



**CITY OF KIRKLAND**  
**Planning and Building Department**  
**123 Fifth Avenue, Kirkland, WA 98033**  
**425.587-3225 - [www.kirklandwa.gov](http://www.kirklandwa.gov)**

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**MEMORANDUM**

**To:** Kurt Triplett, City Manager

**From:** Teresa Swan, Senior Planner  
Janice Coogan, Senior Planner  
Joan Lieberman-Brill, Senior Planner, AICP  
Dorian Collins, Senior Planner, AICP  
Angela Ruggeri, Senior Planner, AICP  
David Barnes, Associate Planner  
Dawn Nelson, Planning Supervisor, AICP  
Jeremy McMahan, Development Review Manager  
Paul Stewart, Deputy Director, AICP  
Eric Shields, Director, AICP

**Date:** November 19, 2015

**Subject:** Final Adoption: 2013-2015 Comprehensive Plan Update and Related Code and Map Amendments, File CAM13- 00465, #9

**I. RECOMMENDATION**

Staff recommends that the City Council take action to approve the 2013-2015 Comprehensive Plan update by adopting nine ordinances.

Staff recommends the following order of discussion and adoption of the nine ordinances to facilitate the discussions, motions and possible changes to ordinance exhibits for the Nelson/Cruikshank and Basra Citizen Amendment Requests:

- A. Discuss the Nelson/Cruikshank CAR:
  1. Make a motion on [Ordinance 4506](#) Nelson Cruikshank Citizen Amendment Request
  2. Make a motion on [Ordinance 4494](#) Neighborhood Plans
- B. Discuss the Basra CAR:
  3. Make a motion on [Ordinance 4498](#) Citizen Amendment Requests
- C. Discuss and make motions on:
  4. [Ordinance 4493](#) Element Chapters
  5. [Ordinance 4495](#) Totem Lake Business District Plan and Code Amendments
  6. [Ordinance 4496](#) General Zoning Code and Municipal Code Amendments
  7. [Ordinance 4497](#) General Zoning Map and Land Use Map Amendments
  8. [Ordinance 4499](#) MRM Amendment Proposal
  9. [Ordinance 4505](#) Walen Citizen Amendment Request

***Note that all ordinances and associated exhibits within in each ordinance are provided in links rather than as PDFs attached to the packet.***

## **II. NELSON/CRUIKSHANK CITIZEN AMENDMENT REQUEST**

The City Council has requested that staff provide additional **density options** on the Nelson/Cruikshank Citizen Amendment Request (CAR). The options are provided on page 3 below:

Based on direction for the City Council at its November 4<sup>th</sup> study session, the attached [Ordinance 4506](#) includes the following:

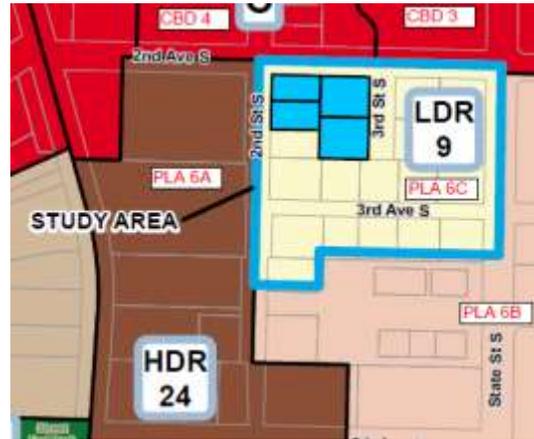
1. **Comprehensive Plan Amendments** (Exhibits [1](#) and [2](#) of [Ordinance 4506](#) and the same text reflected in the Moss Bay Neighborhood Plan [Exhibit 4](#) of [Ordinance O-4494](#)):
  - Changes the land use designation from low density (9 units/acre) to medium density (12 units/acre).
  - Includes accompanying text for the medium density designation and rationale for mitigations of lower building heights and wider setbacks.
  - Deletes the PLA 6C designation.
2. **Zoning Map** – rezones the area from PLA 6C to RM 3.6 (Exhibit [4](#) of [Ordinance 4506](#)).
3. **Zoning Code** (Exhibit [3](#) of [Ordinance 4506](#)):
  - Deletes the PLA 6C zoning district.
  - Adds General Regulations to the RM zone establishing the 25' height limit (rather than standard 30'), the 10' front setbacks (with provisions for parking pads behind garages), and wider side yard setbacks for projects with more than 4 units abutting an existing single family home. No changes to regulations for the PLA 6B zone (south of the study area) are included.

At the December 8<sup>th</sup> Council meeting, staff would suggest Council deliberation of the following options. Staff has identified key issues for discussion under each option. Interested parties have been notified of the ongoing Council deliberations scheduled for December 8<sup>th</sup>.

**Options:**

1. Adopt the ordinance as drafted.
2. Modify the ordinance by motion to limit the changes to the four parcels (two owners) who requested the CAR (see blue parcels).

*Staff Comment: This option creates a very small, irregularly shaped medium density zoning district. There are other owners in the study area who did not apply for a CAR, but support the rezone request for their properties. As discussed in Option 4 below, Council may wish to amend current rationale in the Plan for the single family designation.*



3. Modify the ordinance to change only the Comprehensive Plan designation and accompanying text for the study area to medium density. Defer consideration of the rezone and specific regulations to a future work program.

*Staff Comment: The draft work program has a considerable number of tasks to be undertaken in 2016. As part of the upcoming work program review, the Council would need to prioritize this project against other projects on the work program. If this alternative is chosen, staff recommends that review of the zoning be prioritized to occur as soon as possible in order to minimize the period of time when the Zoning Map and zoning regulations are not consistent with the Comprehensive Plan.*

4. Do not adopt the ordinance and retain existing low density Comprehensive Plan designation and zoning for the study area.

*Staff Comment: There seems to be a lack of certainty among owners as to the long term vision for the study area and that uncertainty may affect investment. If the vision is to retain single family, the existing policy (to "... help preserve the housing stock... for low and fixed income people") should be rewritten to articulate a better long term vision and improved rationale for the low density designation.*

Should the City Council decide to **change Ordinance 4506 (and related ordinances) based on one of the options presented above**, the following alternative wording may be used for the motion:

**Option 1 Motion:**

"I move to adopt [Ordinance 4506](#) as drafted."

**Option 2 Motion:**

"I move to amend Ordinances [4506](#) and [4494](#) to modify the following exhibits:

- Ordinance 4506:
  - [Exhibit 1](#) - redesignate as MDR 12 only the four parcels that were the subject of the initial CAR request;
  - [Exhibit 2](#) - retain the PLA 6C subarea designation and limit the description of the new medium density area to the four parcels noted\*;
  - [Exhibit 3](#) - retain the PLA 6C zone;
  - [Exhibit 4](#) - rezone only the four parcels as noted to RM 3.6.
- Exhibit 4 of Ordinance 4494 to incorporate the changes noted."

*\*Note – As noted in Option 4, Council may wish to consider amending the text to articulate an improved rationale for the low density designation.*

**Option 3 Motion:**

"I move to amend Ordinance [4506](#) to include Exhibits [1](#) and [2](#) that amend the Comprehensive Plan for the study area, but to delete Exhibits [3](#) and [4](#) that would amend the text of the Zoning Code and the Zoning Map for the study area. I also move to direct staff to include review of the implementing Zoning Code and Zoning Map for the study area as part of the upcoming Planning Work Program."

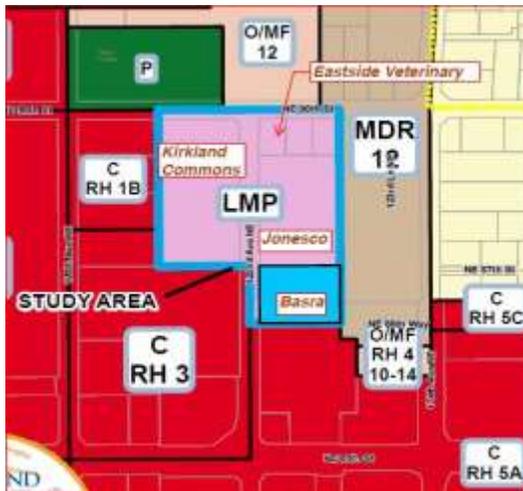
**Option 4 Motion:**

"I move to reject Ordinance [4506](#) and to adopt and amend Ordinance 4494 to modify Exhibit 4 of Ordinance [4494](#) with the following changes to the text of the Moss Bay Neighborhood Plan:

- Section 4.A shall not be amended to reference the designation of the study area as Medium Density
- Section 4.B shall retain Subarea 6C with the following edit:
  - Delete the sentence 'This will help preserve the housing stock of dwelling units close to the Downtown for low- and fixed-income people.' And replace it with the sentence: '*...insert rational for single family designation...'*'"

**III. BASRA CITIZEN AMENDMENT REQUEST**

The City Council requested that staff provide **height options** for the Basra Citizen Amendment Request after receiving an email dated November 12, 2015, from the applicant, Tejvir Basra, requesting that the maximum allowable height of the hotel be 54 feet rather than the 45 feet recommended by the Planning Commission. Below is a map showing the location of the Basra CAR and the content of Mr. Basra's email:



**Email from the applicant, Tejvir Basra, requesting height of 54 feet**

**From:** Tejvir Basra [basra.tejvir@gmail.com]  
**Sent:** Thursday, November 12, 2015 10:57 AM  
**To:** Amy Walen; Penny Sweet; Jay Arnold; Shelley Kloba; Toby Nixon; Dave Asher; Doreen Marchione  
**Subject:** BASRA CAR

Council Members,

As you may know, my family has a Citizen Amendment Request for our property at 8626 122nd Ave NE. We appreciate the time and effort that staff, the Planning Commission, and the Council have put into studying and considering our request.

We are requesting a change to the land use and zoning for our parcel in from Industrial to Commercial to allow development of a hotel. We requested a maximum height of 60 feet above average building elevation (ABE) and the staff and Planning Commission have recommended we be allowed to only build up to a maximum height of 45 feet above ABE.

Average building elevation on our site is ~287', so a maximum height of 60' above ABE results in a requested maximum height of ~347'. If we are limited to a maximum height of 45' above ABE then we would be at a maximum height of 332' which would result in our hotel being sandwiched between future developments at the Rose Hill Shopping Center (to the West) and Highlands Kirkland Condos (to the East), which will have a maximum height of 341'. This can be seen in the attachment below, an east/west cross section of the site. We are requesting that the council consider a compromise between our proposal and the Staff/Planning Commission proposal, and allow us to go 54' above ABE which results in a maximum height of 341' which would be the same height as future developments at the Rose Hill Shopping Center and Highlands Kirkland Condos.

With this compromise, we would be able to develop a Hotel that better aligns with our vision for this property and city. We want to offer amenities such as a restaurant, banquet space, meeting space, fitness center, business center, etc. And without the increased height it will be difficult for us to provide such amenities, and will substantially limit our options when it comes to finding a Franchise partner. And additionally, while the hotel will primarily serving people outside of Kirkland who are coming into our city, the amenities can be used by local Kirkland residents as well.

Our family has a strong presence at Seatac International Airport as we are one of the largest airport parking players at the airport. We want to use our resources at the airport to try and market our Hotel in Kirkland as an attractive option for those traveling to the Eastside. It will be easier for us to bring these travelers to Kirkland if we are able to market amenities that the hotel has to offer, which would be substantially diminished if we are held to the 45' above ABE.

Thank you for your consideration and we hope you are open to a compromise between the two existing proposals. Please contact us if you have any questions, thanks again.

Best,  
Tejvir

Tejvir Basra  
PO Box 2127  
Kirkland, WA 98083  
p:(425) 822-6000  
f: (425) 974-7400  
[basra.tejvir@gmail.com](mailto:basra.tejvir@gmail.com)

For extensive **height analysis** leading up to the Planning Commission's recommendation, follow this link to the [Planning Commission's May 14](#) meeting packet.

The applicant’s original request was for 60’. The Planning Commission’s recommendation was for 45.’ The applicant has requested the City Council now consider 54’.

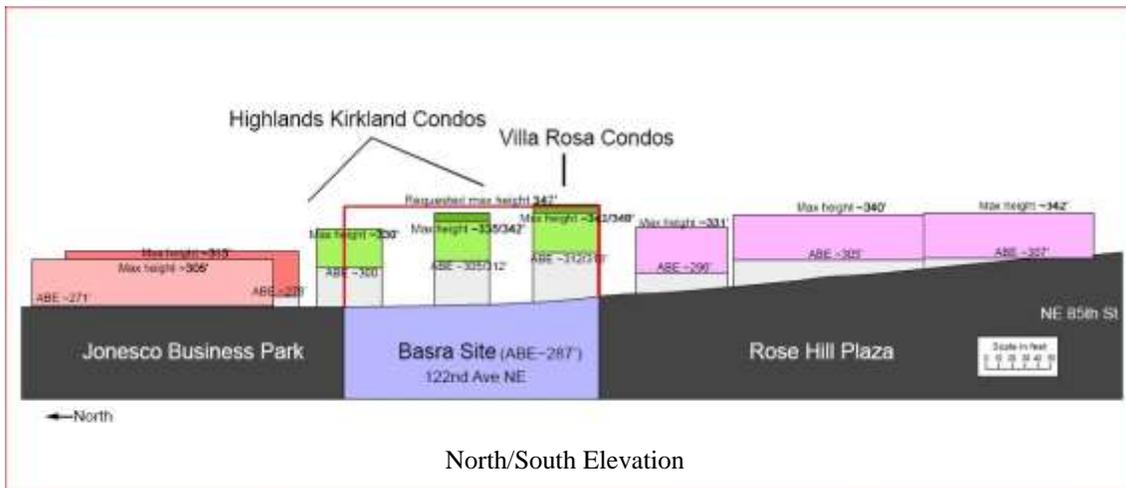
The following chart compares the **various height options** for this proposal and indicates what the resulting height difference would be between the Basra hotel and surrounding development. All height calculations are approximate:

	<b>Subject Property</b> (Commercial) <b>Basra site</b>	<b>North</b> (Industrial) <b>Jonesco Business Park</b>	<b>South</b> (Commercial) <b>Kirkland Plaza</b>	<b>East</b> (Multifamily) <b>Highlands Kirkland Condo</b>	<b>West</b> (Commercial) <b>Rose Hill Shopping Center /Petco</b>
<b>Allowed Height</b>	35 feet above ABE	35 feet above ABE	35 feet above ABE	30 feet above ABE	Maximum 45’ above NE 85 <sup>th</sup> St.
<b>Original Request</b>	60 feet above ABE	Hotel would be 41 feet higher than max. height allowed at lowest bld.	Hotel would be 16 feet higher than max. height allowed at lowest bld.	Hotel would be 17 feet higher than max. height allowed at lowest bld.	Hotel would be 6 feet higher than maximum height allowed at Petco site when re-developed
<b>Planning Commission Recommends</b>	45 feet above ABE <sup>1, 2</sup>	Hotel would be 26 feet higher than max. height allowed at lowest bld.	Hotel would be 1 foot higher than max. height allowed at lowest bld.	Hotel would Match max. height allowed at lowest bld.	Hotel would be 9 feet lower than maximum height allowed at Petco site when re-developed
<b>Current Request</b>	54 feet above ABE <sup>3,4</sup>	Hotel would be 35 feet higher than max. height allowed at lowest bld.	Hotel would be 10 feet higher than max. height allowed at lowest bld.	Hotel would be 11 feet higher than max. height allowed at lowest bld.	Hotel would match maximum height allowed at Petco site when re-developed

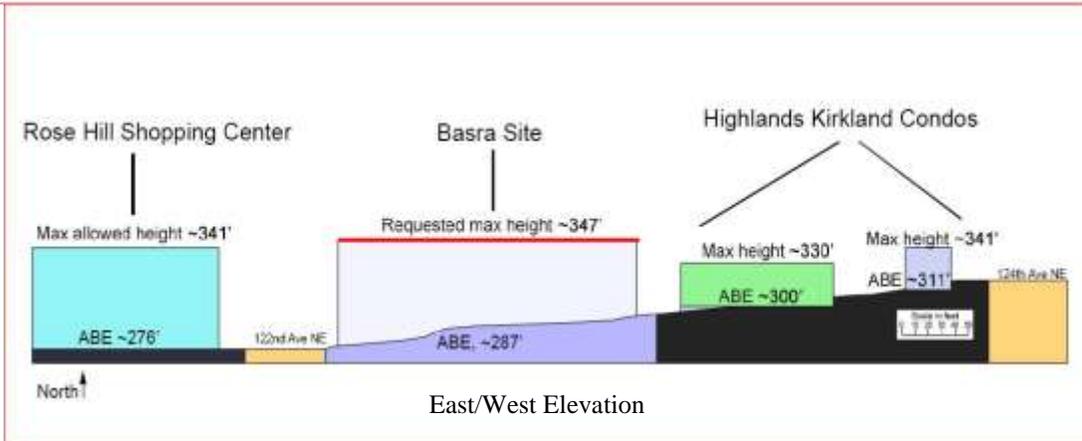
Footnotes:

1. Corresponds to the same height above sea level as allowed on the lowest multifamily building to the east.
2. Would allow a four story hotel above ABE
3. Corresponds to the same height above sea level as allowed for consolidated Conceptual Master Plan development of the entire six acre site.
4. Would allow just one foot short of a five story hotel above ABE

The following North/South and East/West elevations show the Basra original 60 foot above ABE height request (red outline) in context with the maximum permitted heights of surrounding development at feet above sea level. The Planning Commission recommends that the height for a hotel at the Basra site be about the same height as the maximum height allowed for multifamily to the east at the lowest building. This recommendation takes into account the NE 85<sup>th</sup> Street Subarea Plan and Rose Hill Design Guidelines that emphasize transitions that protect residential uses adjoining commercial development.



North/South Elevation



East/West Elevation

The City Council also inquired about the number of rooms planned for the hotel. The applicant indicates that based on discussion with his architect, there will be about 120 rooms.

Should the City Council decide to **change the Planning Commission's recommendation from a maximum height of 45 feet above ABE, to a maximum height of 54 feet above ABE**, Exhibit 3 to Ordinance 4498 would need to be changed to reflect the revised height, as indicated in the Rose Hill 5A Zoning chart below. In addition, the City Council would need to pass a motion to substitute existing Exhibit 3 in Ordinance O-4498, with an amended Exhibit 3. **The following wording may be used for the motion:**

"I move to amend Ordinance [4498](#) by amending [Exhibit 3](#), the Rose Hill 5A use zone chart, to change the height from 45 feet to 54 feet above average building.

### New Exhibit 3

Section 53.54 Zone RH 5A, 5B **USE ZONE CHART** See Spec. Reg. 3.

DIRECTIONS: FIRST, read down to find use. THEN, across for REGULATIONS

Section 53.54 USE REGULATIONS	Required Review Process	MINIMUMS			MAXIMUMS			Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 100)	Special Regulations (See also General Regulations)
		REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure	Sign Category (See Ch. 100)				
		Front	Side	Rear							
.070 Hotel or Motel	D.M. Chapter 142 KZC.	None	10' adjacent to NE 80th St. otherwise 20'	0'	15'	50%	Following an RS or RSX zone, then 30' above average building elevation. Otherwise, 35' above average building elevation.	A	1	1 per each room. See also Spec. Reg. 3.	1. May include auxiliary meeting and convention facilities. 2. Excludes parking requirements for auxiliary meeting and convention facilities. Additional parking requirements for these auxiliary uses shall be determined on a case-by-case basis.
.008 Private Lodge or Club								B	1	1 per each 300 sq. ft. of gross floor area.	
.009 Stacked Dwelling Units See Spec. Reg. 1								A	1	1.7 per unit	1. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
.108 Church								B	1	1 per every 4 people based on maximum occupancy load of any area of worship. See Spec. Reg. 2.	1. May include accessory living facilities for staff persons. 2. No parking is required for day-care or school ancillary to the use.

3. The maximum height of a hotel or motel is 54 feet above ABE on property abutting the LIT zone.

C-4498 Exhibit 3

Should the Council decide to adopt the recommendation of the Planning Commission, Exhibits 1-4 (Basra) of [Ordinance 4498](#) may be adopted as written.

Interested parties have been notified of the ongoing Council deliberations scheduled for December 8<sup>th</sup>.

#### **IV. FOLLOW-UP REVISIONS SINCE THE CITY COUNCIL STUDY SESSIONS:**

##### A. Transportation Element ([Exhibit 9](#) of Ordinance 4493)

The Transportation Element contains a few minor additions in response to last minute comments from the Washington State Department of Transportation (WSDOT). WSDOT is a GMA review agency and thus may provide comments on amendments to the Comprehensive Plan

- A map has been added to show future LOS on the roadway system.
- A sentence has been added to address transportation facilities by air and water, and on State owned facilities.
- A sentence has been added explaining that any improvements made by WSDOT will be within the statewide multimodal transportation plan.

##### B. Implementation Strategies Chapter ([Exhibit 15](#) of Ordinance O-4493)

On November 17, 2015, the City Council discussed changes to the new draft Neighborhood Plan policies in the Implementation Strategies Chapter based on comments from KAN. The following are the changes discussed at the meeting and are reflected in Exhibit 15 of O-4493.

1. **NP.2:** *Establish a neighborhood plan update schedule by December 2016. Updates should occur by ~~grouping~~ synchronizing the schedule with adjacent neighborhoods plans around based on shared business districts or other common-shared features so that the process is conducted efficiently and common elements are addressed effectively.*
2. **NP.4:** *Develop a standard comprehensive template for future neighborhood plans that provides a framework for policies addressing the possible range of issues neighborhood-issue-unique to each neighborhood, recognizing that not all template items will be applicable to all neighborhoods. The intent is to make the neighborhood plans concise and streamlined and brief.*

##### C. Totem Lake Business District ([Exhibit 1](#) of Ordinance O-4495)

The City Council requested that two changes be made to the text of the Totem Lake Business District Plan. The changes include:

1. Replacement of the term "greenway" with "green corridor" throughout the

- document, to avoid confusion with the use of the term “greenway” in the Transportation Master Plan and
2. Revisions to text within the Eastern Industrial Subarea section of the Plan to summarize conditions for development in the TL 9A and TL 9B zones (Exhibit 19, pages 2-3). All conditions are contained in zoning regulations for these zones.

## **V. BACKGROUND ON THE COMPREHENSIVE PLAN UPDATE**

***All amendments may be viewed by following the links in this memorandum by ordinance number, or by following the links provided in the ordinances.***

The 2013-2015 update is the culmination of over three years of work with extensive public outreach involving over 200 meetings with residents, neighborhood associations, business groups, and Boards and Commissions who contributed to this process to update the Comprehensive Plan.

The Growth Management Act (GMA) requires the review and, if needed, the revision of comprehensive land use plans and related development regulations addressing a 20-year horizon. The Plan update includes major revisions to all of the mandatory elements required by the GMA. The mandatory Elements Chapters address how to accommodate the City’s assigned growth targets for housing and jobs for the horizon year of 2035 while still attaining our vision for the community. The Plan reflects extensive updates to all of the Element Chapters, including rewrites of the Environment, Transportation and Parks, Open Space and Recreation Elements and a major update to the Totem Lake Business District Plan containing Kirkland’s designated Urban Center. The revised Comprehensive Plan includes revisions to most of the City’s existing neighborhood plans with the exception of those that were recently updated (e.g. Central Houghton, Lakeview, etc.). The Plan also incorporates a new Kingsgate Neighborhood Plan, specific citizen amendment requests and four new City functional plans including, the Transportation Master Plan, Parks, Recreation and Open Space Plan, Surface Water Master Plan and Cross Kirkland Corridor Master Plan.

Also it is worth noting that the Plan Update incorporates the Kingsgate, North Juanita and Finn Hill areas annexed on June 1, 2011. This was a significant annexation that increased the City’s population by more than 30,000 new residents and our land area from 11.06 to 18.25 square miles.

The Planning Commission and Houghton Community Council (for those amendments that fall within the Houghton Community Council’s disapproval jurisdiction), held a joint public hearing on June 25, 2015. The Planning Commission continued the hearing to July 9, 2015 for deliberation. The Planning Commission held public hearings on July 23, 2015 and August 13, 2015. These hearings were continued to September 10 and September 24 for deliberation on specific topics.

Before recommending approval of all amendments, the Planning Commission and the Houghton Community Council carefully considered all of the information provided and all comments from the public.

Following City Council action, the Houghton Community Council may take final action on the amendments applicable in Houghton at its January 25, 2016 meeting.

The City Council considered all Planning Commission recommendations and public comments on the proposed amendments to the Comprehensive Plan and development regulations at two Council study sessions in October 2015 and a follow-up discussion on one topic in November 2015. Background information, environmental analysis and links to memorandums associated with all of the public meetings are contained in the memorandums prepared for the City Council study sessions. Follow the links below to view the Planning Commission's recommendations presented at each study session.

#### [October 6, 2015 City Council Study Session](#)

- [Cover Memo](#)
- [Element Chapters and General Zoning Code and Municipal Code Amendments and General Zoning Map and Land Use Map Amendments](#)
- [Neighborhood Plans and related zoning amendments](#)
- [Citizen Amendment Requests](#) (except Walen and Totem Lake CAR's)
- [MRM Request](#)

#### [October 20, 2015 City Council Study Session](#)

- [Cover Memo](#)
- [MRM Request follow-up](#)
- [Nelson /Cruikshank Citizen Amendment Request follow-up](#)
- [Totem Lake](#) and [Totem Lake and Walen Citizen Amendment Requests](#) and [Totem Lake Plan](#) and [Planned Action Ordinance](#)

#### [November 4, 2015 City Council Study Session](#)

- [Nelson /Cruikshank Citizen Amendment Request follow-up.](#)

## **VI. KEY CHANGES TO THE COMPREHENSIVE PLAN AND DEVELOPMENT REGULATIONS**

The following is a **summary of the key changes by ordinance.** Findings of fact to

support the City Council's adoption of the amendments are incorporated into each ordinance.

1. **Ordinance 4493 Element Chapters:** (Exhibits 1-16)

1. **Introduction** (see [Exhibit 1](#))
  - Update **history and data** about Kirkland
  - Add Kirkland's **history of annexation map**
2. **Vision Statement and Guiding Principles** (see [Exhibit 2](#))
  - New **vision statement** based on extensive public outreach resulting in the "wordle" describing the future of Kirkland. The new Vision Statement notes Kirkland as being a welcoming place to live, work and play; a green, livable and sustainable community; inclusive and diverse; and connected by walking, biking and transit
  - New **guiding principles** based on the vision of a livable, sustainable and connected community
3. **General Elements** (see [Exhibit 3](#))
  - Add required **Vision 2040 Regional Planning Statement**
  - Revise text about **neighborhood and business district plans** to be at least once between every two major Plan Updates and more frequently if needed based on Council priorities
4. **Community Character Element** (see [Exhibit 4](#))
  - Look for opportunities for pedestrian connections, open space, art and public events with the **Cross Kirkland Corridor**
  - Address **impacts of outdoor storage** of large vehicles, boats and junk in SF neighborhood
  - Added **map of historic structures** designated in table of historic structures, sites and objects
5. **Environment Element** (see [Exhibit 5](#))

*Note: chapter has been rewritten and name revised*

  - New Introduction and explains the concept of a "**Livable and Sustainable Community**"
  - Maintain current **tree and vegetation** canopy cover while achieving optimal health, safety and sustainability of the urban forest
  - Look at ways to protect and stabilize **soils and geology** using best available science and practices to order to protect life and property
  - Address **built environment** because of important connection between the built and natural environments
  - Focus on **climate change** with a strong emphasis on reducing greenhouse gas emissions. A definition of climate change was also added.

- Added new section on **healthy food community** to encourage local food production, ensure access to healthy food, reduce environmental impacts of food production and plan for food emergencies and shortages.

**6. Land Use Element** (see [Exhibit 6](#))

- Support land use patterns that promote **public health**
- Factor availability of **transit** into decisions about future growth
- Encourage land uses that are complementary with the **Cross Kirkland Corridor (CKC)**
- Update and clarify definitions and guidance for **commercial and mixed use areas**
- Emphasize importance of **streets and CKC** as parts of Kirkland's **open space network**

**7. Housing Element** (see [Exhibit 7](#))

- Establish city's proportionate share of **housing needs** of very low-, low-, and moderate income households
- Address **homelessness**
- Support **senior housing needs and fair housing**

**8. Economic Development Element** (see [Exhibit 8](#))

- Promote **sustainable and resilient economy**
- Encourage **diverse tax base**
- Promote access to **job opportunities and goods and services** to community
- Address **tourism & business retention**
- Address recruitment efforts toward businesses that **provide living wage jobs**
- Encourage **positive business climate**
- Foster **socially and environmentally responsible businesses**
- Support businesses that provide **access to healthy and locally grown food**
- Develop the Cross Kirkland Corridor to **attract businesses and housing** as well as a multimodal transportation facility to connect businesses and employees with employment centers
- Promote **socially responsible practices** in the private, public and non-profit sectors
- Help facilitate environmental **remediation** of contaminated sites

**9. Transportation Element** (see [Exhibit 9](#))

*Note: chapter has been rewritten based on newly adopted Transportation Master Plan*

- Create a transportation system that supports the City's **land use plan**.
- Encourage safe and efficient **walking and biking, interconnected system** for all ages and abilities.
- Support viable and realistic **transit system**.

- Provide for efficient and safe **vehicular circulation** recognizing congestion is present
- Focus on **safety** to reduce fatal and serious injury crashes
- Promote **sustainability** that provides mobility using available funding sources and minimizes environmental impacts
- Being an **active partner** to advance Kirkland's interests with state, regional and neighboring transportation/transit agencies and transportation advocacy groups

Level of service:

- **New level of service approach** for each mode that addresses **completeness** of various aspects of the transportation network to complement the new concurrency system
- Uses term "**level of completion**" in place of "level of service" when referring to the actual measure. The level of completion choices made for each mode are aligned with the proposed 20-year network transportation project list. Time is the basis for evaluating the level of completion. Level of completion measures the rate of project completion over the course of the 20-year period.

#### **10. Park, Recreation and Open Space** (see [Exhibit 10](#))

*Note: rewritten element based on new PROS Plan.*

- **Neighborhood & Community Parks.** Acquire additional parklands necessary to adequately serve the City's current and future population based on designated guidelines for levels of service
- **Waterfront Parks.** Maintain and enhance Kirkland's waterfront parks to connect residents with the water and provide unique recreational experiences
- **Trail Network.** Develop a network of shared-use pedestrian and bicycle trails to enable connections within parks and between parks, nearby neighborhoods, public amenities, and major pedestrian and bicycle routes identified in the Active Transportation Plan
- **Signature Trails.** Develop, enhance and maintain signature greenways and trails that stretch across the community and that connect residents to the City's many parks, natural areas, recreation facilities and other amenities
- **Recreation Facilities.** Develop additional multiuse indoor recreation, aquatic, and community spaces that provide a comprehensive recreation program to Kirkland residents
- **Specialized Facilities.** Establish and operate specialized recreational facilities (e.g. action sports facilities, off leash areas, skate parks, community gardens) to respond to identified public needs, as appropriate
- **Athletics.** Provide a citywide system of sports fields, indoor and outdoor sports courts, gymnasiums, and programs to serve athletic needs of the community, in partnership with the Lake Washington School District, local sports organizations, and other regional providers

- **Conservation & Stewardship.** Preserve significant natural areas to meet outdoor recreation needs, provide opportunities for residents to connect with nature, and meet habitat protection needs
- **Restoration.** Restore and manage City-owned or managed natural areas to protect and enhance their ecological health, sensitive habitats and native species
- **Universal Access & Inclusion.** Strive to reduce barriers to participation and provide universal access to facilities and programs

Level of service:

- **New level of service approach of “investment per person”**

#### **11. Utilities** (see [Exhibit 11](#))

- Support **equal access** to utility services
- Encourage **undergrounding** when telecommunication facilities are installed
- Encourage **screening utility infrastructure** to blend into surroundings
- Promote **water reuse** and **reclamation**
- Implement City’s **Surface Water Master Plan**
- Promote **increasing renewable energy** and encouraging utility providers to make **efficiency improvements** and transition away from **fossil fuels** to address **climate change**
- Coordinate **emergency response** for utility disaster recovery
- Require **siting analysis** for electrical transmission facilities

#### **12. Public Services** (see [Exhibit 12](#))

- Establish **emergency management** program
- Change desired **closure of Houghton Transfer Station** from 2016 to 2021
- Promote **increased waste reduction and recycling**
- Support **Lake Washington School District** in planning, siting and development of school facilities
- Address **social equity for underserved population** and **equal access for people with disabilities**

#### **13. Human Services** (see [Exhibit 13](#))

- Embrace **diversity** in population and strive for a community **free of discrimination** and with **equal opportunity** for all
- Create a community that has ability to meet members’ **basic physical, economic and social needs** and have opportunity to enhance their **quality of life**
- Encourage **partnerships** between city, schools, human services providers and others to meet needs of children and families
- Encourage human services facilities to **locate near commercial centers, and transit and non-motorized facilities** and provide **barrier free programs**

**14. Capital Facilities** (see [Exhibit 14](#))

- Support **sustainable development practices** for design and construction of public facilities
- Establish new **Transportation LOS** for completion of a planned network based on **multimodal network**
- Establish new **Park LOS** of **dollar amount spent per person**

**15. Implementation Strategies** (see [Exhibit 15](#))

- Update **one-time projects** to implement the Draft Elements
- Delete **ongoing activities** since they are part of existing programs or projects
- Revised text for **neighborhood and business district plans** to be updated at least once between every two major Plan Update cycle and more frequently if needed based on City Council priorities

**16. Appendices** (see Exhibit 16-18)

- Delete **Appendix A, Level of Service Methodology**. Information about this subject will be provided on the City's web site ([Exhibit 16](#))
- Revise **Appendix B, Glossary**, to reflect changes to the Element Chapters and the Neighborhood Plans ([Exhibit 17](#))
- Delete **Appendix C, Design Principles - Residential Development.**, This information will be provided on the City's web site in same location as other design guidelines ([Exhibit 18](#))

2. **[Ordinance 4494 Neighborhood Plans:](#)** (Exhibits 1-15)

All of the existing neighborhood plans, except Lakeview, Central Houghton, Market and Market Street Corridor, are **updated with new and corrected information to reflect new developments, changed conditions, completed city improvements and updated city policies**. In many ways the neighborhood plans have been simplified. In some cases, sections are consolidated or reorganized for be more concise. The revised plans reflect public comments from neighborhood residents received at meetings in 2014-2015. The **four plans that have no text revisions are current and thus do not require any changes**.

Each plan has the following seven new **standardized neighborhood plan maps**:

- Land Use Map
- Wetlands, Streams and Lakes Map
- Geologically Hazardous Areas Map
- Street Classifications Map
- Pedestrian System Map
- Bicycle System Map
- Urban Design Features Map

Some of the existing maps in some of the plans are deleted, including the park and open space map and the neighborhood boundary map (already reflected in the land use map).

**1. Lakeview:** (see [Exhibit 1](#))

No changes, except maps

**2. Central Houghton** (see [Exhibit 2](#))

No changes, except maps

**3. Bridle Trails** (see [Exhibit 3](#))

Text has been revised to encourage the Park and Ride site to be a potential candidate as a transit oriented development if the opportunity arises, and that the City and State should work closely with the community to develop design guidelines and development standards for the site.

**4. Moss Bay** (see [Exhibit 4](#))

Text has been revised to reflect the MRM request and the Nelson/Cruikshank Citizen Amendment Request (CAR). For the MRM request, the text for the East Core Frame has been revised to delete the word "limited" in reference to residential; text for Design District 5 is amended to allow six stories; and a figure for Downtown Height and Design Districts is revised to show six stories for the MRM site.

For the Nelson/Cruikshank CAR, the Land Use Map reflects the entire area of Planned Area 6C, a low density residential land use designation is proposed to be changed as discussed above. In addition, the Downtown maps have been redone using GIS.

**5. Everest** (see [Exhibit 5](#))

Revised to plan for a public process to study the future of the Everest/Houghton neighborhood commercial center.

**6. North Rose Hill** (see [Exhibit 6](#))

Text has been revised to reflect the Walen CAR, including the Land Use Map and related text to reflect the rezone. The Basra and Griffis CARs have also been incorporated into the Land Use Map to reflect those rezones. Additionally, the Light Manufacturing Park designation has been eliminated and replaced with the Industrial designation to bring it into consistency with the remainder of industrial designations Citywide.

**7. The NE 85th Street Corridor** (see [Exhibit 7](#))

The Land Use Map, similar to the North Rose Hill Plan map, has been revised to reflect the Basra and Griffis CAR rezones. Additionally, text has been revised to reflect the Griffis CAR.

**8. South Rose Hill** (see [Exhibit 8](#))

Plan changes include emphasis on focusing vehicular traffic onto arterial and collector streets to avoid cut-through traffic on local streets, providing safe bicycle and pedestrian access in the neighborhood, on the NE 60<sup>th</sup> ST overpass over I-405 and connections to the CKC and North Rose Hill neighborhoods. Minor edits to text describing the stream, wetlands, and moderate and seismic hazard areas.

**9. Juanita** (see [Exhibit 9](#))

Plan has been significantly reorganized and consolidated and includes the annexation area of North Juanita. The boundary between North and South Juanita has been eliminated. The plan has also been revised to reflect the Newland CAR, including the Land Use Map and text relating to development of the study area.

**10. Market** (see [Exhibit 10](#))

No changes, except maps

**11. Market Street Corridor** (see [Exhibit 11](#))

No changes, except maps

**12. Norkirk** (see [Exhibit 12](#))

Plan maintains the industrial area land use designation and economic emphasis that was the subject of seven Citizen Amendment requests.

**13. Highlands** (see [Exhibit 13](#))

Plan eliminates a goal and a policy to establish new multifamily residential design standards in the Highlands Neighborhood, since multifamily design regulations apply only in business districts, and are not anticipated in the remainder of Kirkland where multifamily is allowed.

**14. Kingsgate** (see [Exhibit 14](#))

The Kingsgate Neighborhood Plan has a new map-based approach with brief policies that reference the corresponding, more detailed goals and polices in the city-wide Element Chapters rather than restating the goals and policies. The objective of the new plan outline is to shorten the length of the neighborhood plans and make them more concise and easier to update. The new plan addresses the following eight topics around 16 policies.

- a. Overview
- b. Neighborhood Vision
- c. Historic Context
- d. Land Use: Residential and Commercial
- e. Natural Environment
- f. Park and Open Space
- g. Transportation: Roads, Pedestrian & Bicycle System

- h. Urban Design
- i. The new Kingsgate Plan contains the seven standardized maps listed above for the revised existing plans.

**15. Zoning Code Chapter 40 Industrial Zones** (see [Exhibit 15](#))

Amendments related to Norkirk and Moss Bay Neighborhood Plan and Norkirk LIT Citizen Amendment Request.

- **Moss Bay:** For **PLA 6G tables, removed multifamily residential and assisted living facilities** as permitted uses. The uses were added through a Citizen Amendment Request several years ago to allow for more development options. Office use (Google) has since been built on the site so the uses should no longer be listed in the development regulation table. The Moss Bay Neighborhood Plan has also been amended.
- **Norkirk:**
  - **Eliminated vehicle sales uses** allowed in the Norkirk industrial zone. The Norkirk Neighborhood plan and zoning were amended several years ago at the behest of the Green Car Company to allow very limited sales of alternate fuel vehicles only in the Norkirk LIT zone. The green car company has come and gone, and it seems highly unlikely that another car company would fit the limited circumstances where the use is allowed in this zone (primarily alternative fuel vehicles, only on 7th Avenue or 8th Street, no outdoor sales/storage/displays, limited signage, limited test drives).
  - **Limited the location of outdoor animals runs for veterinary clinics and kennels** that are adjacent to low density zones as far as possible from the zone boundary to reduce noise impacts associated with outdoor animal runs. This requirement only applies to Norkirk LIT since it is the only LIT area that has an adjacent low density residential area.

3. **Ordinance 4495 Totem Lake Business District Plan** (replacing Totem Lake Neighborhood Plan) and Code Amendments (see Exhibits 1-3)

**1. Comprehensive Plan** (see [Exhibit 1](#))

- A. **General Revisions:** new and corrected information to reflect new developments, changed conditions, completed City improvements, updated city policies and seven new standardized neighborhood plan maps and several unique maps as noted below:
  - Totem Lake Business District and Urban Center Boundaries
  - Totem Lake Possible New Connections
  - Totem Lake Housing Incentive Areas

- Totem Lake Business District and Urban Center Subareas
- Subarea and Inset Maps

B. Specific Revisions: reflect agency and public comments received throughout the update process, and changes related to Planning Commission recommendations on five Citizen Amendment Requests in Totem Lake:

- Changes to **incorporate requirements from the PSRC** checklist for Regional Growth Centers (including the inclusion of mode split goals) and the **Growing Transit Communities Compact**;
- Change in **name** from Totem Lake Neighborhood to Totem Lake Business District;
- Changes to **boundaries**:
  - Revision to neighborhood boundaries to add the Kingsgate Park and Ride and multifamily residential area to the south (now part of the Juanita Neighborhood);
  - Changes to the Urban Center boundary to include the Kingsgate Park and Ride and the Lake Washington Institute of Technology, and to remove the Heronfield wetlands and industrial areas east of 128th Lane NE from the Urban Center. The revised boundaries result in a slight reduction in the size of the Urban Center from 860 acres to 842 acres;
- Revised format of the Totem Lake Plan to identify five subareas, and to move policies from "topic" sections (such as Economic Development) to subarea discussion where appropriate;
- Changes to Housing Incentive Area policies and geographic boundaries;
- New policies and text to provide for potential future implementation of a Transfer of Development Rights (TDR) program in Totem Lake;
- Expanded policies and text in support of Transit-Oriented-Development (TOD) at the Kingsgate Park and Ride site;
- Addition of policies in support of the Totem Lake Park Master Plan, PROS plan and the Cross Kirkland Corridor (CKC);
- Changes to transportation policies to be consistent with changes to the Transportation Master Plan;
- Changes to the Parmac area (south of NE 116th Street, west of I-405) to:
  - Remove limits on the development of new industrial uses and the expansion of structures for industrial use;
  - Add provisions for a Master Plan for a mixed use community (minimum ten acres) adjacent to the CKC;
  - Limit residential use to the western boundary of the district, unless proposed under the Master Plan described above;
- Changes to policies for Eastern Industrial District (north of NE 124th Street, east of 124th Avenue NE) to incorporate preliminary direction on four CARs: Totem Commercial Center, Morris, Rairdon and Astronics which:

- Change land use to allow mixed use (commercial on ground floor) in addition to commercial and light industrial uses north of NE 124th Street, west of 128th Lane NE, south of the CKC. This also results in change to the Land Use Map from Industrial to Commercial (Totem Commercial Center CAR);
- Change land use from commercial/light industrial to multifamily residential for one parcel north of NE 126th Place, east of 132nd Avenue NE (Morris CAR);
- Change land use for a parcel west of 132nd Avenue NE, north of NE 126th Place and directly south of single family to allow a retail establishment containing vehicle sales, service and/or storage (in addition to multifamily residential use), when development is coordinated and consolidated with the parcel to the south. The policies address additional public review of non-residential proposals, mitigation plans where impacts to critical areas are proposed, an expanded buffer from adjacent single family area, and restrictions on lighting and noise (Rairdon CAR);
- Support additional height in the industrial area at the city's easternmost border, at the base of the slope. Policies address mitigation plans where impacts to critical areas are proposed (Astronics CAR).
- Change in land use from High Density Residential (TL 1B) to Institutional (TL 3D) for one parcel owned by Evergreen Health (Evergreen Health CAR).

## **2. Zoning Code and Municipal Code** (see [Exhibit 2](#))

Changes implement the policy changes summarized above. A number of additional changes codify interpretations and implement changes directed by the City Council during the Totem Lake code amendment process in 2012:

- Changes to **remove Floor Area Ratio (FAR) limits** in TL 1A, TL 1B and TL 5 to eliminate this potential barrier to redevelopment;
- Changes to **allow vehicle sales and service in TL 9A and TL 9B** subject to standards related to consolidation and environmental considerations (*Rairdon CAR*);
- Changes to **allow increased building height from 45' to 80' and to allow residential use in mixed use developments within TL 7** on NE 124<sup>th</sup> Street, south of the CKC and west of NE 128<sup>th</sup> Street. Creation of a new subarea, "TL 7A," for this area, with remainder of TL 7 zone to be in a new "TL 7B" zone (*Totem Commercial Center CAR*) (Exhibit 2, page 20);
- Change to **allow increased building height from 65' to 80' in the TL 8 zone**;

- Changes to **allow additional height in a limited area on Willows Road within TL 7**, east of the Eastside Rail Corridor and west of the Redmond Spur (Kirkland City limits) (*Astronics CAR*);
- Changes to **allow multifamily use within a limited area of TL 7**, north of NE 126<sup>th</sup> Place (*Morris CAR*);
- **Limits on free-standing mini-storage** use within the commercial areas of the Urban Center;
- Addition of a new use listing and standards for **"mixed use concept" in Parmac**. Standards would require adjacency to the CKC, minimum acreage (ten acres), buffers and access directed away from industrial traffic;
- **Limits on free-standing School and Day-Care Center uses** in light industrial areas of TL 7 (TL 7B);
- **Expansion of Restaurant or Tavern permitted use** within the 405 Corporate Center (TL 10A);
- **Expansion of "Vehicle or boat repair, services, washing or rental" and "Restaurant or Tavern" uses** within TL 10B;
- Addition of special regulation in light industrial zones where residential use is allowed (TL 10D/10E), and in areas where land is rezoned to residential from industrial (RMA 3.6) to **put future residents "on notice" of possible impacts from adjacency to industrial uses**;
- **Miscellaneous other changes** to codify interpretations.
- Revised name of Design Guidelines for the Totem Lake Neighborhood to Totem Lake Business District in Section 3.30.040 of the Municipal Code.

### 3. Zoning Map (see [Exhibit 3](#))

These changes are generally related to the Citizen Amendment Requests. Two additional proposed changes implement policy direction for the Kingsgate Park and Ride, and rezone one property where an owner brought a desired change to the attention of the Planning Commission, outside of the CAR process. Revisions to the Zoning Map in addition to those that are related to CARs include:

- Change in the land use designation from **Office to Transit-Oriented-Development (TOD)** for the **Kingsgate Park and Ride**;
- Rezone one parcel (**Parker** medical office property) from **TL 2 (Commercial) to TL 1A (Office Mixed Use)**. The parcel is now in the same zone as the Totem Lake Mall, but is not part of the redevelopment project. At the request of a property owner, the zoning for the property is changed to the abutting TL 1A zone

4. <a href="#">Ordinance 4496</a> <b>General Zoning Code and Municipal Code Amendments</b> (see Exhibits 1-6)
--

- 1. Kirkland Zoning Code (KZC) Section 10.20** (see [Exhibit 1](#))  
Amended to authorize the Planning Director to make minor administrative corrections to the Zoning Map.
- 2. KZC Section 10.35.3** (see [Exhibit 2](#))  
Amended to codify the interpretation of zoning boundaries in Lake Washington consistent with case law and other jurisdictions in the state.
- 3. KZC Chapter 142** (see [Exhibit 3](#))  
Amended reference to the Design Principles - Residential Development that are deleted from Appendix C (will be available on the City's web page with the other design principles).
- 4. Kirkland Municipal Code (KMC) 3.30.040** (see [Exhibit 4](#))  
Amended reference to the Design Principles - Residential Development that are deleted from Appendix C (will be available on the City's web page with the other design principles).
- 5. Rose Hill Business District Design Guidelines** (see [Exhibit 5](#))  
Amended reference in the Municipal Code to reflect the change in policy numbers in the NE 85th Street Subarea Plan and also a few minor editing changes to the guidelines.
- 6. Design Guidelines for Residential Development** (see [Exhibit 6](#))  
Reformatted for the web and also a few minor editing changes including changing the name from "principles" to "guidelines".

<b>5. <a href="#">Ordinance 4497 General Zoning Map and Land Use Map Amendments</a></b> (see Exhibits 1-3)
--

- 1. Rezones** (see [Exhibit 1](#))  
Rezone **95 parcels in the annexation area** on both maps. These consists of **small parks, open spaces, and storm-water ponds and surface water basins** that are also open spaces. The rezones are from Single Family Residential (RSA) to Park/Public (P).
- 2. Legends** (see [Exhibit 2](#))
  - Revise the **legends** on both the Zoning Map and Land Use Map to **add the word "mixed use"** after the zoning/land use categories of **commercial, industrial and office**. Each term reflects the predominate use in the zone. However a mix of uses are allowed in these zones, including residential in the commercial zones, retail in the office zones, and office in the industrial zones.
  - Revise the Zoning Map legend to reflect the following:

- Remove “**FC**” (freeway commercial) and “**Light Manufacturing Park**” zones in the legend of the Zoning Map. These zones no longer exist.
- Remove “**Completed Planned Unit Development**” from the legend on the Zoning Map.” The PUD designation is removed once the project is completed.
- Change “Houghton Annexation” to “**Houghton Community Municipal Corporation**” in the legend on the Zoning Map as it was not an annexation but a consolidation.
- Add the “**Totem Urban Center boundary**” and delete the “**Totem Center boundary**” on the legend of both maps to match the amendments to the Totem Lake Business District plan.

**3. Suffixes** (see [Exhibit 3](#))

Remove **suffixes on the Zoning Map** on eight properties that reference policies with development standards in the Comprehensive Plan applicable to the site. The properties have been developed so that suffixes are no longer needed.

**6. [Ordinance 4498 Citizen Amendment Requests](#)** (see Exhibits 1-29)

**1. Basra** (see Exhibits [1](#), [2](#), [3](#) and [4](#))

Changed land use and rezoned the Basra parcel only, from Industrial (LIT) to Commercial (RH 5A) to allow development of a hotel. Increased the height for hotel or motel uses on the Basra parcel. Changed the land use designation in the remainder of the study area from Light Manufacturing Park to Light Industrial Technology.

**2. Griffis** (see Exhibits [5](#), [6](#), [7](#), [8](#), [9](#) and [10](#))

Changed land use and rezoned the study area from Low Density Residential 6 du/acre (RSX 7.2) to Office Mixed Use (RH 8). Amended the NE 85<sup>th</sup> Street Subarea Plan and RH 8 zoning to allow RH 8 uses in the rezoned area only if development is consolidated with lots adjoining NE 85<sup>th</sup> Street, otherwise limit development to low density residential uses, as are allowed in the RSX 7.2 zone; allow isolated parcels to be developed independently with an office; and limit height to 30’ above Average Building Elevation within 30 feet of the RSX zone, equivalent to the height limit in the low density zone.

Additional zoning conditions require affordable housing with development of four or more units in rezoned area or when combined with parcels adjoining NE 85<sup>th</sup> Street. Amended the KZC Design Guidelines to require development that is combined with parcels adjoining NE 85<sup>th</sup> Street or in the rezoned area, be reviewed by the Design Review Board rather than administratively.

**3. Newland** (see Exhibits [11](#) and [12](#))

Changed land use and rezoned three parcels within the study area from low density single family six dwelling units per acre (LDR 6\*)/RSX 7.2 to medium density residential (MDR 12)/RM 3.6. Deleted text in the Juanita Neighborhood Plan that allowed clustered housing symbolized on the land use map with an asterisk.

**4. Waddell** (see [Exhibit 13](#))

Amended the zoning regulations to remove common recreational open space requirements for the Planned Area 5C zone.

**5. Evergreen Health:** (see Exhibits [14](#) and [15](#))

Changed the land use and rezoned one parcel from High Density Residential (TL 1B) to Institutional (TL 3D).

**6. Totem Commercial Center:** (Exhibits [16](#), [17](#) and [18](#))

Changed TL 7 zoning to allow residential use in mixed use development west of 128<sup>th</sup> Lane NE, with minimum standards for ground floor commercial use. Increased maximum building height from 45 feet to 80 feet for all uses, and minimum aggregation requirements for mixed-use development.

**7. Rairdon:** (Exhibits [19](#), [20](#), [21](#) and [22](#))

Expanded the permitted uses within the TL 9A and TL 9B zones to allow one new commercial use, "A retail establishment providing vehicle or boat sales, repair, services, storage or washing". Revised standards for TL 9A and 9B in the Totem Lake Business District Plan and changed the zoning to allow the use in TL 9B only if site development includes consolidation and coordination with development in TL 9A. Vehicle access limited to NE 126<sup>th</sup> Place. Development reviewed through a public process. Additional conditions address environmental conditions and commercial impacts, such as the requirement for an expanded buffer (greater than 100 feet) from the parcel's north property line, specific direction for environmental mitigation plans, and restrictions on lighting and outdoor loudspeaker systems.

**8. Morris:** (see Exhibits [23](#), [24](#), [25](#), [26](#) and [27](#))

Rezoned the Morris property from TL 7 to RMA 3.6, with the standard height limit in the RMA zone (35'). Added multifamily as a permitted use within the TL 7 zone for the two parcels at the western edge of the study area, on 132<sup>nd</sup> Avenue NE. Revised regulations to address potential conflicts with industrial uses.

**9. Astronics:** (see Exhibits [28](#) and [29](#))

Changed TL 7 zoning to increase the maximum building height from 45 feet to 65 feet for the Astronics property, with provisions to allow for an additional 10 feet for rooftop appurtenances, and revised policies and regulations to address environmental conditions.

**7. [Ordinance 4499 MRM Amendment Proposal](#) (Exhibit [1](#))**

Changed CBD 5 zoning to allow both the additional residential use and the additional height of one story on the MRM property subject to specific development standards and required public benefits.

**8. [Ordinance 4505 Walen Citizen Amendment Request](#) (Exhibits [1](#), [2](#), [3](#) and [4](#))**

Changed NRH 5 zoning to allow vehicle sales and storage. Rezoned the westerly 200' of the Ridgewood Village condominium property surrounding the Walen property from RM 1.8 to NRH 5. Revised North Rose Hill Neighborhood Plan policies and added new NRH 5 zoning regulations to address impacts from outdoor storage, exterior lighting and outdoor speakers.

**9. [Ordinance 4506 Nelson Cruikshank Citizen Amendment Request](#) (Exhibits [1](#), [2](#), [3](#) and [4](#))**

As drafted, Ordinance 4506 includes the following provisions. Changed land use and rezoned the study area from low density residential at nine dwelling units per acre (PLA 6C) to medium density residential at 12 units per acre (RM 3.6). Limited the maximum height in the study area to 25'. Established the required front setbacks for the study area at 10' with the exception of certain garages that must be setback 20' to provide a parking pad. Established side setbacks at 5' minimum and 10' for developments containing more than four units abutting an existing single family home. Minor corresponding changes made to the CBD 3 and CBD 4 zones to the north to reflect the rezone.

## **VII. PUBLIC COMMENTS**

Copies of comments received during the Comprehensive Plan Update process are provided in a binder in the Council Study room. If you wish to have a binder for your personal use, email Teresa Swan at [tswan@kirklandwa.gov](mailto:tswan@kirklandwa.gov).

## **VIII. ENVIRONMENTAL REVIEW:**

The [Final Environmental Impact Statement](#) (EIS) for the Comprehensive Plan Update will be issued on November 24, 2015. The Final EIS responds to one public comment received on the Draft EIS, issued on June 24, 2015. The comment was from Joanne Hedou of Edible Kirkland concerning food security in the community. The new Environment Element contains a food goal and policies that address food security. The Final EIS also provides corrections and clarifications to the environmental analysis contained in the Draft EIS. The Final EIS carries forward all three of the growth alternatives that were evaluated in the Draft EIS without changes.

The Kirkland Planning Commission made a recommendation to consider Growth Alternative 2 (Totem Lake/Downtown Focus) as the preferred growth alternative. The Kirkland Planning Commission also made recommendations and revisions on the MRM Request and the Citizen Amendment Requests since publication of the Draft EIS. The Final EIS updates the Draft EIS analysis to reflect these final recommendations.

The proposed Comprehensive Plan Update is within the range of alternatives studied in the EIS.

cc: CAM13-00465 #9  
Planning Commission  
Houghton Community Council  
Kirkland Neighborhood Associations  
Kirkland Alliance of Neighborhoods  
Kirkland Chamber of Commerce  
Kirkland 2035 listserv

ORDINANCE O-4506

AN ORDINANCE OF THE CITY OF KIRKLAND FOR THE NELSON/CRUIKSHANK CITIZEN AMENDMENT REQUEST, RELATING TO COMPREHENSIVE PLANNING, LAND USE AND ZONING, AND AMENDING THE COMPREHENSIVE PLAN ORDINANCE 3481, AS AMENDED, THE KIRKLAND ZONING CODE, ORDINANCE 3719, AS AMENDED, AND THE KIRKLAND ZONING MAP, ORDINANCE 3710, AS AMENDED, AS REQUIRED BY RCW 36.70A.130 TO ENSURE CONTINUED COMPLIANCE WITH THE GROWTH MANAGEMENT ACT AND APPROVING A SUMMARY FOR PUBLICATION, FILE NO. CAM13-00465.

1           WHEREAS, the Growth Management Act (GMA), specifically  
2 RCW 36.70A.130, mandates that the City of Kirkland take legislative  
3 action to review, and if needed, revise its Comprehensive Plan, Zoning  
4 Code and official Zoning Map to ensure continued compliance with GMA  
5 (also knowns as "periodic review"); and  
6

7           WHEREAS, the City has met the periodic review and update  
8 requirements under the GMA, RCW 36.70A.130; including a process for  
9 early and continuous public participation; and  
10

11           WHEREAS, the City Council has received a recommendation  
12 from the Kirkland Planning Commission for certain amendments to the  
13 Comprehensive Plan, the Zoning Code, and the Zoning Map, all related  
14 to the Nelson/Cruikshank Citizen Amendment Request (CAR) proposal,  
15 as set forth in the report and recommendation of the Planning  
16 Commission dated September 10, 2015, and bearing Kirkland Planning  
17 and Building Department File No. CAM13-00465; and  
18

19           WHEREAS, prior to making the recommendation the Planning  
20 Commission, following notice as required by RCW 35A.63.070, held a  
21 public hearing on June 25, 2015, to receive comments on the Citizen  
22 Amendment Request proposal; and  
23

24           WHEREAS, the Planning Commission continued the public  
25 hearing to July 9, 2015, to receive comments, consider and deliberate  
26 upon the comments received at the hearings; and  
27

28           WHEREAS, a public open house was held before the public  
29 hearing on June 25, 2015, and  
30

31           WHEREAS, the City Council held public meetings on October 6,  
32 2015, October 20, 2015, and November 4, 2015, to consider the  
33 proposed amendments, the recommendation from the Planning  
34 Commission and public comments, and  
35

36           WHEREAS, pursuant to SEPA, a scoped Environmental Impact  
37 Statement addressing the CAR was issued by the Responsible Official  
38 and has accompanied the legislative proposal through the entire  
39 consideration process; and

40 WHEREAS, in public meetings the City Council considered the  
41 environmental documents received from the Responsible Official,  
42 together with the report and recommendation of the Planning  
43 Commission on the CAR; and

44  
45 NOW, THEREFORE, the City Council of the City of Kirkland do  
46 ordain as follows:

47  
48 Section 1. The findings of fact included in Ordinance 4493,  
49 Section 1 are incorporated by reference.

50  
51 Section 2. Nelson/Cruikshank Citizen Amendment Request -  
52 Comprehensive Plan Map and Figure, and Zoning Code Text and Map  
53 amended: The Comprehensive Plan, Ordinance 3481, as amended, and  
54 Zoning Code, Ordinance 3719, as amended, and Zoning Map, Ordinance  
55 3710, as amended, are further amended as set forth in the following  
56 Exhibits 1-4 attached to this Ordinance and incorporated by reference.

57  
58 Exhibit 1: Comprehensive Plan Land Use Map

59 Exhibit 2: Moss Bay Neighborhood Plan

60 Exhibit 3: Zoning Code Definitions; Low Density Residential  
61 Zone; Medium Density Residential Zone; CBD 3 Zone and CBD 4  
62 Zone regulations

63 Exhibit 4: Zoning Map

64  
65 Section 3. Official Zoning Map Change: The Director of the  
66 Planning and Building Department is directed to amend the official City  
67 of Kirkland Zoning Map to conform to this Ordinance, indicating the date  
68 of passage.

69  
70 Section 4. If any section, subsection, sentence, clause,  
71 phrase, part or portion of this Ordinance, including those parts adopted  
72 by reference, is for any reason held to be invalid or unconstitutional by  
73 any court of competent jurisdiction, such decision shall not affect the  
74 validity of the remaining portions of this Ordinance.

75  
76 Section 5. This Ordinance shall be in full force and effect five  
77 days from and after its passage by the City Council and publication  
78 pursuant to Kirkland Municipal Code Section 1.08.017, in the summary  
79 form attached to the original of this Ordinance and by this reference  
80 approved by the City Council, as required by law.

81  
82 Section 6. A complete copy of this Ordinance shall be  
83 certified by the City Clerk, who shall then forward the certified copy to  
84 the King County Department of Assessments.

85  
86 Passed by majority vote of the Kirkland City Council in open  
87 meeting this \_\_\_\_ day of \_\_\_\_\_, 2015.

88  
89 Signed in authentication thereof this \_\_\_\_ day of \_\_\_\_\_,  
90 2015.

\_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
City Clerk

Approved as to Form:

\_\_\_\_\_  
City Attorney

PUBLICATION SUMMARY  
OF ORDINANCE O-4506

AN ORDINANCE OF THE CITY OF KIRKLAND FOR THE NELSON/CRUIKSHANK CITIZEN AMENDMENT REQUEST, RELATING TO COMPREHENSIVE PLANNING, LAND USE AND ZONING, AND AMENDING THE COMPREHENSIVE PLAN ORDINANCE 3481, AS AMENDED, THE KIRKLAND ZONING CODE, ORDINANCE 3719, AS AMENDED, AND THE KIRKLAND ZONING MAP, ORDINANCE 3710, AS AMENDED, AS REQUIRED BY RCW 36.70A.130 TO ENSURE CONTINUED COMPLIANCE WITH THE GROWTH MANAGEMENT ACT AND APPROVING A SUMMARY FOR PUBLICATION, FILE NO. CAM13-00465.

SECTION 1. Adopts findings of fact in Section 1 of Ordinance 4493 by reference.

SECTION 2. Amends Comprehensive Plan figure and text and Zoning Code text and map.

SECTION 3. Directs the Director of the Planning and Building Department to amend the official Kirkland Zoning Map.

SECTION 4. Provides a severability clause for the Ordinance.

SECTION 5. Authorizes the publication of the Ordinance by summary, which summary is approved by the City Council pursuant to Section 1.08.017 Kirkland Municipal Code and establishes the effective date as five days after publication of summary.

SECTION 6. Directs the City Clerk to certify and forward a complete certified copy of this Ordinance to the King County Department of Assessments.

The full text of this Ordinance will be mailed without charge to any person upon request made to the City Clerk for the City of Kirkland. The Ordinance was passed by the Kirkland City Council at its meeting on the \_\_\_\_\_ day of \_\_\_\_\_, 2015.

I certify that the foregoing is a summary of Ordinance 4506 approved by the Kirkland City Council for summary publication.

---

City Clerk

ORDINANCE O-4494

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO ZONING, COMPREHENSIVE PLANNING AND LAND USE AND AMENDING THE NEIGHBORHOOD PLAN CHAPTERS OF THE COMPREHENSIVE PLAN ORDINANCE 3481, AS AMENDED, AND CHAPTER 40 OF THE ZONING CODE, ORDINANCE 3719, AS AMENDED, AS REQUIRED BY RCW 36.70A.130 TO ENSURE CONTINUED COMPLIANCE WITH THE GROWTH MANAGEMENT ACT AND APPROVING A SUMMARY FOR PUBLICATION, FILE NO. CAM13-00465.

1           WHEREAS, the Growth Management Act (GMA), specifically  
2 RCW 36.70A.130, mandates that the City of Kirkland take legislative  
3 action to review, and if needed, revise its Comprehensive Plan and  
4 Zoning Code to ensure continued compliance with GMA (also known as  
5 "periodic review"); and  
6

7           WHEREAS, the City has met the periodic review and update  
8 requirements under the GMA, RCW 36.70A.130; including a process for  
9 early and continuous public participation; and  
10

11           WHEREAS, the Planning Commission and Houghton Community  
12 Council, following notice as required by RCW 35A.63.070, held a joint  
13 hearing on June 25, 2015, and the Planning Commission held additional  
14 public hearings on July 23, 2015, and August 13, 2015, on the  
15 amendment proposals and considered the comments received at the  
16 hearings; and  
17

18           WHEREAS, public open houses were held before the public  
19 hearings on June 25, 2015, July 23, 2015 and August 13, 2015; and  
20

21           WHEREAS, the City Council has received a recommendation  
22 from the Kirkland Planning Commission and the Houghton Community  
23 Council for certain amendments to the Comprehensive Plan, all related  
24 to the Neighborhood Plans, and Chapter 40 of the Zoning Code, as set  
25 forth in the report and recommendation of the Planning Commission  
26 dated September 10, 2015, and bearing Kirkland Planning and Building  
27 Department File No. CAM13-00465; and  
28

29           WHEREAS, the City Council held a study session on October 6,  
30 2015, to consider the proposed amendments, the recommendation from  
31 the Planning Commission and public comments; and  
32

33           WHEREAS, pursuant to the State Environmental Policy Act  
34 (SEPA), there has accompanied the legislative proposal and  
35 recommendation through the entire consideration process, a scoped  
36 Environmental Impact Statement, issued by the Responsible Official;  
37 and  
38

39           WHEREAS, in public meeting the City Council considered the  
40 environmental documents received from the Responsible Official,  
41 together with the recommendation from the Houghton Community

42 Council and the report and recommendation of the Planning  
43 Commission.

44  
45 NOW, THEREFORE, the City Council of the City of Kirkland do  
46 ordain as follows:

47  
48 Section 1. The findings of fact included in Ordinance 4493,  
49 Section 1 are incorporated by reference.

50  
51 Section 2. Comprehensive Plan Text, Figures and Tables  
52 and Zoning Text amended: The Comprehensive Plan, Ordinance 3481,  
53 as amended, and Zoning Code, Ordinance 3719, as amended, are  
54 further amended as set forth in the following Exhibits 1-15 attached to  
55 this Ordinance and incorporated by reference.

- 56
- 57 [Exhibit 1:](#) Lakeview Neighborhood Plan
- 58 [Exhibit 2:](#) Central Houghton Neighborhood Plan
- 59 [Exhibit 3:](#) Bridle Trails Neighborhood Plan
- 60 [Exhibit 4:](#) Moss Bay Neighborhood Plan
- 61 [Exhibit 5:](#) Everest Neighborhood Plan
- 62 [Exhibit 6:](#) North Rose Hill Subarea Plan
- 63 [Exhibit 7:](#) NE 85<sup>th</sup> Street Subarea Plan
- 64 [Exhibit 8:](#) South Rose Hill Neighborhood Plan
- 65 [Exhibit 9:](#) Juanita Neighborhood Plan
- 66 [Exhibit 10:](#) Market Neighborhood Plan
- 67 [Exhibit 11:](#) Market Street Corridor Plan
- 68 [Exhibit 12:](#) Norkirk Neighborhood Plan
- 69 [Exhibit 13:](#) Highlands Neighborhood Plan
- 70 [Exhibit 14:](#) Kingsgate Neighborhood Plan
- 71 [Exhibit 15:](#) Zoning Code Chapter 40 Industrial Zones

72  
73 Section 3. If any section, subsection, sentence, clause,  
74 phrase, part or portion of this Ordinance, including those parts adopted  
75 by reference, is for any reason held to be invalid or unconstitutional by  
76 any court of competent jurisdiction, such decision shall not affect the  
77 validity of the remaining portions of this Ordinance.

78  
79 Section 4. To the extent that the subject matter of this  
80 Ordinance is subject to the disapproval jurisdiction of the Houghton  
81 Community Council as created by Ordinance 2001, the Ordinance shall  
82 become effective within the Houghton community either upon approval  
83 of the Houghton Community Council, or upon failure of the Community  
84 Council to disapprove this Ordinance within 60 days of its passage.

85  
86 Section 5. Except as provided in Section 4, this Ordinance  
87 shall be in full force and effect five days from and after its passage by  
88 the City Council and publication pursuant to Section 1.08.017, Kirkland  
89 Municipal Code in the summary form attached to the original of this  
90 Ordinance and by this reference approved by the City Council.

91           Section 6. A complete copy of this Ordinance shall be  
92 certified by the City Clerk, who shall then forward the certified copy to  
93 the King County Department of Assessments.

94  
95           Passed by majority vote of the Kirkland City Council in open  
96 meeting this \_\_\_\_ day of \_\_\_\_\_, 2015.

97  
98           Signed in authentication thereof this \_\_\_\_ day of \_\_\_\_\_  
99 2015.

\_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
City Clerk

Approved as to Form:

\_\_\_\_\_  
City Attorney

PUBLICATION SUMMARY  
OF ORDINANCE O-4494

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO ZONING, COMPREHENSIVE PLANNING AND LAND USE AND AMENDING THE NEIGHBORHOOD PLAN CHAPTERS OF THE COMPREHENSIVE PLAN ORDINANCE 3481, AS AMENDED, AND CHAPTER 40 OF THE ZONING CODE, ORDINANCE 3719, AS AMENDED, AS REQUIRED BY RCW 36.70A.130 TO ENSURE CONTINUED COMPLIANCE WITH THE GROWTH MANAGEMENT ACT AND APPROVING A SUMMARY FOR PUBLICATION, FILE NO. CAM13-00465.

SECTION 1. Adopts findings of fact in Section 1 of Ordinance 4493 by reference.

SECTION 2. Amends Neighborhood Plan Chapters of the Comprehensive Plan and Zoning Code Chapter 40 relating to Industrial Zones.

SECTION 3. Provides a severability clause for the Ordinance.

SECTION 4. Establishes that this Ordinance, to the extent it is subject to disapproval jurisdiction, will be effective within the disapproval jurisdiction of the Houghton Community Council Municipal Corporation upon approval by the Houghton Community Council or the failure of said Community Council to disapprove this Ordinance within 60 days of the date of the passage of this Ordinance.

SECTION 5. Authorizes the publication of the Ordinance by summary, which summary is approved by the City Council pursuant to Section 1.08.017 Kirkland Municipal Code and establishes the effective date as five days after publication of summary.

SECTION 6. Directs the City Clerk to certify and forward a complete certified copy of this Ordinance to the King County Department of Assessments.

The full text of this Ordinance will be mailed without charge to any person upon request made to the City Clerk for the City of Kirkland. The Ordinance was passed by the Kirkland City Council at its meeting on the \_\_\_\_ day of \_\_\_\_\_, 2015.

I certify that the foregoing is a summary of Ordinance 4494 approved by the Kirkland City Council for summary publication.

---

City Clerk

ORDINANCE 4498

AN ORDINANCE OF THE CITY OF KIRKLAND FOR THE CITIZEN AMENDMENT REQUEST PROPOSALS, RELATING TO COMPREHENSIVE PLANNING, LAND USE AND ZONING, AND AMENDING THE COMPREHENSIVE PLAN ORDINANCE 3481, AS AMENDED, THE KIRKLAND ZONING CODE, ORDINANCE 3719, AS AMENDED, AND THE KIRKLAND ZONING MAP, ORDINANCE 3710, AS AMENDED, AS REQUIRED BY RCW 36.70A.130 TO ENSURE CONTINUED COMPLIANCE WITH THE GROWTH MANAGEMENT ACT AND APPROVING A SUMMARY FOR PUBLICATION, FILE NO. CAM13-00465.

1           WHEREAS, the Growth Management Act (GMA), specifically  
2 RCW 36.70A.130, mandates that the City of Kirkland take legislative  
3 action to review, and if needed, revise its Comprehensive Plan, Zoning  
4 Code and official Zoning Map to ensure continued compliance with GMA  
5 (also knowns as "periodic review"); and  
6

7           WHEREAS, the City has met the periodic review and update  
8 requirements under the GMA, RCW 36.70A.130; including a process for  
9 early and continuous public participation; and  
10

11           WHEREAS, the City Council has received a recommendation  
12 from the Kirkland Planning Commission for certain amendments to the  
13 Comprehensive Plan, the Zoning Code, and the Zoning Map, all related  
14 to the Citizen Amendment Request (CAR) proposals, as set forth in the  
15 reports and recommendations of the Planning Commission dated  
16 September 10, 2015, and September 24, 2015, and bearing Kirkland  
17 Planning and Building Department File No. CAM13-00465; and  
18

19           WHEREAS, prior to making the recommendations the Planning  
20 Commission, following notice as required by RCW 35A.63.070, held  
21 public hearings on June 25, 2015, July 23, 2015, and August 13, 2015,  
22 to receive comments on the Citizen Amendment Request proposals; and  
23

24           WHEREAS, the Planning Commission continued the public  
25 hearings to September 10, 2015, and September 24, 2015, to receive  
26 comments on the Totem Commercial Center CAR and to consider and  
27 deliberate upon the comments received at the hearings; and  
28

29           WHEREAS, public open houses were held before the public  
30 hearings on June 25, 2015, July 23, 2015, and August 13, 2015; and  
31

32           WHEREAS, the City Council held study sessions on October 6,  
33 2015, and October 20, 2015, to consider the proposed amendments,  
34 the recommendations from the Planning Commission and public  
35 comments, and  
36

37           WHEREAS, pursuant to SEPA, a scoped Environmental Impact  
38 Statement addressing the CARS was issued by the Responsible Official  
39 and has accompanied the legislative proposal through the entire  
40 consideration process; and

41 WHEREAS, in public meetings the City Council considered the  
42 environmental documents received from the Responsible Official,  
43 together with the reports and recommendations of the Planning  
44 Commission on the CAR's; and

45  
46 NOW, THEREFORE, the City Council of the City of Kirkland do  
47 ordain as follows:

48  
49 Section 1. The findings of fact included in Ordinance 4493,  
50 Section 1 are incorporated by reference.

51  
52 Section 2. Basra Citizen Amendment Request -  
53 Comprehensive Plan Figure and Text, and Zoning Code Map and Text  
54 amended: The Comprehensive Plan, Ordinance 3481, as amended, and  
55 Zoning Code, Ordinance 3719, as amended, and Zoning Map, Ordinance  
56 3710, as amended, are further amended as set forth in the following  
57 Exhibits 1-4 attached to this Ordinance and incorporated by reference.

- 58
- 59 [Exhibit 1:](#) Comprehensive Plan text amendment eliminating
- 60 Light Manufacturing Park
- 61 [Exhibit 2:](#) Comprehensive Plan Land Use Map
- 62 [Exhibit 3:](#) Zoning Code RH 5A regulations
- 63 [Exhibit 4:](#) Zoning Map
- 64

65 Section 3. Griffis Citizen Amendment Request -  
66 Comprehensive Plan Figure and Text, and Zoning Code Map and Text  
67 amended: The Comprehensive Plan, Ordinance 3481, as amended, and  
68 Zoning Code, Ordinance 3719, as amended, and Zoning Map, Ordinance  
69 3710, as amended, are further amended as set forth in the following  
70 Exhibits 5-10 attached to this Ordinance and incorporated by reference.

- 71
- 72 [Exhibit 5:](#) NE 85<sup>th</sup> Street Subarea Plan
- 73 [Exhibit 6:](#) Comprehensive Plan Land Use Map
- 74 [Exhibit 7:](#) Zoning Code RH 8 Zone regulations
- 75 [Exhibit 8:](#) Zoning Code Design Review regulations
- 76 [Exhibit 9:](#) Zoning Code Affordable Housing Incentives –
- 77 Multifamily regulations
- 78 [Exhibit 10:](#) Zoning Map
- 79

80 Section 4. Newland Citizen Amendment Request -  
81 Comprehensive Plan Figure and Zoning Map amended: The  
82 Comprehensive Plan, Ordinance 3481, as amended, and Zoning Map,  
83 Ordinance 3710, as amended, are further amended as set forth in the  
84 following Exhibits 11-12 attached to this Ordinance and incorporated by  
85 reference.

- 86
- 87 [Exhibit 11:](#) Comprehensive Plan Land Use Map
- 88 [Exhibit 12:](#) Zoning Map
- 89

90 Section 5. Waddell Citizen Amendment Request - Zoning  
91 Code text amended: The Zoning Code, Ordinance 3719, as amended,  
92 is further amended as set forth in the following Exhibit 13 attached to  
93 this Ordinance and incorporated by reference.

94 [Exhibit 13](#): Zoning Code Common Recreational Space  
95 Requirements for Certain Residential Uses regulations  
96

97 Section 6. Evergreen Healthcare Citizen Amendment  
98 Request - Comprehensive Plan Figure, and Zoning Map amended: The  
99 Comprehensive Plan, Ordinance 3481, as amended, and Zoning Map,  
100 Ordinance 3710, as amended, are further amended as set forth in the  
101 following Exhibits 14-15 attached to this Ordinance and incorporated by  
102 reference.  
103

104 [Exhibit 14](#): Comprehensive Plan Land Use Map

105 [Exhibit 15](#): Zoning Map  
106

107 Section 7. Totem Commercial Center Citizen Amendment  
108 Request - Comprehensive Plan Figure, and Zoning Code Map and Text  
109 amended: The Comprehensive Plan, Ordinance 3481, as amended, and  
110 Zoning Code, Ordinance 3719, as amended, and Zoning Map, Ordinance  
111 3710, as amended, are further amended as set forth in the following  
112 Exhibits 16-18 attached to this Ordinance and incorporated by  
113 reference.  
114

115 [Exhibit 16](#): Comprehensive Plan Land Use Map

116 [Exhibit 17](#): Zoning Code TL 7 Zone regulations

117 [Exhibit 18](#): Zoning Map  
118

119 Section 8. Rairdon Citizen Amendment Request -  
120 Comprehensive Plan Figure and Text, and Zoning Code Map and Text  
121 amended: The Comprehensive Plan, Ordinance 3481, as amended, and  
122 Zoning Code, Ordinance 3719, as amended, and Zoning Map, Ordinance  
123 3710, as amended, are further amended as set forth in the following  
124 Exhibits 19-22 attached to this Ordinance and incorporated by  
125 reference.  
126

127 [Exhibit 19](#): Totem Lake Business District Plan

128 [Exhibit 20](#): Comprehensive Plan Land Use Map

129 [Exhibit 21](#): Zoning Code TL 9A Zone and TL 9B Zone  
130 regulations

131 [Exhibit 22](#): Zoning Map  
132

133 Section 9. Morris Citizen Amendment Request -  
134 Comprehensive Plan Figure, and Zoning Code Map and Text amended:  
135 The Comprehensive Plan, Ordinance 3481, as amended, and Zoning  
136 Code, Ordinance 3719, as amended, and Zoning Map, Ordinance 3710,  
137 as amended, are further amended as set forth in the following Exhibits  
138 23-26 attached to this Ordinance and incorporated by reference.  
139

140 [Exhibit 23](#): Comprehensive Plan Land Use Map

141 [Exhibit 24](#): Totem Lake Business District Plan

142 [Exhibit 25](#): Zoning Code TL 7 Zone regulations

143 [Exhibit 26](#) Medium Density Residential Zone regulations

144 [Exhibit 27](#): Zoning Map  
145

146 Section 10. Astronics Citizen Amendment Request -  
147 Comprehensive Plan Text, and Zoning Code Text amended: The

148 Comprehensive Plan, Ordinance 3481, as amended, and Zoning Code,  
149 Ordinance 3719, as amended, are further amended as set forth in the  
150 following Exhibits 27-28 attached to this Ordinance and incorporated by  
151 reference.

152  
153  
154  
155

- [Exhibit 28](#): Totem Lake Business District Plan
- [Exhibit 29](#): Zoning Code TL 7 Zone regulations

156  
157  
158  
159

Section 11. Official Zoning Map Change: The Director of the Planning and Building Department is directed to amend the official City of Kirkland Zoning Map to conform to this Ordinance, indicating the date of passage.

160  
161  
162  
163

Section 12. If any section, subsection, sentence, clause, phrase, part or portion of this Ordinance, including those parts adopted by reference, is for any reason held to be invalid or unconstitutional by any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance.

164  
165  
166  
167

Section 13. This Ordinance shall be in full force and effect five days from and after its passage by the City Council and publication pursuant to Kirkland Municipal Code Section 1.08.017, in the summary form attached to the original of this Ordinance and by this reference approved by the City Council, as required by law.

168  
169  
170  
171

Section 14. A complete copy of this Ordinance shall be certified by the City Clerk, who shall then forward the certified copy to the King County Department of Assessments.

172  
173  
174  
175

Passed by majority vote of the Kirkland City Council in open meeting this \_\_\_\_ day of \_\_\_\_\_, 2015.

176  
177  
178  
179  
180  
181

Signed in authentication thereof this \_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
City Clerk

Approved as to Form:

\_\_\_\_\_  
City Attorney

PUBLICATION SUMMARY  
OF ORDINANCE O-4498

AN ORDINANCE OF THE CITY OF KIRKLAND FOR THE CITIZEN AMENDMENT REQUEST PROPOSALS, RELATING TO COMPREHENSIVE PLANNING, LAND USE AND ZONING, AND AMENDING THE COMPREHENSIVE PLAN ORDINANCE 3481, AS AMENDED, THE KIRKLAND ZONING CODE, ORDINANCE 3719, AS AMENDED, AND THE KIRKLAND ZONING MAP, ORDINANCE 3710, AS AMENDED, AS REQUIRED BY RCW 36.70A.130 TO ENSURE CONTINUED COMPLIANCE WITH THE GROWTH MANAGEMENT ACT AND APPROVING A SUMMARY FOR PUBLICATION, FILE NO. CAM13-00465.

SECTION 1. Adopts findings of fact in Section 1 of Ordinance 4493 by reference.

SECTION 2. Basra Citizen Amendment Request amends Comprehensive Plan figure and text and Zoning Code text and map.

SECTION 3. Griffis Citizen Amendment Request amends Comprehensive Plan figure and text and Zoning Code text and map.

SECTION 4. Newland Citizen Amendment Request amends Comprehensive Plan figure and Zoning map.

SECTION 5. Waddell Citizen Amendment Request amends Zoning Code text.

SECTION 6. Evergreen Healthcare Citizen Amendment Request amends Comprehensive Plan figure and Zoning map.

SECTION 7. Totem Commercial Center Citizen Amendment Request amends Comprehensive Plan figure and Zoning Code text and map.

SECTION 8. Rairdon Citizen Amendment Request amends Comprehensive Plan figure and text and Zoning Code text and map.

SECTION 9. Morris Citizen Amendment Request amends Comprehensive Plan figure and Zoning Code text and map.

SECTION 10. Astronics Citizen Amendment Request amends Comprehensive Plan text and Zoning Code text.

SECTION 11. Nelson/Cruikshank Citizen Amendment Request amends Comprehensive Plan figure and Zoning Code text and map.

SECTION 12. Directs the Director of the Planning and Building Department to amend the official Kirkland Zoning Map.

SECTION 13. Provides a severability clause for the Ordinance.

SECTION 14. Authorizes the publication of the Ordinance by summary, which summary is approved by the City Council pursuant to Section 1.08.017 Kirkland Municipal Code and establishes the effective date as five days after publication of summary.

SECTION 15. Directs the City Clerk to certify and forward a complete certified copy of this Ordinance to the King County Department of Assessments.

The full text of this Ordinance will be mailed without charge to any person upon request made to the City Clerk for the City of Kirkland. The Ordinance was passed by the Kirkland City Council at its meeting on the \_\_\_\_ day of \_\_\_\_\_, 2015.

I certify that the foregoing is a summary of Ordinance 4498 approved by the Kirkland City Council for summary publication.

---

City Clerk

ORDINANCE O-4493

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO COMPREHENSIVE PLANNING AND LAND USE AND AMENDING THE INTRODUCTION, VISION STATEMENT AND GUIDING PRINCIPLES, GENERAL AND IMPLEMENTATION STRATEGIES CHAPTERS, GENERAL ELEMENTS AND APPENDICES OF THE COMPREHENSIVE PLAN, ORDINANCE 3481, AS AMENDED, AS REQUIRED BY RCW 36.70A.130 TO ENSURE CONTINUED COMPLIANCE WITH THE GROWTH MANAGEMENT ACT, AND APPROVING A SUMMARY FOR PUBLICATION, FILE NO. CAM13-00465.

1 WHEREAS, the Growth Management Act (GMA), specifically  
2 RCW 36.70A.130, mandates that the City of Kirkland takes legislative  
3 action to review, and if needed, revise its Comprehensive Plan to ensure  
4 continued compliance with GMA (also knowns as "periodic review"); and  
5

6 WHEREAS, the City has met its periodic review and update  
7 requirement under the GMA, RCW 36.70A.130.  
8

9 NOW, THEREFORE, the City Council of the City of Kirkland do  
10 ordain as follows:  
11

12 Section 1. Findings of Fact.  
13

14 A. Based on the analysis and findings of fact and the proposed  
15 amendments recommended by the Planning Commission and the  
16 Houghton Community Council, where applicable, the City Council finds  
17 that the review of the Comprehensive Plan, identification of needed  
18 amendments and the public participation process which was followed  
19 comply with the Growth Management Act, RCW 36.70A.  
20

21 B. The Comprehensive Plan is consistent with the King County  
22 Countywide Planning Policies, the Puget Sound Regional Council  
23 Multicounty Planning Policies and the Growth Management Act.  
24

25 C. The City, in reviewing and revising the Comprehensive Plan  
26 established procedures and schedules for early and continuous public  
27 participation pursuant to RCW 36.70A.130(2).  
28

29 D. The City established and followed an extensive and broadly  
30 disseminated public outreach program called "Kirkland 2035 – Your  
31 Voice, Your Vision, Your Future" with over 2000 people participating in  
32 more than 200 public meetings, events, workshops, open houses and  
33 hearings between 2013 and 2015. Throughout the process, the City  
34 conducted a variety of public outreach activities to solicit and consider  
35 public comments on the community's goals and values and on all  
36 proposed amendments to the Comprehensive Plan and development  
37 regulations; consistent with RCW 36.70A.130, 36.70A.035 and  
38 36.70A.140.

39 E. Throughout the public participation process, the City provided  
40 email listserv announcements, conducted web based surveys, prepared  
41 informational materials, posted information on web pages, and  
42 developed issue papers on the review and revision of the  
43 Comprehensive Plan.

44  
45 F. The City analyzed housing and employment capacities in its  
46 Development Capacity Analysis issued February 6, 2014, in accordance  
47 with RCW 36.70A.215, and determined that it can meet its housing and  
48 employment targets as allocated by the King County Growth  
49 Management Planning Council, and that no inconsistencies exist  
50 between the goals and policies in the amendments to the  
51 Comprehensive Plan and the actual and projected growth patterns  
52 examined in the analysis.

53  
54 G. The City reviewed the Growth Management Act, VISION  
55 2040, Transportation 2040, Department of Commerce Periodic Update  
56 Checklist for Cities, and the King County Countywide Planning Policies  
57 to identify revisions needed to the Comprehensive Plan to be consistent  
58 with Growth Management Act, and has made the revisions.

59  
60 H. The amendments to the Comprehensive Plan were  
61 transmitted to the Washington State Department of Commerce on June  
62 22, 2015, at least 60 days prior to adoption, and on June 24, 2015, the  
63 amendments were sent to the Puget Sound Regional Council and  
64 surrounding jurisdictions, and notice of the availability of the  
65 amendments was provided to federal, state, local agencies and  
66 jurisdictions, tribes, and interested organizations and parties.

67  
68 I. Pursuant to the State Environmental Policy Act (SEPA), there  
69 has accompanied the legislative proposal and recommendation  
70 throughout the entire consideration process, a scoped Draft  
71 Environmental Impact Statement (DEIS) issued on June 24, 2015. The  
72 DEIS analyzed the 2035 growth targets for housing and employment  
73 along with the amendments to the Comprehensive Plan. Copies of the  
74 DEIS were provided to the Department of Ecology and surrounding  
75 jurisdictions, and notice of availability was provided to federal, state and  
76 local agencies, tribes, services, utilities and transit, community  
77 organizations, newspapers and nearby jurisdictions. The Responsible  
78 SEPA Official held a hearing on the DEIS on July 9, 2015, and established  
79 a 30-day public comment period. The Final Environmental Impact  
80 Statement was issued on November 24, 2015.

81  
82 J. The Comprehensive Plan Update is within the range of  
83 alternatives studied in the Environmental Impact Statement.

84  
85 Section 2. Additional Findings of Fact.

86  
87 A. The Planning Commission and Houghton Community Council  
88 held 26 study sessions open to the public on the Introduction, Vision  
89 Statement and Guiding Principles, General, and Implementation  
90 Strategies chapters, General Elements and Appendices of the

91 Comprehensive Plan to review proposed amendments and consider  
92 public comments.

93  
94 B. Public open houses on the review and revision of the  
95 Comprehensive Plan were held before the public hearings on June 25,  
96 2015 and August 13, 2015.

97  
98 C. The Planning Commission held a joint public hearing on the  
99 Transportation Element with the Houghton Community Council and the  
100 Transportation Commission on June 25, 2015, to receive public  
101 comments, and deliberated on the element on August 13, 2015. On June  
102 25, 2015, the Planning Commission held a joint public hearing with the  
103 Houghton Community Council to receive public comments on the  
104 remaining chapters and deliberated on July 9, 2015. On August 13,  
105 2015, the Planning Commission held a public hearing on the Capital  
106 Facilities Plan (CFP) of the Capital Facilities Element to receive public  
107 comments and deliberated on the revisions. The Houghton Community  
108 Council waived its review and courtesy hearing on the CFP.

109  
110 D. The City Council has received a recommendation from the  
111 Kirkland Planning Commission and the Houghton Community Council for  
112 certain amendments to the Comprehensive Plan as set forth in the  
113 transmittal memo and recommendation from the Planning Commission  
114 dated September 24, 2015, bearing Kirkland Planning and Building  
115 Department File No. CAM13-00465.

116  
117 E. The City Council held a study session on October 6, 2015, to  
118 consider the proposed amendments, the recommendation from the  
119 Planning Commission and Houghton Community Council and public  
120 comments.

121  
122 F. Pursuant to the State Environmental Policy Act (SEPA), a  
123 scoped Draft Environmental Impact Statement addressing the  
124 Comprehensive Plan was issued by the Responsible Official and has  
125 accompanied the legislative proposal and recommendation through the  
126 entire consideration process.

127  
128 G. In a public meeting the City Council considered the scoped  
129 Environmental Impact Statement received from the Responsible Official,  
130 together with the transmittal memo from the Planning Commission and  
131 recommendation of the Planning Commission and the Houghton  
132 Community Council and public comments received throughout the  
133 process.

134  
135 Section 3. Adoption of Comprehensive Plan Text, Figures  
136 and Tables amended: The Comprehensive Plan, Ordinance 3481, as  
137 amended, is further amended as set forth in the following Exhibits 1-18  
138 attached to this Ordinance and incorporated by reference.

139  
140 [Exhibit 1](#): Introduction

141 [Exhibit 2](#): Vision Statement and Guiding Principles

142 [Exhibit 3](#): General Element

143 [Exhibit 4](#): Community Character Element

- 144 [Exhibit 5](#): Environment Element
- 145 [Exhibit 6](#): Land Use Element
- 146 [Exhibit 7](#): Housing Element
- 147 [Exhibit 8](#): Economic Development Element
- 148 [Exhibit 9](#): Transportation Element
- 149 [Exhibit 10](#): Parks, Recreation and Open Space Element
- 150 [Exhibit 11](#): Utilities Element
- 151 [Exhibit 12](#): Public Services Element
- 152 [Exhibit 13](#): Human Services Element
- 153 [Exhibit 14](#): Capital Facilities Element
- 154 [Exhibit 15](#): Implementation Strategies
- 155 [Exhibit 16](#): Appendix A: Level of Service Methodology (deleted)
- 156 [Exhibit 17](#): Appendix B: Glossary
- 157 [Exhibit 18](#): Appendix C: Design Principles –Residential
- 158 Development (deleted)

160 Section 4. If any section, subsection, sentence, clause,  
 161 phrase, part or portion of this Ordinance, including those parts adopted  
 162 by reference, is for any reason held to be invalid or unconstitutional by  
 163 any court of competent jurisdiction, such decision shall not affect the  
 164 validity of the remaining portions of this Ordinance.

166 Section 5. To the extent that the subject matter of this  
 167 Ordinance is subject to the disapproval jurisdiction of the Houghton  
 168 Community Council as created by Ordinance 2001, the Ordinance shall  
 169 become effective within the Houghton community either upon approval  
 170 of the Houghton Community Council, or upon failure of the Community  
 171 Council to disapprove this Ordinance within 60 days of its passage.

173 Section 6. Except as provided in Section 5, this Ordinance  
 174 shall be in full force and effect five days from and after its passage by  
 175 the City Council and publication pursuant to Section 1.08.017, Kirkland  
 176 Municipal Code in the summary form attached to the original of this  
 177 Ordinance and by this reference approved by the City Council.

179 Section 7. A complete copy of this Ordinance shall be  
 180 certified by the City Clerk, who shall then forward the certified copy to  
 181 the King County Department of Assessments.

183 Passed by majority vote of the Kirkland City Council in open  
 184 meeting this \_\_\_\_ day of \_\_\_\_\_, 2015.

186 Signed in authentication thereof this \_\_\_\_ day of \_\_\_\_\_,  
 187 2015.

\_\_\_\_\_  
 MAYOR

Attest:

\_\_\_\_\_  
 City Clerk

Approved as to Form:

---

City Attorney

PUBLICATION SUMMARY  
OF ORDINANCE O-4493

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO COMPREHENSIVE PLANNING AND LAND USE AND AMENDING THE INTRODUCTION, VISION STATEMENT AND GUIDING PRINCIPLES, GENERAL AND IMPLEMENTATION STRATEGIES CHAPTERS, GENERAL ELEMENTS AND APPENDICES OF THE COMPREHENSIVE PLAN, ORDINANCE 3481, AS AMENDED, AS REQUIRED BY RCW 36.70A.130 TO ENSURE CONTINUED COMPLIANCE WITH THE GROWTH MANAGEMENT ACT, AND APPROVING A SUMMARY FOR PUBLICATION, FILE NO. CAM13-00465.

SECTION 1. Establishes findings of fact for the periodic review and update of the Comprehensive Plan.

SECTION 2. Establishes findings of fact for the amendments to the Introduction, Vision Statement and Guiding Principles, General, and Implementation Strategies chapters, General Elements and Appendices of the Comprehensive Plan.

SECTION 3. Amends certain Chapters and Elements and Appendices of the Comprehensive Plan.

SECTION 4. Provides a severability clause for the Ordinance.

SECTION 5. Establishes that this Ordinance, to the extent it is subject to disapproval jurisdiction, will be effective within the disapproval jurisdiction of the Houghton Community Council Municipal Corporation upon approval by the Houghton Community Council or the failure of said Community Council to disapprove this Ordinance within 60 days of the date of the passage of this Ordinance.

SECTION 6. Authorizes the publication of the Ordinance by summary, which summary is approved by the City Council pursuant to Section 1.08.017 Kirkland Municipal Code and establishes the effective date as five days after publication of summary.

SECTION 7. Directs the City Clerk to certify and forward a complete certified copy of this Ordinance to the King County Department of Assessments.

The full text of this Ordinance will be mailed without charge to any person upon request made to the City Clerk for the City of Kirkland. The Ordinance was passed by the Kirkland City Council at its meeting on the \_\_\_ day of \_\_\_\_\_, 2015.

I certify that the foregoing is a summary of Ordinance 4493 approved by the Kirkland City Council for summary publication.

---

City Clerk

ORDINANCE O-4495

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO COMPREHENSIVE PLANNING, LAND USE, ZONING AND DESIGN REVIEW, AND AMENDING THE TOTEM LAKE NEIGHBORHOOD PLAN, TO BE TITLED THE TOTEM LAKE BUSINESS DISTRICT PLAN, OF THE COMPREHENSIVE PLAN, ORDINANCE 3481, AS AMENDED, AND AMENDING KIRKLAND MUNICIPAL CODE CHAPTER 3.30, "DESIGN REVIEW BOARD," SECTION 3.30.040, "DESIGN GUIDELINES ADOPTED BY REFERENCE," AND AMENDING CHAPTERS 10, 20, 55, 92, 95, 105, 110, 115, 142 AND 180 OF THE KIRKLAND ZONING CODE, ORDINANCE 3719, AS AMENDED, AND THE KIRKLAND ZONING MAP, ORDINANCE 3710, AS AMENDED, AS REQUIRED BY RCW 36.70A.130 TO ENSURE CONTINUED COMPLIANCE WITH THE GROWTH MANAGEMENT ACT AND APPROVING A SUMMARY FOR PUBLICATION, FILE NO. CAM13-00465.

1           WHEREAS, the Growth Management Act (GMA), specifically  
2 RCW 36.70A.130, mandates that the City of Kirkland take legislative  
3 action to review, and if needed, revise its Comprehensive Plan, and  
4 development regulations to ensure continued compliance with GMA  
5 (also known as "periodic review"); and  
6

7           WHEREAS, the City has met the periodic review and update  
8 requirements under the GMA, RCW 36.70A.130; including a process for  
9 early and continuous public participation; and  
10

11           WHEREAS, the amended Totem Lake Business District Plan  
12 satisfies the requirements for center plans for Regional Growth Centers  
13 established by the Puget Sound Regional Council, and the objectives for  
14 Urban Centers set forth in the 2012 King County Countywide Planning  
15 Policies; and  
16

17           WHEREAS, the Planning Commission, following notice as  
18 required by RCW 35A.63.070, held a public hearing on August 13, 2015,  
19 on the Totem Lake Business District Plan and considered the comments  
20 received at the hearing; and  
21

22           WHEREAS, a public open house was held before the public  
23 hearing on August 13, 2015; and  
24

25           WHEREAS, the City Council has received a recommendation  
26 from the Kirkland Planning Commission for certain amendments to the  
27 Comprehensive Plan, the Municipal Code, the Zoning Code, and the  
28 Zoning Map, all related to the Totem Lake Business District Plan, as set  
29 forth in the reports and recommendations of the Planning Commission  
30 dated September 10, 2015, and bearing Kirkland Planning and Building  
31 Department File No. CAM13-00465; and  
32

33           WHEREAS, the City Council held a study session on October 20,  
34 2015, to consider the proposed amendments, the recommendation from  
35 the Planning Commission and public comments; and

36 WHEREAS, pursuant to the State Environmental Policy Act  
37 (SEPA), there has accompanied the legislative proposal and  
38 recommendation through the entire consideration process, a scoped  
39 Environmental Impact Statement, issued by the Responsible Official;  
40 and  
41

42 WHEREAS, in public meeting the City Council considered the  
43 environmental documents received from the Responsible Official,  
44 together with the report and recommendation of the Planning  
45 Commission.  
46

47 NOW, THEREFORE, the City Council of the City of Kirkland do  
48 ordain as follows:  
49

50 Section 1. The findings of fact included in Ordinance 4493,  
51 Section 1 are incorporated by reference.  
52

53 Section 2. Comprehensive Plan Text and Figures, Municipal  
54 Code and Zoning Code Text and Map amended: The Comprehensive  
55 Plan, Ordinance 3481, as amended, and Municipal Code, as amended,  
56 and Zoning Code, Ordinance 3719, as amended, and Zoning Map,  
57 Ordinance 3710, as amended, are further amended as set forth in the  
58 following Exhibits 1-3 attached to this Ordinance and incorporated by  
59 reference.  
60

61 Exhibit 1: New Totem Lake Business District Plan replacing  
62 Totem Lake Neighborhood Plan  
63

64 Exhibit 2: Zoning Code Chapters 10, 20, 55, 92, 95, 105, 110,  
65 115, 142 and 180 and Municipal Code Section 3.30.040(3)  
66 Design Guidelines for Totem Lake Business District  
67

68 Exhibit 3: Zoning Map  
69

70 Section 3. The Director of the Department of Planning and  
71 Community Development is directed to amend the official City of  
72 Kirkland Zoning Map to conform to this Ordinance, indicating the date  
73 of passage.  
74

75 Section 4. If any section, subsection, sentence, clause,  
76 phrase, part or portion of this Ordinance, including those parts adopted  
77 by reference, is for any reason held to be invalid or unconstitutional by  
78 any court of competent jurisdiction, such decision shall not affect the  
79 validity of the remaining portions of this Ordinance.  
80

81 Section 5. This Ordinance shall be in full force and effect five  
82 days from and after its passage by the City Council and publication  
83 pursuant to Kirkland Municipal Code Section 1.08.017, in the summary  
84 form attached to the original of this Ordinance and by this reference  
85 approved by the City Council, as required by law.  
86

87 Section 6. A complete copy of this Ordinance shall be  
88 certified by the City Clerk, who shall then forward the certified copy to  
89 the King County Department of Assessments.

90           Passed by majority vote of the Kirkland City Council in open  
91 meeting this \_\_\_\_ day of \_\_\_\_\_, 2015.

92  
93           Signed in authentication thereof this \_\_\_\_ day of \_\_\_\_\_,  
94 2015.

\_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
City Clerk

Approved as to Form:

\_\_\_\_\_  
City Attorney

PUBLICATION SUMMARY  
OF ORDINANCE O-4495

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO COMPREHENSIVE PLANNING, LAND USE, ZONING AND DESIGN REVIEW, AND AMENDING THE TOTEM LAKE NEIGHBORHOOD PLAN, TO BE TITLED THE TOTEM LAKE BUSINESS DISTRICT PLAN, OF THE COMPREHENSIVE PLAN, ORDINANCE 3481, AS AMENDED, AND AMENDING KIRKLAND MUNICIPAL CODE CHAPTER 3.30, "DESIGN REVIEW BOARD," SECTION 3.30.040, "DESIGN GUIDELINES ADOPTED BY REFERENCE," AND AMENDING CHAPTERS 10, 20, 55, 92, 95, 105, 110, 115, 142 AND 180 OF THE KIRKLAND ZONING CODE, ORDINANCE 3719, AS AMENDED, AND THE KIRKLAND ZONING MAP, ORDINANCE 3710, AS AMENDED, AS REQUIRED BY RCW 36.70A.130 TO ENSURE CONTINUED COMPLIANCE WITH THE GROWTH MANAGEMENT ACT AND APPROVING A SUMMARY FOR PUBLICATION, FILE NO. CAM13-00465.

SECTION 1. Adopts findings of fact in Section 1 of Ordinance 4493 by reference.

SECTION 2. Amends certain Comprehensive Plan text and figures, Municipal Code text, and Zoning Code text and map.

SECTION 3. Directs the Director of the Planning and Building Department to amend the official Kirkland Zoning Map.

SECTION 4. Provides a severability clause for the ordinance.

SECTION 5. Authorizes the publication of the Ordinance by summary, which summary is approved by the City Council pursuant to Section 1.08.017 Kirkland Municipal Code and establishes the effective date as five days after publication of summary.

SECTION 6. Directs the City Clerk to certify and forward a complete certified copy of this Ordinance to the King County Department of Assessments.

The full text of this Ordinance will be mailed without charge to any person upon request made to the City Clerk for the City of Kirkland. The Ordinance was passed by the Kirkland City Council at its meeting on the \_\_\_ day of \_\_\_\_\_, 2015.

I certify that the foregoing is a summary of Ordinance 4495 approved by the Kirkland City Council for summary publication.

---

City Clerk

ORDINANCE 4496

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO ZONING, COMPREHENSIVE PLANNING, LAND USE, AND DESIGN REVIEW AND AMENDING CHAPTERS 10 AND 142 OF THE KIRKLAND ZONING CODE, ORDINANCE 3719, AS AMENDED; AND AMENDING KIRKLAND MUNICIPAL CODE CHAPTER 3.30, "DESIGN REVIEW BOARD," SECTION 3.30.040, "DESIGN GUIDELINES ADOPTED BY REFERENCE," AS REQUIRED BY RCW 36.70A.130 TO ENSURE CONTINUED COMPLIANCE WITH THE GROWTH MANAGEMENT ACT AND APPROVING A SUMMARY ORDINANCE FOR PUBLICATION, FILE NO. CAM13-00465.

1           WHEREAS, the Growth Management Act (GMA), specifically  
2 RCW 36.70A.130, mandates that the City of Kirkland take legislative  
3 action to review, and if needed, revise its Comprehensive Plan and  
4 development regulations to ensure continued compliance with GMA  
5 (also known as "periodic review"); and  
6

7           WHEREAS, the Kirkland Zoning Code and Kirkland Municipal  
8 Code contain development regulations which implement the  
9 Comprehensive Plan; and  
10

11           WHEREAS, the City has met the periodic review and update  
12 requirements under the GMA, RCW 36.70A.130; including a process for  
13 early and continuous public participation; and  
14

15           WHEREAS, the Planning Commission and Houghton Community  
16 Council, following notice as required by RCW 35A.63.070, held a joint  
17 public hearing on June 25, 2015, and the Planning Commission held an  
18 additional public hearing on August 13, 2015, and considered the  
19 comments received at the hearings; and  
20

21           WHEREAS, public open houses were held before the public  
22 hearings on June 25, 2015, and August 13, 2015; and  
23

24           WHEREAS, the City Council has received a recommendation  
25 from the Kirkland Planning Commission for certain amendments to the  
26 Kirkland Zoning Code, and Kirkland Municipal Code, as set forth in the  
27 report and recommendation of the Planning Commission dated  
28 September 24, 2015, and bearing Kirkland Planning and Building  
29 Department File No. CAM13-00465; and  
30

31           WHEREAS, the City Council held a study session on October 6,  
32 2015, to consider the proposed amendments, the recommendation from  
33 the Planning Commission and public comments; and  
34

35           WHEREAS, pursuant to the State Environmental Policy Act  
36 (SEPA), there has accompanied the legislative proposal and  
37 recommendation through the entire consideration process, a scoped  
38 Environmental Impact Statement, issued by the Responsible Official;  
39 and

40 WHEREAS, in public meeting the City Council considered the  
41 environmental documents received from the Responsible Official,  
42 together with the recommendation from the Houghton Community  
43 Council and the report and recommendation of the Planning  
44 Commission.

45  
46 NOW, THEREFORE, the City Council of the City of Kirkland do  
47 ordain as follows:

48  
49 Section 1. The findings of fact included in Ordinance 4493,  
50 Section 1 are incorporated by reference.

51  
52 Section 2. The Kirkland Zoning Code, Ordinance 3719, as  
53 amended, is further amended as set forth in the following Exhibits 1 - 3  
54 attached to this Ordinance and incorporated by reference.

55  
56 Exhibit 1: Zoning Code Section 10.20 Map Incorporation,  
57 Corrections and Amendments

58 Exhibit 2: Zoning Code Section 10.35 Lake WA Zoning Boundary  
59 Interpretation

60 Exhibit 3. Zoning Code Section 142.25 Administrative Design  
61 Review and Section 142.35 Design Board Review (D.B.R.)  
62 Process

63  
64 Section 3. Chapter 3.30, Section 3.30.040, of the Kirkland  
65 Municipal Code, is amended as set forth in the following Exhibits 4 - 6  
66 attached to this Ordinance and incorporated by reference.

67  
68 Exhibit 4: Kirkland Municipal Code New Section 3.30.040(6)  
69 Design Guidelines Adopted by Reference – “Design Guidelines  
70 for Residential Development”

71 Exhibit 5: Kirkland Municipal Code Section 3.30.040(2) Design  
72 Guidelines for Rose Hill Business District

73 Exhibit 6 Kirkland Municipal Code Section 3.30.040(6) Design  
74 Guidelines for Residential Development

75  
76 Section 4. If any section, subsection, sentence, clause, phrase,  
77 part or portion of this Ordinance, including those parts adopted by  
78 reference, is for any reason held to be invalid or unconstitutional by any  
79 court of competent jurisdiction, such decision shall not affect the validity  
80 of the remaining portions of this Ordinance.

81  
82 Section 5. To the extent that the subject matter of this  
83 Ordinance is subject to the disapproval jurisdiction of the Houghton  
84 Community Council as created by Ordinance 2001, the Ordinance shall  
85 become effective within the Houghton community either upon approval  
86 of the Houghton Community Council, or upon failure of the Community  
87 Council to disapprove this Ordinance within 60 days of its passage.

88  
89 Section 6. Except as provided in Section 5, this Ordinance shall  
90 be in full force and effect five days from and after its passage by the  
91 Kirkland City Council and publication, pursuant to Kirkland Municipal  
92 Code 1.08.017, in the summary form attached to the original of this

93 Ordinance and by this reference approved by the City Council, as  
94 required by law.

95  
96 Section 7. A complete copy of this Ordinance shall be certified  
97 by the City Clerk, who shall then forward the certified copy to the King  
98 County Department of Assessments.

99  
100 Passed by majority vote of the Kirkland City Council in open  
101 meeting this \_\_\_\_ day of \_\_\_\_\_, 2015.

102  
103 Signed in authentication thereof this \_\_\_\_ day of \_\_\_\_\_,  
104 2015.

\_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
City Clerk

Approved as to Form:

\_\_\_\_\_  
City Attorney

PUBLICATION SUMMARY  
OF ORDINANCE O-4496

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO ZONING, COMPREHENSIVE PLANNING, LAND USE, AND DESIGN REVIEW AND AMENDING CHAPTERS 10 AND 142 OF THE KIRKLAND ZONING CODE, ORDINANCE 3719 AS AMENDED; AND AMENDING KIRKLAND MUNICIPAL CODE CHAPTER 3.30, "DESIGN REVIEW BOARD," SECTION 3.30.040, "DESIGN GUIDELINES ADOPTED BY REFERENCE," AS REQUIRED BY RCW 36.70A.130 TO ENSURE CONTINUED COMPLIANCE WITH THE GROWTH MANAGEMENT ACT AND APPROVING A SUMMARY ORDINANCE FOR PUBLICATION, FILE NO. CAM13-00465.

SECTION 1. Adopts findings of fact in Section 1 of Ordinance 4493 by reference.

SECTION 2. Amends Chapters 10 and 142 of the Kirkland Zoning Code.

SECTION 3. Amends Chapter 3.30 of the Kirkland Municipal Code, Section 3.30.040, relating to Design Review Guidelines.

SECTION 4. Provides a severability clause for the Ordinance.

SECTION 5. Establishes that this Ordinance, to the extent it is subject to disapproval jurisdiction, will be effective within the disapproval jurisdiction of the Houghton Community Council Municipal Corporation upon approval by the Houghton Community Council or the failure of said Community Council to disapprove this Ordinance within 60 days of the date of the passage of this Ordinance.

SECTION 6. Authorizes the publication of the Ordinance by summary, which summary is approved by the City Council pursuant to Section 1.08.017 Kirkland Municipal Code and establishes the effective date as five days after publication of summary.

SECTION 7. Directs the City Clerk to certify and forward a complete certified copy of this Ordinance to the King County Department of Assessments.

The full text of this Ordinance will be mailed without charge to any person upon request made to the City Clerk for the City of Kirkland. The Ordinance was passed by the Kirkland City Council at its meeting on the \_\_\_\_ day of \_\_\_\_\_, 2015.

I certify that the foregoing is a summary of Ordinance 4496 approved by the Kirkland City Council for summary publication.

---

City Clerk

ORDINANCE O-4497

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO ZONING AND LAND USE AND AMENDING THE CITY OF KIRKLAND ZONING MAP, ORDINANCE 3710 AS AMENDED, AND CITY OF KIRKLAND LAND USE MAP, ORDINANCE 3481, AS AMENDED, TO CONFORM TO THE COMPREHENSIVE PLAN AND AS REQUIRED BY RCW 36.70A.130 TO ENSURE CONTINUED COMPLIANCE WITH THE GROWTH MANAGEMENT ACT, AND APPROVING A SUMMARY FOR PUBLICATION, FILE NO. CAM13-00465.

1           WHEREAS, the Growth Management Act (GMA), specifically  
2 RCW 36.70A.130, mandates that the City of Kirkland take legislative  
3 action to review, and if needed, revise its Comprehensive Plan  
4 development regulations to ensure continued compliance with GMA  
5 (also known as "periodic review"); and  
6

7           WHEREAS, the Land Use Map and Zoning Map implement the  
8 Comprehensive Plan; and  
9

10           WHEREAS, the City has met the periodic review and update  
11 requirements under the GMA, RCW 36.70A.130; including a process for  
12 early and continuous public participation; and  
13

14           WHEREAS, the Planning Commission, following notice as  
15 required by RCW 35A.63.070, held a public hearing on August 13, 2015,  
16 on the amendment proposals and considered the comments received at  
17 the hearings; and  
18

19           WHEREAS, a public open house was held before the public  
20 hearing on August 13, 2015; and  
21

22           WHEREAS, the City Council has received a recommendation  
23 from the Kirkland Planning Commission for certain amendments to the  
24 Kirkland Land Use Map and Kirkland Zoning Map, as set forth in the  
25 report and recommendation of the Planning Commission dated  
26 September 24, 2015, and bearing Kirkland Planning and Building  
27 Department File No. CAM13-00465; and  
28

29           WHEREAS, the City Council held a study session on October 6,  
30 2015, to consider the proposed amendments, the recommendation from  
31 the Planning Commission and public comments; and  
32

33           WHEREAS, pursuant to the State Environmental Policy Act  
34 (SEPA), there has accompanied the legislative proposal and  
35 recommendation through the entire consideration process a scoped  
36 Environmental Impact Statement, issued by the Responsible Official  
37 ;and  
38

39           WHEREAS, in public meeting the City Council considered the  
40 environmental documents received from the Responsible Official,  
41 together with the report and recommendation of the Planning  
42 Commission; and

43 WHEREAS, the Land Use Map and Zoning Map will be updated  
44 so zoning and land use boundaries correspond to minor corrections to  
45 property boundaries.

46  
47 NOW, THEREFORE, the City Council of the City of Kirkland do  
48 ordain as follows:

49  
50 Section 1. The findings of fact included in Ordinance 4493,  
51 Section 1 are incorporated by reference.

52  
53 Section 2. Land Use Map Amended: The City of Kirkland Land  
54 Use Map as adopted by Ordinance 3481, as amended, is further  
55 amended, as set forth in the following Exhibits 1 – 2 attached to this  
56 Ordinance and incorporated by reference.

57  
58 Exhibit 1: Map of 95 City owned parcel redesignations  
59 Exhibit 2: Legend

60  
61 Section 3. Zoning Map Amended: The official City of Kirkland  
62 Zoning Map as adopted by Ordinance 3710, as amended, is further  
63 amended, as set forth in the following Exhibits 1 - 3 attached to this  
64 Ordinance and incorporated by reference.

65  
66 Exhibit 1: Map of 95 City owned parcel rezones  
67 Exhibit 2: Legend  
68 Exhibit 3: Maps showing eight suffix removal locations

69  
70 Section 4. Official Zoning Map Change: The Director  
71 of the Planning and Building Department is directed to amend the official  
72 City of Kirkland Zoning Map to conform to this Ordinance, indicating the  
73 date passage. RELATING TO ZONING AND LAND USE AND AMENDING  
74 THE CITY OF KIRKLAND ZONING MAP, ORDINANCE 3710 AS AMENDED,  
75 AND CITY OF KIRKLAND LAND USE MAP, ORDINANCE 3481, AS  
76 AMENDED, TO CONFORM TO THE COMPREHENSIVE PLAN AND AS  
77 REQUIRED BY RCW 36.70A.130 TO ENSURE CONTINUED COMPLIANCE  
78 WITH THE GROWTH MANAGEMENT ACT, AND APPROVING A SUMMARY  
79 FOR PUBLICATION, FILE NO. CAM13-00465.

80  
81 Section 5. Severability: If any section, subsection, sentence,  
82 clause, phrase, part or portion of this Ordinance, including those parts  
83 adopted by reference, is for any reason held to be invalid or  
84 unconstitutional by any court of competent jurisdiction, such decision  
85 shall not affect the validity of the remaining portions of this Ordinance.

86  
87 Section 6. To the extent that the subject matter of this  
88 Ordinance is subject to the disapproval jurisdiction of the Houghton  
89 Community Council as created by Ordinance 2001, the Ordinance shall  
90 become effective within the Houghton community either upon approval  
91 of the Houghton Community Council, or upon failure of the Community  
92 Council to disapprove this Ordinance within 60 days of its passage.

93  
94 Section 7. Effective Date: Except as provided in Section 6, this  
95 Ordinance shall be in full force and effect five days from and after its  
96 passage by the City Council and publication, pursuant to Kirkland

97 Municipal Code 1.08.017 in the summary form attached to the original  
98 of this Ordinance and by this reference approved by the City Council as  
99 required by law.

100  
101 Section 8. Ordinance Copy: A complete copy of this Ordinance  
102 shall be certified by the City Clerk, who shall then forward the certified  
103 copy to the King County Department of Assessments.

104  
105 Passed by majority vote of the Kirkland City Council in open  
106 meeting this \_\_\_\_ day of \_\_\_\_\_, 2015.

107  
108 Signed in authentication thereof this \_\_\_\_ day of \_\_\_\_\_,  
109 2015.

\_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
City Clerk

Approved as to Form:

\_\_\_\_\_  
City Attorney

PUBLICATION SUMMARY  
OF ORDINANCE O-4497

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO ZONING AND LAND USE AND AMENDING THE CITY OF KIRKLAND ZONING MAP, ORDINANCE 3710 AS AMENDED, AND CITY OF KIRKLAND LAND USE MAP, ORDINANCE 3481, AS AMENDED, TO CONFORM TO THE COMPREHENSIVE PLAN AND AS REQUIRED BY RCW 36.70A.130 TO ENSURE CONTINUED COMPLIANCE WITH THE GROWTH MANAGEMENT ACT, AND APPROVING A SUMMARY FOR PUBLICATION, FILE NO. CAM13-00465.

SECTION 1. Adopts findings of fact in Section 1 of Ordinance 4493 by reference.

SECTION 2. Amends Kirkland Land Use Map legend and redesignates 95 City owned properties.

SECTION 3. Amends Kirkland Zoning Map legend, removes eight suffixes, and rezones 95 City owned properties.

SECTION 4. Directs the Director of the Planning and Building Department to amend the official Kirkland Zoning Map.

SECTION 5. Provides a severability clause for the ordinance.

SECTION 6. Establishes that this ordinance, to the extent it is subject to disapproval jurisdiction, will be effective within the disapproval jurisdiction of the Houghton Community Council Municipal Corporation upon approval by the Houghton Community Council or the failure of said Community Council to disapprove this ordinance within 60 days of the date of the passage of this ordinance.

SECTION 7. Authorizes the publication of the ordinance by summary, which summary is approved by the City Council pursuant to Section 1.08.017 Kirkland Municipal Code and establishes the effective date as five days after publication of summary.

SECTION 8. Directs the City Clerk to certify and forward a complete certified copy of this ordinance to the King County Department of Assessments.

The full text of this Ordinance will be mailed without charge to any person upon request made to the City Clerk for the City of Kirkland. The Ordinance was passed by the Kirkland City Council at its meeting on the \_\_\_\_\_ day of \_\_\_\_\_, 2015.

I certify that the foregoing is a summary of Ordinance 4497 approved by the Kirkland City Council for summary publication.

---

City Clerk

ORDINANCE O-4499

AN ORDINANCE OF THE CITY OF KIRKLAND FOR THE MRM AMENDMENT REQUEST, RELATING TO COMPREHENSIVE PLANNING, LAND USE AND ZONING, AND AMENDING THE KIRKLAND ZONING CODE, ORDINANCE 3719, AS AMENDED, AS REQUIRED BY RCW 36.70A.130 TO ENSURE CONTINUED COMPLIANCE WITH THE GROWTH MANAGEMENT ACT AND APPROVING A SUMMARY FOR PUBLICATION, FILE NO. ZON11-00006 AND FILE NO. CAM13-00465.

1           WHEREAS, the Growth Management Act (GMA), specifically  
2 RCW 36.70A.130, mandates that the City of Kirkland take legislative  
3 action to review, and if needed, revise its Zoning Code to ensure  
4 continued compliance with GMA (also known as "periodic review"); and  
5

6           WHEREAS, the City has met the periodic review and update  
7 requirements under the GMA, RCW 36.70A.130; including a process for  
8 early and continuous public participation; and  
9

10           WHEREAS, the City Council has received a recommendation  
11 from the Kirkland Planning Commission for certain amendments to the  
12 Zoning Code, all related to the MRM proposal, as set forth in the report  
13 and recommendation of the Planning Commission dated September 10,  
14 2015, and bearing Kirkland Planning and Building Department File No.  
15 ZON11-00006 and File No. CAM13-00465; and  
16

17           WHEREAS, prior to making the recommendation the Planning  
18 Commission, following notice as required by RCW 35A.63.070, held a  
19 public hearing on June 25, 2015, to receive comments on the MRM  
20 proposal; and  
21

22           WHEREAS, a public open house was held before the public  
23 hearing on June 25, 2015, and  
24

25           WHEREAS, the City Council held study sessions on October 6,  
26 2015, and October 20, 2015, to consider the proposed amendment, the  
27 recommendation from the Planning Commission and public comments,  
28 and  
29

30           WHEREAS, pursuant to the State Environmental Policy Act  
31 (SEPA), a Supplemental Environmental Impact Statement and  
32 Addendum addressing the MRM Amendment Request and a scoped  
33 Environmental Impact Statement addressing the Comprehensive Plan  
34 were issued by the Responsible Official and have accompanied the MRM  
35 proposal through the entire consideration process; and  
36

37           WHEREAS, in public meeting, the City Council considered the  
38 environmental documents received from the Responsible Official,  
39 together with the reports and recommendation of the Planning  
40 Commission on the MRM proposal; and

41 NOW, THEREFORE, the City Council of the City of Kirkland do  
42 ordain as follows:

43  
44 Section 1. The findings of fact included in Ordinance 4493,  
45 Section 1 are incorporated by reference.

46  
47 Section 2. MRM Request - Zoning Code text amended: The  
48 Zoning Code, Ordinance 3719, as amended, is further amended as set  
49 forth in Exhibit 1 attached to this Ordinance and incorporated by  
50 reference.

51  
52 Exhibit 1: Zoning Code CBD 5 regulations

53  
54 Section 3. If any section, subsection, sentence, clause,  
55 phrase, part or portion of this Ordinance, including those parts adopted  
56 by reference, is for any reason held to be invalid or unconstitutional by  
57 any court of competent jurisdiction, such decision shall not affect the  
58 validity of the remaining portions of this Ordinance.

59  
60 Section 4. This Ordinance shall be in full force and effect five  
61 days from and after its passage by the City Council and publication  
62 pursuant to Kirkland Municipal Code Section 1.08.017, in the summary  
63 form attached to the original of this Ordinance and by this reference  
64 approved by the City Council, as required by law.

65  
66 Section 5. A complete copy of this Ordinance shall be  
67 certified by the City Clerk, who shall then forward the certified copy to  
68 the King County Department of Assessments.

69  
70 Passed by majority vote of the Kirkland City Council in open  
71 meeting this \_\_\_\_ day of \_\_\_\_\_, 2015.

72  
73 Signed in authentication thereof this \_\_\_\_ day of \_\_\_\_\_,  
74 2015.

\_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
City Clerk

Approved as to Form:

\_\_\_\_\_  
City Attorney

PUBLICATION SUMMARY  
OF ORDINANCE O-4499

AN ORDINANCE OF THE CITY OF KIRKLAND FOR THE MRM AMENDMENT REQUEST, RELATING TO COMPREHENSIVE PLANNING, LAND USE AND ZONING, AND AMENDING THE KIRKLAND ZONING CODE, ORDINANCE 3719, AS AMENDED, AS REQUIRED BY RCW 36.70A.130 TO ENSURE CONTINUED COMPLIANCE WITH THE GROWTH MANAGEMENT ACT AND APPROVING A SUMMARY FOR PUBLICATION, FILE NO. CAM13-00465.

SECTION 1. Adopts findings of fact in Section 1 of Ordinance 4493 by reference.

SECTION 2. Amends Zoning Code text.

SECTION 3. Provides a severability clause for the Ordinance.

SECTION 4. Authorizes the publication of the Ordinance by summary, which summary is approved by the City Council pursuant to Section 1.08.017 Kirkland Municipal Code and establishes the effective date as five days after publication of summary.

SECTION 5. Directs the City Clerk to certify and forward a complete certified copy of this Ordinance to the King County Department of Assessments.

The full text of this Ordinance will be mailed without charge to any person upon request made to the City Clerk for the City of Kirkland. The Ordinance was passed by the Kirkland City Council at its meeting on the \_\_\_\_\_ day of \_\_\_\_\_, 2015.

I certify that the foregoing is a summary of Ordinance 4499 approved by the Kirkland City Council for summary publication.

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City Clerk

ORDINANCE O-4505

AN ORDINANCE OF THE CITY OF KIRKLAND FOR THE WALLEN CITIZEN AMENDMENT REQUEST, RELATING TO COMPREHENSIVE PLANNING, LAND USE AND ZONING, AND AMENDING THE COMPREHENSIVE PLAN ORDINANCE 3481, AS AMENDED, THE KIRKLAND ZONING CODE, ORDINANCE 3719, AS AMENDED, AND THE KIRKLAND ZONING MAP, ORDINANCE 3710, AS AMENDED, AS REQUIRED BY RCW 36.70A.130 TO ENSURE CONTINUED COMPLIANCE WITH THE GROWTH MANAGEMENT ACT AND APPROVING A SUMMARY FOR PUBLICATION, FILE NO. CAM13-00465.

1           WHEREAS, the Growth Management Act (GMA), specifically  
2 RCW 36.70A.130, mandates that the City of Kirkland take legislative  
3 action to review, and if needed, revise its Comprehensive Plan, Zoning  
4 Code and official Zoning Map to ensure continued compliance with GMA  
5 (also knowns as "periodic review"); and  
6

7           WHEREAS, the City has met the periodic review and update  
8 requirements under the GMA, RCW 36.70A.130; including a process for  
9 early and continuous public participation; and  
10

11           WHEREAS, the City Council has received a recommendation  
12 from the Kirkland Planning Commission for certain amendments to the  
13 Comprehensive Plan, the Zoning Code, and the Zoning Map, all related  
14 to the Wallen Citizen Amendment Request (CAR) proposal, as set forth  
15 in the report and recommendation of the Planning Commission dated  
16 September 10, 2015, and bearing Kirkland Planning and Building  
17 Department File No. CAM13-00465; and  
18

19           WHEREAS, prior to making the recommendation the Planning  
20 Commission, following notice as required by RCW 35A.63.070, held a  
21 public hearing on July 23, 2015, to receive comments on the Citizen  
22 Amendment Request proposals; and  
23

24           WHEREAS, the Planning Commission continued the public  
25 hearing to September 10, 2015, to consider and deliberate upon the  
26 comments received at the hearing; and  
27

28           WHEREAS, a public open house was held before the public  
29 hearing on July 23, 2015, and  
30

31           WHEREAS, the City Council held a study session on October 20,  
32 2015, to consider the proposed amendments, the recommendation from  
33 the Planning Commission and public comments, and  
34

35           WHEREAS, pursuant to SEPA, a scoped Environmental Impact  
36 Statement addressing the CAR was issued by the Responsible Official  
37 and has accompanied the legislative proposal through the entire  
38 consideration process; and

39 WHEREAS, in public meetings the City Council considered the  
40 environmental documents received from the Responsible Official,  
41 together with the reports and recommendations of the Planning  
42 Commission on the CAR; and  
43

44 NOW, THEREFORE, the City Council of the City of Kirkland do  
45 ordain as follows:  
46

47 Section 1. The findings of fact included in Ordinance 4493,  
48 Section 1 are incorporated by reference.  
49

50 Section 2. Walen Citizen Amendment Request -  
51 Comprehensive Plan Figure and Text, and Zoning Code Map and Text  
52 amended: The Comprehensive Plan, Ordinance 3481, as amended, and  
53 Zoning Code, Ordinance 3719, as amended, and Zoning Map, Ordinance  
54 3710, as amended, are further amended as set forth in the following  
55 Exhibits 33-36 attached to this Ordinance and incorporated by  
56 reference.  
57

- 58 [Exhibit 1:](#) North Rose Hill Neighborhood Plan
- 59 [Exhibit 2:](#) Comprehensive Plan Land Use Map
- 60 [Exhibit 3:](#) Zoning Code NRHBD 5 Zone regulations
- 61 [Exhibit 4:](#) Zoning Map

62  
63 Section 3. Official Zoning Map Change: The Director of the  
64 Planning and Building Department is directed to amend the official City  
65 of Kirkland Zoning Map to conform to this Ordinance, indicating the date  
66 of passage.  
67

68 Section 4. If any section, subsection, sentence, clause,  
69 phrase, part or portion of this Ordinance, including those parts adopted  
70 by reference, is for any reason held to be invalid or unconstitutional by  
71 any court of competent jurisdiction, such decision shall not affect the  
72 validity of the remaining portions of this Ordinance.  
73

74 Section 5. This Ordinance shall be in full force and effect five  
75 days from and after its passage by the City Council and publication  
76 pursuant to Kirkland Municipal Code Section 1.08.017, in the summary  
77 form attached to the original of this Ordinance and by this reference  
78 approved by the City Council, as required by law.  
79

80 Section 6. A complete copy of this Ordinance shall be  
81 certified by the City Clerk, who shall then forward the certified copy to  
82 the King County Department of Assessments.  
83

84 Passed by majority vote of the Kirkland City Council in open  
85 meeting this \_\_\_\_ day of \_\_\_\_\_, 2015.  
86

87 Signed in authentication thereof this \_\_\_\_ day of \_\_\_\_\_,  
88 2015.

\_\_\_\_\_  
MAYOR

Attest:

---

City Clerk

Approved as to Form:

---

City Attorney

PUBLICATION SUMMARY  
OF ORDINANCE O-4505

AN ORDINANCE OF THE CITY OF KIRKLAND FOR THE WALEN CITIZEN AMENDMENT REQUEST, RELATING TO COMPREHENSIVE PLANNING, LAND USE AND ZONING, AND AMENDING THE COMPREHENSIVE PLAN ORDINANCE 3481, AS AMENDED, THE KIRKLAND ZONING CODE, ORDINANCE 3719, AS AMENDED, AND THE KIRKLAND ZONING MAP, ORDINANCE 3710, AS AMENDED, AS REQUIRED BY RCW 36.70A.130 TO ENSURE CONTINUED COMPLIANCE WITH THE GROWTH MANAGEMENT ACT AND APPROVING A SUMMARY FOR PUBLICATION, FILE NO. CAM13-00465.

SECTION 1. Adopts findings of fact in Section 1 of Ordinance 4493 by reference.

SECTION 2. Amends Comprehensive Plan figure and text and Zoning Code text and map.

SECTION 3. Directs the Director of the Planning and Building Department to amend the official Kirkland Zoning Map.

SECTION 4. Provides a severability clause for the Ordinance.

SECTION 5. Authorizes the publication of the Ordinance by summary, which summary is approved by the City Council pursuant to Section 1.08.017 Kirkland Municipal Code and establishes the effective date as five days after publication of summary.

SECTION 6. Directs the City Clerk to certify and forward a complete certified copy of this Ordinance to the King County Department of Assessments.

The full text of this Ordinance will be mailed without charge to any person upon request made to the City Clerk for the City of Kirkland. The Ordinance was passed by the Kirkland City Council at its meeting on the \_\_\_\_ day of \_\_\_\_\_, 2015.

I certify that the foregoing is a summary of Ordinance 4505 approved by the Kirkland City Council for summary publication.

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City Clerk