-Brill**

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**From:** Eric Shields  
**Sent:** Wednesday, March 13, 2013 9:13 AM  
**To:** Joan Lieberman-Brill  
**Subject:** FW: Chaffey Private Amendment Request

Eric Shields

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**From:** Chris Terpstra [<mailto:cterps@microsoft.com>]  
**Sent:** Wednesday, March 13, 2013 9:12 AM  
**To:** Planning Commissioners  
**Subject:** Chaffey Private Amendment Request

As a resident next to the proposed Chaffrey property I strongly urged the City not to act on this significant matter until it has prepared a neighborhood plan for Finn Hill, and the Planning Department staff has just issued a memo to the Planning Commission making the same recommendation.

-Chris

**Chris Terpstra** | Crisis Management Team  
Microsoft Operation Center  
Mobile: 206.890.0462



**Joan Lieberman-Brill**

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**From:** Deborah Knetzger <debknetz@comcast.net>  
**Sent:** Monday, March 11, 2013 10:15 PM  
**To:** Planning Commissioners  
**Subject:** Chaffey PAM, please wait!

Dear Planning Commission,

As a longtime resident of the FinnHill neighborhood, I ask you to wait before changing anything on the Chaffey Private Amendment . Our Finn Hill Neighborhood Alliance would like to discuss and write a plan encompassing any future development, particularly of wooded as-yet unbuilt land. We appreciate your consideration of our feelings and opinions concerning the construction in our neighborhood. We would like to envision our community's progress, rather than simply allow it to happen as developers wish.

Thank you for postponing this decision until further discussion and presentation of residents' opinions have taken place,  
Deborah Knetzger 7235 NE 116th Street, Kikrland WA 98034

**Joan Lieberman-Brill**

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**From:** Eric Shields  
**Sent:** Wednesday, March 13, 2013 5:05 PM  
**To:** Joan Lieberman-Brill  
**Subject:** FW: Chaffey Private Amendment Request

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Eric Shields

**From:** Jeanette Leach [<mailto:nettle.leach@gmail.com>]  
**Sent:** Wednesday, March 13, 2013 4:17 PM  
**To:** Planning Commissioners  
**Subject:** Chaffey Private Amendment Request

Dear Kirkland Planning Commissioners:

I am very concerned about the possibility of piece meal development of our city.

As a consequence, I'd like to show strong support for Finn Hill to have a neighborhood plan before moving forward on study of Private Amendment Requests. The Chaffey PAR is currently on the docket, please put the study on hold until Finn Hill has a neighborhood plan. Development without a plan causes erodes the quality of life that drove us to move to and remain with our home on Finn Hill.

Sincerely,

Jeanette Leach  
14009 81st PL NE  
Kirkland

**Joan Lieberman-Brill**

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**From:** Eric Shields  
**Sent:** Friday, March 08, 2013 10:32 AM  
**To:** Joan Lieberman-Brill  
**Subject:** FW: The Chaffey Building Group request

Eric Shields

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**From:** Vikki Stocker [<mailto:VStocker@kbacm.com>]  
**Sent:** Thursday, March 07, 2013 6:26 PM  
**To:** Planning Commissioners  
**Subject:** The Chaffey Building Group request

The topic of my concern (as it reads on the City website):

*The Chaffey Building Group is requesting a rezone for a property on Simonds Road NE in the Finn Hill Neighborhood from a low density to a medium density residential land use zone to allow for a future multifamily development.*

Dear Planning Commission,

Please do not rush to change zoning for individual groups like Chaffey. Their plan maybe a good proposal, but how would we know without an updated comprehensive plan? We want Kirkland planned as a whole, not one project at a time. The Juanita Neighborhood currently has a relatively cohesive streetscape. Higher density housing projects will need to be carefully planned.

All the citizens of Kirkland deserve to have an up dated Comprehensive Plan, that allows for thoughtful development before changing current zoning. A comprehensive plan that creates cohesive, timeless neighborhoods. One that considers all development proposals as a part of the whole, not as independent standalone projects.

**Please delay changes to increase zoning until the Comprehensive Plan has been updated and you have all the facts needed to make a well informed decision.**

Juanita Village has developed into a nice high density village. Pockets of higher density housing, with good and direct access to the freeway are what makes for good planning.

The Chaffey's location might not be the right location for higher density. Please wait to review our transportation needs before granting piece meal changes to our current zoning laws. This will best serve our community. Thank you for you thoughtful consideration, before making changes to our current zoning. The impacts are often far reaching. Vikki

**Victoria Stocker, CCM**

Manager | T 425.214.5080 | C 206.498.7924 | F 425.455.9732 | [vstocker@kbacm.com](mailto:vstocker@kbacm.com)

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## Joan Lieberman-Brill

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**From:** Eric Shields  
**Sent:** Thursday, March 14, 2013 3:09 PM  
**To:** Joan Lieberman-Brill  
**Subject:** FW: Plz hold off on Chaffey PAR!!

Eric Shields

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**From:** Margaret Adams & Jiri Zapletal [<mailto:margaret-jiri@msn.com>]  
**Sent:** Thursday, March 14, 2013 1:53 PM  
**To:** Planning Commissioners  
**Subject:** Plz hold off on Chaffey PAR!!

Dear Kirkland Planning Commissioners,

I recently attended a Finn Hill Neighborhood Alliance (FHNA) meeting and first learned of the Chaffey PAR. I am in complete agreement with our FHNA leadership and believe the interests of the Finn Hill neighborhood will be best served if the Chaffey Private Amendment Request is not studied until a Finn Hill neighborhood plan has been prepared.

Indeed, at the FHNA meeting we heard from a Kirkland staff person (I don't remember his name) who said the City doesn't even really have time to work with Finn Hill to develop our own neighborhood plan!! If that's true, then spending City time on the Chaffey PAR before spending time on a much, much larger area (the Finn Hill neighborhood) is, I believe, the completely the wrong priority for the City. It would be very little bang for all that time! The City's time would be much better spent working with our FHNA leadership on our neighborhood plan. At the FHNA meeting the FHNA leadership committed to spending as much time as required of them to help the City with our FH neighborhood plan. The Chaffey PAR is but one very, very tiny portion of FH and at this time in our post-annexation existence it is simply illogical to ignore the larger Finn Hill, not to mention the already limited City time, on such a small sliver.

Thank you.

Margaret Adams  
9037 NE 143<sup>rd</sup> St.  
Kirkland, WA 98034  
425-820-0284

**Joan Lieberman-Brill**

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**From:** Eric Shields  
**Sent:** Wednesday, March 13, 2013 5:09 PM  
**To:** Joan Lieberman-Brill  
**Subject:** FW: Finn Hill planning should have input on Chaffey Private Amendment Request

Eric Shields

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**From:** Kevin Ochsner [[mailto:kevin\\_ochsner@hotmail.com](mailto:kevin_ochsner@hotmail.com)]  
**Sent:** Wednesday, March 13, 2013 1:00 PM  
**To:** Planning Commissioners  
**Subject:** Finn Hill planning should have input on Chaffey Private Amendment Request

Dear Kirkland Planning Commissioner,

I am a resident of Finn Hill and I believe the interests of the Finn Hill neighborhood will be best served if the Chaffey Private Amendment Request is not studied until a Finn Hill neighborhood plan has been prepared.

Thank you,  
Kevin Ochsner

**Joan Lieberman-Brill**

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**From:** Eric Shields  
**Sent:** Monday, March 11, 2013 3:10 PM  
**To:** Joan Lieberman-Brill  
**Subject:** FW: Finn Hill Neighborhood Plan and Chaffey Private Amendment Request

Eric Shields

**From:** Katherine Casseday [<mailto:kcasseday@yahoo.com>]  
**Sent:** Monday, March 11, 2013 3:00 PM  
**To:** Planning Commissioners  
**Cc:** [scott.morris@trilogy-international.com](mailto:scott.morris@trilogy-international.com); Jon Pascal  
**Subject:** Finn Hill Neighborhood Plan and Chaffey Private Amendment Request

Dear Planning Commissioners,  
I encourage you to delay any action on the Chaffey Private Amendment Request until there is an adopted neighborhood plan in place for the Finn Hill Neighborhood of Kirkland. As a newly annexed area of the City, it is very important for us to have the opportunity to consider and plan carefully for any change in land use within the neighborhood - and this request from Chaffey to change the intensity of land use must be considered as a part of the bigger neighborhood planning issues.

Please follow the recommendations of City of Kirkland Planning Department staff to not act on any rezone or change in land use for this neighborhood until after a neighborhood plan is in place.

Thank you very much!!  
Katherine Casseday

**Katherine Casseday, PE, PTOE**  
**Casseday Consulting**  
9726 NE 138th Place  
Kirkland, WA 98034-1808  
(206) 450-8758

**Joan Lieberman-Brill**

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**From:** Eric Shields  
**Sent:** Wednesday, March 13, 2013 8:37 AM  
**To:** Joan Lieberman-Brill  
**Subject:** FW: Defer ReZone Request

Eric Shields

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**From:** Melissa Dokoozian [<mailto:Melissa.Dokoozian@PREMERA.com>]  
**Sent:** Wednesday, March 13, 2013 8:35 AM  
**To:** Planning Commissioners  
**Subject:** Defer ReZone Request

Please defer the rezone request until we have a neighborhood plan. We live here and these decisions affect our daily lives. Please consider our needs and hopes for continued good quality of life for our families in our neighborhood. Thank you.

Melissa Dokoozian and Ruben Hodges, Jr.  
9114 NE 143 Place, Kirkland, WA 98034

*Melissa Dokoozian  
425-918-5605 office  
425-686-2536 cell*

**Joan Lieberman-Brill**

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**From:** Eric Shields  
**Sent:** Thursday, March 14, 2013 12:20 PM  
**To:** Joan Lieberman-Brill  
**Subject:** FW: Chavey Request

Eric Shields

-----Original Message-----

From: Mark Vossler [<mailto:vosslerm1@comcast.net>]  
Sent: Thursday, March 14, 2013 12:00 PM  
To: Planning Commissioners  
Subject: Chavey Request

Dear Planning Commissioners,

I am a resident of Finn Hill neighborhood and I would like to express my support to hold off on studying the Chaffey Private Amendment Request until a neighborhood plan has been prepared.

Thank you,

Susan Vossler

12945 64th Ave NE

Kirkland 98034

**Joan Lieberman-Brill**

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**From:** Eric Shields  
**Sent:** Wednesday, March 13, 2013 8:37 AM  
**To:** Joan Lieberman-Brill  
**Subject:** FW: Chaffey

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Eric Shields

-----Original Message-----

From: Kelley [<mailto:kelcathcart425@gmail.com>]  
Sent: Wednesday, March 13, 2013 7:56 AM  
To: Planning Commissioners  
Subject: Chaffey

Please wait until our neighborhood has a plan before re-zoning the property on Simonds Road between 100th and 92nd. We deserve a voice in what our community looks like. To circumvent the people of this newly annexed neighborhood would leave us no choice but to distrust Kirkland as a municipality.

Sent from my iPhone

**Joan Lieberman-Brill**

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**From:** Eric Shields  
**Sent:** Thursday, March 14, 2013 10:05 AM  
**To:** Joan Lieberman-Brill  
**Subject:** FW: Chaffey Private Amendment Request

Eric Shields

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**From:** [lizalaska@frontier.com](mailto:lizalaska@frontier.com) [<mailto:lizalaska@frontier.com>]  
**Sent:** Wednesday, March 13, 2013 6:09 PM  
**To:** Planning Commissioners  
**Subject:** Chaffey Private Amendment Request

To all the Kirkland Planning Commissioners:

We respectfully request that the Planning Committee delay it's decision regarding the Chaffey Private Amendment Request to build multi-family apartments or condos on the Simonds Road location until the Finn Hill Neighborhood Alliance has the opportunity to define its own goals for the future development of the Finn Hill neighborhood.

Our home is especially impacted as our house is situated on the hill behind the proposed building site. We are concerned about the impact such development will have on the ground and stream directly below us.

As new members of the Kirkland City, we believe that we should have the opportunity to devise a plan for our community that benefits us all.

Thank you for your consideration.

Arthur and Joyce Saltmarsh  
Elizabeth Saltmarsh McKnight  
9344 NE 143rd Street  
Kirkland, WA 98034  
(425) 823-9189

PS Please review the map submitted by Chaffey PAR. The street directly above the proposed location is 143rd Street.

**Joan Lieberman-Brill**

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**From:** Mary Olavarria <marola16@aol.com>  
**Sent:** Monday, March 11, 2013 6:51 PM  
**To:** Planning Commissioners  
**Subject:** Chaffey Private Amendment Request

Kirkland Planning Commissioners,

I am writing regarding the Chaffey Private Amendment Request. I believe the interests of the Finn Hill neighborhood require that this request not be studied until a Finn Hill neighborhood plan has be prepared.

Thank you,

Mary Olavarria

## Joan Lieberman-Brill

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**From:** Eric Shields  
**Sent:** Monday, March 11, 2013 2:41 PM  
**To:** Joan Lieberman-Brill  
**Subject:** FW: Chaffey Private Amendment Request (File CAM 12-01477)

Eric Shields

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**From:** Tom Bliss [<mailto:chstrbliss1@comcast.net>]  
**Sent:** Monday, March 11, 2013 1:55 PM  
**To:** Planning Commissioners  
**Subject:** Chaffey Private Amendment Request (File CAM 12-01477)

Hello to Kirkland's Planning Commission,

I'm a resident of Denny Park Heights (residing @ 7438 NE 118<sup>th</sup> Pl, 98034), which is situated within the Finn Hill Neighborhood.

I'm writing to ask that the Chaffey Private Amendment Request [CPAR] be deferred until a Finn Hill Neighborhood Plan has been prepared.

This note was prompted by detailed information distributed via the Finn Hill Neighborhood Alliance, of which I am a member. The information notes that the Planning Commission will vote this Thursday evening (March 14<sup>th</sup>) on whether the CPAR "...should advance for further study this year or be folded into the consideration of a Finn Hill Neighborhood Plan".

Respectfully submitted,

Tom Bliss

[Chstrbliss1@comcast.net](mailto:Chstrbliss1@comcast.net)

Direct 206.499.6907

**Joan Lieberman-Brill**

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**From:** Eric Shields  
**Sent:** Monday, March 11, 2013 5:14 PM  
**To:** Joan Lieberman-Brill  
**Subject:** FW: Chaffey Private Amendment Request -- Action Requested

Eric Shields

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**From:** Larry Garlinghouse [<mailto:legarl@comcast.net>]  
**Sent:** Monday, March 11, 2013 3:34 PM  
**To:** Planning Commissioners  
**Cc:** [Scott.Morris@trilogy-international.com](mailto:Scott.Morris@trilogy-international.com)  
**Subject:** FW: Chaffey Private Amendment Request -- Action Requested

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**From:** Larry Garlinghouse [<mailto:legarl@comcast.net>]  
**Sent:** Monday, March 11, 2013 3:31 PM  
**To:** 'planningcommissioners@kirklandwa.gov.'  
**Cc:** 'Scott Morris'  
**Subject:** RE: Chaffey Private Amendment Request -- Action Requested

Ladies & Gentlemen:

We concur with the sentiments expressed in the context of this letter and respectively request postponing your decision on development until our plan is in place and then studying more specifics regarding the Chaffey PAR.

Thanks,

Larry & Gen Garlinghouse FHNA  
9229 NE 139<sup>th</sup> Street  
Kirkland, WA 98034

425-821-1432

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**From:** Scott Morris [<mailto:Scott.Morris@trilogy-international.com>]  
**Sent:** Sunday, March 10, 2013 5:52 PM  
**To:** Scott Morris  
**Subject:** Chaffey Private Amendment Request -- Action Requested

Dear Finn Hill residents:

The City of Kirkland is considering a rezone request for vacant, wooded property on Simonds Road, between 92<sup>nd</sup> and 100<sup>th</sup> Avenues. The request -- known as the **Chaffey Private Amendment Request** (File CAM 12-01477) -- seeks an upzone from RSA 4 (4 homes per acres) to RMA 3.5 or 5.0 (9 to 12 multifamily units per acre).

**FHNA has urged the City not to act on this significant matter until it has prepared a neighborhood plan for Finn Hill, and the Planning Department staff has just issued a memo to the Planning Commission making the same recommendation.**

- FHNA has argued that the City should not rezone properties on Finn Hill until the community has had the opportunity to define its goals for the future development of the neighborhood – precisely what neighborhood plans are designed to do. As a newly annexed area of Kirkland, we don't yet have such a plan but it is essential that we work with the City promptly to complete one. (See FHNA letter, attached.) Given the complexity of the issues raised by the Chaffey Private Amendment Request, the Planning Department staff has noted that the amendment would consume City resources that should be reserved for the City's Comprehensive Plan Update and for neighborhood plans. (Staff memo: <http://www.kirklandwa.gov/Assets/Planning/Planning+PDFs/Planning+Commission/2013+PAR+Memo+PC+03142013.pdf>. See pages 1-4, 11-17.)

**This Thursday evening, March 14, the Planning Commission will vote** on whether the Chaffey Private Amendment Request should advance for further study this year or be folded into the consideration of a Finn Hill neighborhood plan. FHNA hopes that you agree that the right outcome is to defer the rezone request until we have a neighborhood plan. If so, **please write to the Planning Commissioners! You can email them at [planningcommissioners@kirklandwa.gov](mailto:planningcommissioners@kirklandwa.gov).**

- Your note needn't be a long one. It will be sufficient to say merely that you believe the interests of the Finn Hill neighborhood will be best served if the Chaffey Private Amendment Request is not studied until a Finn Hill neighborhood plan has been prepared.
- And please also consider presenting your comments directly to the Planning Commissioners at their meeting. The meeting will be held at 7pm on Thursday, March 6, in Council Chambers at City Hall. (Meeting agenda: [http://www.kirklandwa.gov/Assets/Planning/Planning+PDFs/Agendas/Planning\\_Commission/Agenda+PC+03142013.pdf](http://www.kirklandwa.gov/Assets/Planning/Planning+PDFs/Agendas/Planning_Commission/Agenda+PC+03142013.pdf).) If you do want to speak at the meeting, we would appreciate hearing about your plans in advance, so we can coordinate public comments.

The Planning Commission's decision will be a recommendation to the City Council, which will make its own determination on how to handle the Chaffey rezone request in April. We will keep you posted on how this matter progresses.

**Scott Morris**

Trilogy International Partners LLC  
155 108th Avenue, Suite 400  
Bellevue WA 98004

Desk: 425-458-5955

Cell: 206-972-9493

Email: [scott.morris@trilogy-international.com](mailto:scott.morris@trilogy-international.com)

Web: [www.trilogyinternationalpartners.com](http://www.trilogyinternationalpartners.com)

**Joan Lieberman-Brill**

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**From:** Eric Shields  
**Sent:** Monday, March 11, 2013 9:52 AM  
**To:** Joan Lieberman-Brill  
**Subject:** FW: Chaffey Amendment Request (File CAM 12-01477)

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Eric Shields

-----Original Message-----

From: Kurt Seiffert [<mailto:akseif@comcast.net>]  
Sent: Monday, March 11, 2013 9:49 AM  
To: Planning Commissioners  
Subject: Chaffey Amendment Request (File CAM 12-01477)

Sirs;

I am a resident of the recently annexed Finn Hill neighborhood of Kirkland. We are pleased to have become part of the city. We are anxious to create a neighborhood plan and to participate in the Kirkland City Comprehensive Plan Update process. We feel that rezoning, such as the one listed above, would be inappropriate until these plans have been created and reviewed.

Thank you.

Kurt Seiffert  
6643 NE 132nd St

**Joan Lieberman-Brill**

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**From:** Eric Shields  
**Sent:** Monday, March 11, 2013 1:18 PM  
**To:** Joan Lieberman-Brill  
**Subject:** FW: Chaffee Development

Eric Shields

-----Original Message-----

From: Janice Gerrish [<mailto:janicegerrish@gmail.com>]  
Sent: Monday, March 11, 2013 12:41 PM  
To: Planning Commissioners  
Subject: Chaffee Development

I would like all present and future building and land developments follow the same regulations, esthetics and care for the natural environment. I don't want someone's monetary gain and political push to bypass orderly planning for the good of the entire community.

Janice Gerrish, Finn Hill resident for 25 years.

Sent from my iPhone

**Joan Lieberman-Brill**

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**From:** Eric Shields  
**Sent:** Thursday, March 14, 2013 10:04 AM  
**To:** Joan Lieberman-Brill  
**Subject:** FW: Building on Simonds Road

Eric Shields

-----Original Message-----

From: Suellen Musgrove [<mailto:suellenmusgrove@hotmail.com>]  
Sent: Wednesday, March 13, 2013 11:58 PM  
To: Planning Commissioners  
Subject: Building on Simonds Road

I live on the greenbelt above proposed construction on Simonds Rd. please allow Finn Hill to work a plan before you make any decisions. We are bumper to bumper hoses here now. Simonds Road traffic is dangerous. The stream needs to be protected and the displaced animals need homes. We bought because of the greenbelt and the beauty it affords us. Please take your time making decisions that effect many people here on the hill. Sincerely. Suellen Musgrove. 9334 NE 143rd St. Kirkland Wa. 98034

Sent from my iPhone

## Joan Lieberman-Brill

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**From:** Eric Shields  
**Sent:** Monday, March 11, 2013 9:08 AM  
**To:** Joan Lieberman-Brill  
**Subject:** FW: a general opinon regarding upzoning

[Another letter](#)

[Eric Shields](#)

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**From:** Bryan Willman [<mailto:bryanwi@bryanwi.com>]  
**Sent:** Sunday, March 10, 2013 6:07 PM  
**To:** Planning Commissioners  
**Subject:** a general opinon regarding upzoning

Hello, I live in Kirkland, I guess you would call it Finn Hill, off Juanita drive.

And I wish to urge that all \*upzonings\* anywhere in Kirkland, but in particular in the areas served by Juanita drive and Simonds road, should wait until two things have happened:

- a. There's a good area plan.
- b. Citizens and government have realistically worked out the traffic issues. We had a cyclist killed on Juanita drive not so long ago. I've been riding that road for more than 20 years and considered it an unlikely place for such an accident. But the traffic is much heavier.

We should also realize that regardless of dreams about tax values or the GMA, there is a maximum practical density any network of roads can support, and crossing over that and making a mess is vastly more costly than living within our traffic means to begin with.

I'll also note that I'm a strong believer in property rights, and so a landowner wishing to build to \*existing\* zoning not should not face obstructionism.

[The Chaffey Private Amendment Request is what has driven this letter - but the issue applies to all construction in areas served by Juanita drive, Simonds Road, 100th/99, etc.]

bmw

**Joan Lieberman-Brill**

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**From:** Elna Duffield <l.duffield@comcast.net>  
**Sent:** Monday, March 11, 2013 3:07 PM  
**To:** Planning Commissioners  
**Subject:** Chaffey Private Amendment Request.

Dear Members of the Kirkland Planning Commission,

I am not able to make the meeting on March 14<sup>th</sup> but I would like to go on record asking the Planning Commission to please defer making a decision on the Chaffey Private Amendment Request until after a comprehensive Finn Hill Development Plan is created by the residence of Finn Hill. I live directly off of Holmes Point Road on the south end and know that any decisions made about that property will have a large impact on that intersection and the traffic coming and going onto Holmes Pt. Drive and Juanita Drive.

Thank You  
Elna Duffield  
11239 Champagne Pt. Rd. NE  
Kirkland, WA 98034  
425-823-6081

**Joan Lieberman-Brill**

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**From:** Mike Berg <refugee98034@yahoo.com>  
**Sent:** Monday, March 11, 2013 3:05 PM  
**To:** Planning Commissioners  
**Cc:** Scott Morris  
**Subject:** Chaffey Private Amendment Request (File CAM 12-01477)

I urge the City to not take any substantive action on this PAR until a neighborhood plan for Finn Hill has been

completed.

The arguments laid out by the Finn Hill Neighborhood Alliance succinctly summarizes why significant action should

be postponed until after a neighborhood development plan is in place and the City's plan updated.

Michael E Berg  
13843 - 92nd PL NE  
Kirkland WA 98034-1878

Finn Hill resident

**Joan Lieberman-Brill**

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**From:** goodwin <goodwin.hp@gmail.com>  
**Sent:** Sunday, March 10, 2013 7:58 PM  
**To:** Planning Commissioners  
**Subject:** Chaffey Private Amendment Request

As a resident of Finn Hill I believe the the Chaffey Private Amendment Request should NOT advance for further study this year. This requested should be folded into the consideration of a Finn Hill neighborhood plan. Please vote to defer this rezone request. Thank you. Ken Goodwin 11834 Holmes Pt Dr.

**Joan Lieberman-Brill**

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**From:** Ruth Chaus <rgar10@yahoo.com>  
**Sent:** Monday, March 11, 2013 9:57 PM  
**To:** Planning Commissioners  
**Cc:** Scott Morris  
**Subject:** Chaffey request

Dear Commissioners-

I believe the interests of the Finn Hill neighborhood will be best served if the Chaffey Private Amendment Request is not studied until a Finn Hill neighborhood plan has been prepared. Simonds Road changes character drastically from it's dense east end to the bucolic western terminus. There should also be consideration of nearby natural areas and potential effects on traffic on the street before densities are allowed to increase. A patchwork of different densities should probably be avoided, effects on neighborhood children's play areas, and children's access to schools should also be considered.

Thanks for your time,  
Ruth Chaus

**Joan Lieberman-Brill**

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**From:** Vicki Good <vicki.good@comcast.net>  
**Sent:** Sunday, March 10, 2013 6:39 PM  
**To:** Planning Commissioners  
**Subject:** Chaffey Private Amendment Request

I believe the interests of the Finn Hill neighborhood will be best served if the Chaffey Private Amendment Request is not studied until a Finn Hill neighborhood plan has been prepared.

Thank-you  
Vicki Good

**Joan Lieberman-Brill**

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**From:** keithdbuffalofan@comcast.net  
**Sent:** Sunday, March 10, 2013 6:08 PM  
**To:** Planning Commissioners  
**Cc:** Scott Morris  
**Subject:** Support to Defer Chaffey Amendment

Dear City of Kirkland Planning Commission,

We are fully supportive of deferring the decision on the Chaffey Amendment along Symonds Road until the completion of the Finn Hill Neighborhood Plan. We endorse the letter sent to the City of Kirkland by the Finn Hill Neighborhood Alliance.. The proposal would result in greatly increased densities over the established zoning for this parcel. We feel that, if approved, that this would be spot zoning without any benefit of a comprehensive view of the Finn Hill neighborhood that the plan would provide, and are also concerned about the potential impacts of higher density development on adjacent open space and important natural habitat that is immediately adjacent to this parcel.

Thanks for your consideration,

Keith and Donna Dunbar  
14310 93rd Ave NE  
Kirkland, WA 98034

**Joan Lieberman-Brill**

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**From:** keyescom <keyescom@comcast.net>  
**Sent:** Sunday, March 10, 2013 6:54 PM  
**To:** Planning Commissioners  
**Subject:** Chaffey development on Finn

Dear Kirkland Planning Commissioners,

As a Finn Hill resident, I urge you to put off consideration of the Chaffey Homes development and zoning change on Simonds Road until Finn Hill has an opportunity to develop a neighborhood plan. At the very least this development, specifically the change and is zoning should be considered as part of the neighborhood planing process.

Thank you,

Cami Keyes  
8126 NE 115th Court  
Kirkland, WA 98034

Typos are courtesy of my Android phone on T-Mobile.

**Joan Lieberman-Brill**

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**From:** Joe Williams <jtwgearhead@gmail.com>  
**Sent:** Sunday, March 10, 2013 6:37 PM  
**To:** Planning Commissioners  
**Subject:** Chaffey Private Amendment Request

I believe the interests of the Finn Hill neighborhood will be best served if the Chaffey Private Amendment Request is not studied until a Finn Hill neighborhood plan has been prepared. There should not be a rush to change zoning until the greater context has been determined.

Thanks,

Joe Williams  
13304 69th Ave NE  
Kirkland, WA 98034

**Joan Lieberman-Brill**

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**From:** Steve Wise <stevewise@comcast.net>  
**Sent:** Sunday, March 10, 2013 6:50 PM  
**To:** Planning Commissioners  
**Cc:** Scott Morris; meg@oz.net  
**Subject:** Chaffey PAR

Planning Commission:

As I'd very clearly stated at the FHNA meeting with some of the folks on the Planning Commission present, I do not believe the Chaffey project should move forward until or unless the City of Kirkland can complete a comprehensive neighborhood plan for Finn Hill. These one-off PAR's, minus a longer-term neighborhood plan, only serve to change the character of Finn Hill negatively and not in line with the will of the people who live here.

Sincere regards,

Steve Wise

**Joan Lieberman-Brill**

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**From:** Charlene Luttge <cluttge@gmail.com>  
**Sent:** Sunday, March 10, 2013 6:18 PM  
**To:** Planning Commissioners  
**Subject:** Chaffey Request

I believe the interests of the Finn Hill neighborhood will be best served if the Chaffey Private Amendment Request is not studied until a Finn Hill neighborhood plan has been prepared.

Please wait until we have our plan figured out.

Charlene Luttge  
Finn Hill Resident

**Joan Lieberman-Brill**

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**From:** Joachim Veith <joachim@veith-team.net>  
**Sent:** Sunday, March 10, 2013 8:36 PM  
**To:** Planning Commissioners  
**Subject:** Chaffey Private Amendment Request

Dear Planning commissioners,

We follow with interested the development regarding the Chaffey Private Amendment Request, which affects our Finn Hill neighborhood.

We believe the interests of our neighborhood will be best served if the Chaffey Private Amendment Request is not studied until a Finn Hill neighborhood plan has been prepared. This would allow a consistent approach for this and future requests.

Kind regards,

Joachim Veith, MD  
12956 64th Ave NE  
Kirkland, WA 98034 USA  
Tel. 1-425-820-6025

**Joan Lieberman-Brill**

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**From:** Tmv8818@aol.com  
**Sent:** Sunday, March 10, 2013 9:08 PM  
**To:** Planning Commissioners  
**Subject:** RE: Chaffey PAR

I believe the interests of the Finn Hill neighborhood will be best served if the Chaffey Private Amendment Request is not studied until a Finn Hill neighborhood plan has been prepared.

**Thank you, Tony Volchok**  
**12801 Juanita Drive Ne.**

**Joan Lieberman-Brill**

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**From:** Joyce Frost <frostjoycee@gmail.com>  
**Sent:** Sunday, March 10, 2013 8:35 PM  
**To:** Planning Commissioners  
**Subject:** Chaffey Private Amendment Request

I believe the interests of the Finn Hill neighborhood will be best served if the Chaffey Private Amendment Request is not studied until a Finn Hill neighborhood plan has been prepared. **It seems premature to be moving ahead with this at a time when the area has only just been incorporated a short time.**

**Joyce Frost**

**Joan Lieberman-Brill**

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**From:** Eric Shields  
**Sent:** Monday, March 11, 2013 5:17 PM  
**To:** Joan Lieberman-Brill  
**Subject:** FW: Chaffey Private Amendment Request

Eric Shields

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**From:** Colleen Johnson [<mailto:cjd202@hotmail.com>]  
**Sent:** Monday, March 11, 2013 10:28 AM  
**To:** Planning Commissioners  
**Subject:** Chaffey Private Amendment Request

Good day,

I am requesting City of Kirkland not to act on this significant matter until it has prepared a neighborhood plan for Finn Hill.

Thank you  
Colleen Johnson  
206.601.8874

**Joan Lieberman-Brill**

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**From:** mary\_gale <mary\_gale@comcast.net>  
**Sent:** Sunday, March 10, 2013 8:36 PM  
**To:** Planning Commissioners  
**Subject:** Chaffey Private Amendment Request

I believe the interests of the Finn Hill neighborhood will be best served if the Chaffey Private Amendment Request is not studied until a Finn Hill neighborhood plan has been prepared.

**Thanks for your consideration,**

**Mary Gale**  
**12519 64<sup>th</sup> Ave. NE**  
**Kirkland, WA 98034**

**Joan Lieberman-Brill**

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**From:** readdyla <readdyla@aol.com>  
**Sent:** Sunday, March 10, 2013 8:08 PM  
**To:** Planning Commissioners  
**Cc:** Scott.Morris@trilogy-international.com  
**Subject:** Planning in the Finn Hill Neighborhood

Please do not approve any changes in land status within the Finn Hill area until a neighborhood plan has been developed. Some of us have worked long and hard to establish our own goals that had been accommodated in the King County ordinances.

Dr. Leigh A. Readdy  
11549 Holmes Point Drive  
Kirkland, 98034

[readdyla@aol.com](mailto:readdyla@aol.com)

**Joan Lieberman-Brill**

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**From:** Eric Shields  
**Sent:** Monday, March 11, 2013 5:17 PM  
**To:** Joan Lieberman-Brill  
**Subject:** FW: Chaffey Private Amendment Request

Eric Shields

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**From:** Barbara McCurdy [<mailto:blmccurdy1@comcast.net>]  
**Sent:** Monday, March 11, 2013 11:23 AM  
**To:** Planning Commissioners  
**Subject:** Chaffey Private Amendment Request

I believe the interests of the Finn Hill neighborhood will be best served if the Chaffey Private Amendment Request is not studied until a Finn Hill neighborhood plan has been prepared.

Thank you for your consideration

Barbara McCurdy  
8521 NE 143<sup>rd</sup> St  
Kirkland, WA 98034  
425 820 8501

**Joan Lieberman-Brill**

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**From:** Tmv8818@aol.com  
**Sent:** Sunday, March 10, 2013 9:08 PM  
**To:** Planning Commissioners  
**Subject:** RE: Chaffey PAR

I believe the interests of the Finn Hill neighborhood will be best served if the Chaffey Private Amendment Request is not studied until a Finn Hill neighborhood plan has been prepared.

**Thank you, Tony Volchok**  
**12801 Juanita Drive Ne.**

**Joan Lieberman-Brill**

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**From:** F Lyman <chicha19@comcast.net>  
**Sent:** Thursday, March 14, 2013 4:37 PM  
**To:** Planning Commissioners; City Council  
**Cc:** Joan Lieberman-Brill; board@finnhillalliance.org  
**Subject:** re: Planning Commission meeting, Chaffey PAR

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**March 14, 2013**

**City Council and Planning Commission  
City of Kirkland  
123 Fifth Avenue  
Kirkland WA 98033-6189**

**RE: Chaffey PAR (CAM 12-01477)**

**To the Planning Commission and City Council of Kirkland:**

**I am writing to support the Finn Hill Neighborhood Alliance's position that Kirkland should *not* approve any zoning changes to the city's comprehensive plan in the Finn Hill area before it carries out a neighborhood plan of some kind. FHNA's position is that "would be irresponsible for the City to take any substantive action" on the [Chaffey] Public Amendment Request [PAR] until that happens.**

**So I'm also urging the Planning Commission and the City Council to turn down the Chaffey Private Amendment Request.**

**Having attended the Kirkland Planning Commission's public hearing last year on the Howard PAR, I concurred with them at the time that making land use decisions without a plan to guide these decisions was "not a good way of doing business." As the Planning Commissioners said themselves, it would only be a matter of time before more local "PAR" requests surfaced.**

**And so the Chaffey PAR is just the latest.**

**I concur with the FHNA that it's not in the long-term interests of our neighborhood for the city to devote planners' time to reviewing this *particular* request, which raises many complex policy and environmental issues, at the expense of time spent looking at creating a *general* neighborhood plan.**

**Plus, the planners themselves seem to be against this one. At a recent FHNA meeting, Eric Shields, Director of Kirkland's planning department, said that the planners on his staff had themselves voiced opposition to the Chaffey zoning request.**

**This specific zoning request aside, why not defer any rezone requests until such time as there is a neighborhood plan in place? It has only been a year and a half since Finn Hill was annexed by Kirkland, after**

all. It would make sense to have a 'big picture' assessment of where residential, commercial and mixed-use lie -- and fit together -- as part of the Comprehensive Plan update. FHNA has indicated its desire to engage in helping the city launch a kind of "community conversation" process to help give the city enough information before it begins taking time to consider any rezone proposals.

If you act quickly to support getting us this neighborhood plan, with FHNA's help, and turn down this rezone, you will be doing the right thing for our city. Thank you.

Sincerely,

Francesca Lyman  
Finn Hill resident and FHNA board director, at-large

Cc:  
FHNA Board of Directors  
Joan Lieberman-Brill, [jbrill@kirklandwa.gov](mailto:jbrill@kirklandwa.gov)

**From:** [Eric Shields](#)  
**To:** [Joan Lieberman-Brill](#)  
**Subject:** Fwd: Chaffey Private Amendment Request  
**Date:** Sunday, March 17, 2013 4:45:23 PM

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Sent from my iPad

Begin forwarded message:

**From:** Wendy Turkatte <[ceridweyn@hotmail.com](mailto:ceridweyn@hotmail.com)>  
**Date:** March 17, 2013, 4:27:16 PM PDT  
**To:** <[planningcommissioners@kirklandwa.gov](mailto:planningcommissioners@kirklandwa.gov)>  
**Subject:** Chaffey Private Amendment Request

Greetings,

As a homeowner on Finn Hill (7819 NE 145th Street, Kirkland) I feel that the best interests of the Finn Hill neighborhood will be best served if the Chaffey Private Amendment Request is not studied until a Finn Hill neighborhood plan has been prepared.

Thank you for your consideration on this matter.

Sincerely,

Wendolyn Turkatte  
425 419-4149