



## **CITY OF KIRKLAND**

**Planning and Community Development Department**  
123 Fifth Avenue, Kirkland, WA 98033 425.587.3225

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### **MEMORANDUM**

**To:** David Ramsay, City Manager

**From:** Teresa J. Swan, Senior Planner  
Paul Stewart, AICP, Deputy Planning Director

**Date:** January 25, 2007

**Subject:** ADOPTION OF THE 2006 COMPREHENSIVE PLAN AMENDMENTS AND RELATED ZONING MAP AMENDMENTS FOR THE MARK TWAIN PARK LAND EXCHANGE, FILE ZON06-00009

#### **I. RECOMMENDATION:**

Review and adopt the two enclosed ordinances to approve the City initiated 2006 Comprehensive Plan amendments and related Zoning Map changes for the Mark Twain Park land exchange. The amendments are minor housekeeping changes.

#### **II. BACKGROUND DISCUSSION:**

On May 2, 2006, the City Council authorized the City Manager and the Parks and Community Services Director to proceed with the necessary process for the proposed land exchange of a portion of Mark Twain Park for an equal portion of property from the property owner to the south at 10522-130th Ave NE (see Enclosures 1 and 2). In addition, the City would convey a 20-foot wide strip from the city park property for vehicular access easement that would be dedicated in the future as right-of-way as part of the subdivision of the single-family property to the south. The subdivision will provide a 40 foot wide right-of-way that will be part of the planned future extension of NE 105<sup>th</sup> Street between 130th Ave NE and 132nd Ave NE. (see Enclosure 3 which is the option selected by City Council).

The land exchange is beneficial to the city in that it would provide a more useable park area along the south property line of the park. A square or rectangular shaped park is superior to a park boundary with an irregular shape.

The land exchange will occur with a lot line adjustment. On December 8, 2006, the proposed lot line adjustment was submitted to the City for review (File LLA06-00023). The owner of the single-family property plans to subdivide the property once the lot line adjustment is recorded and the City has made the changes to the land use designation and zoning.

For the land exchange to be finalized, the Comprehensive Plan and the Zoning Map need to be amended to change the land use designation and zoning for the single-family property and the park property to be

conveyed. The portion of the park property to be conveyed would be designated and rezoned as low density single-family at RSX 7.2 and the portion of the single-family property to be conveyed would be zoned as Park/Open Space (P) (see Enclosures 4 and 5). These amendments were not included in the list of amendments that the Planning Commission and the City Council considered with the annual Comprehensive Plan amendments and related Zoning Map changes in 2006.

Under state law, the Comprehensive Plan may only be amended once a year. However, since the amendments are minor in scope and housekeeping in nature, the City decided that it would be appropriate to extend the 2006 Comprehensive Plan Amendments through February 2007 to include the amendments for the Mark Twain Park land exchange. On December 12, 2006, the City Council approved Ordinance 4079 amending the Comprehensive Plan and Ordinance 4080 amending the Zoning Map. Both ordinances included a clause stating that the 2006 Comprehensive Plan Amendment process would be extended through February 2007 to make amendments necessary for the Mark Twain Park land exchange (see Enclosures 6 and 7). Several times in the past the City Council has extended the annual amendments to the Comprehensive Plan for various reasons. The State has been notified of the additional amendments.

### **III. PUBLIC PROCESS:**

The amendments followed the Process IV procedures as established in the Zoning Code for amendments to the Comprehensive Plan and Zoning Map. Public notice of the Planning Commission's hearing was provided pursuant to state law requirements. Two public notice signs were installed on and near Mark Twain Park and public notice was mailed to the adjacent property owners. In addition, notice was provided in the local newspaper, to the North Rose Hill Neighborhood Association and to the State Department of Trade and Community Development.

The Planning Commission held a public hearing on January 25, 2007. One public comment letter was submitted from the adjacent neighbors to the west in favor of the land exchange and the amendments (see Enclosure 8). No one spoke at the public hearing. The Planning Commission recommends approval of the amendments (see Enclosure 9).

### **IV. CITY-INITIATED AMENDMENTS:**

Below is a list of the proposed amendments contained in the enclosed ordinances (the maps are attached to the ordinances amending the Comprehensive Plan and Zoning Map):

- Figure LU-1 Land Use Map
- Figure PR-1 Kirkland Parks
- Figure NRH-2 North Rose Hill Sensitive Areas
- Figure NRH-3 North Rose Hill Seismic Areas
- Figure NRH-4 North Rose Hill Land Use Map
- Figure NRH-5 North Rose Hill Street Classification Map
- Figure NRH-6 North Rose Hill Street Connection Plan

Memo to City Council

January 25, 2007

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- Figure NRH-9 North Rose Hill Park and Open Space

In addition, the Zoning Map would be revised to reflect the rezones.

## **V. ENVIRONMENTAL REVIEW:**

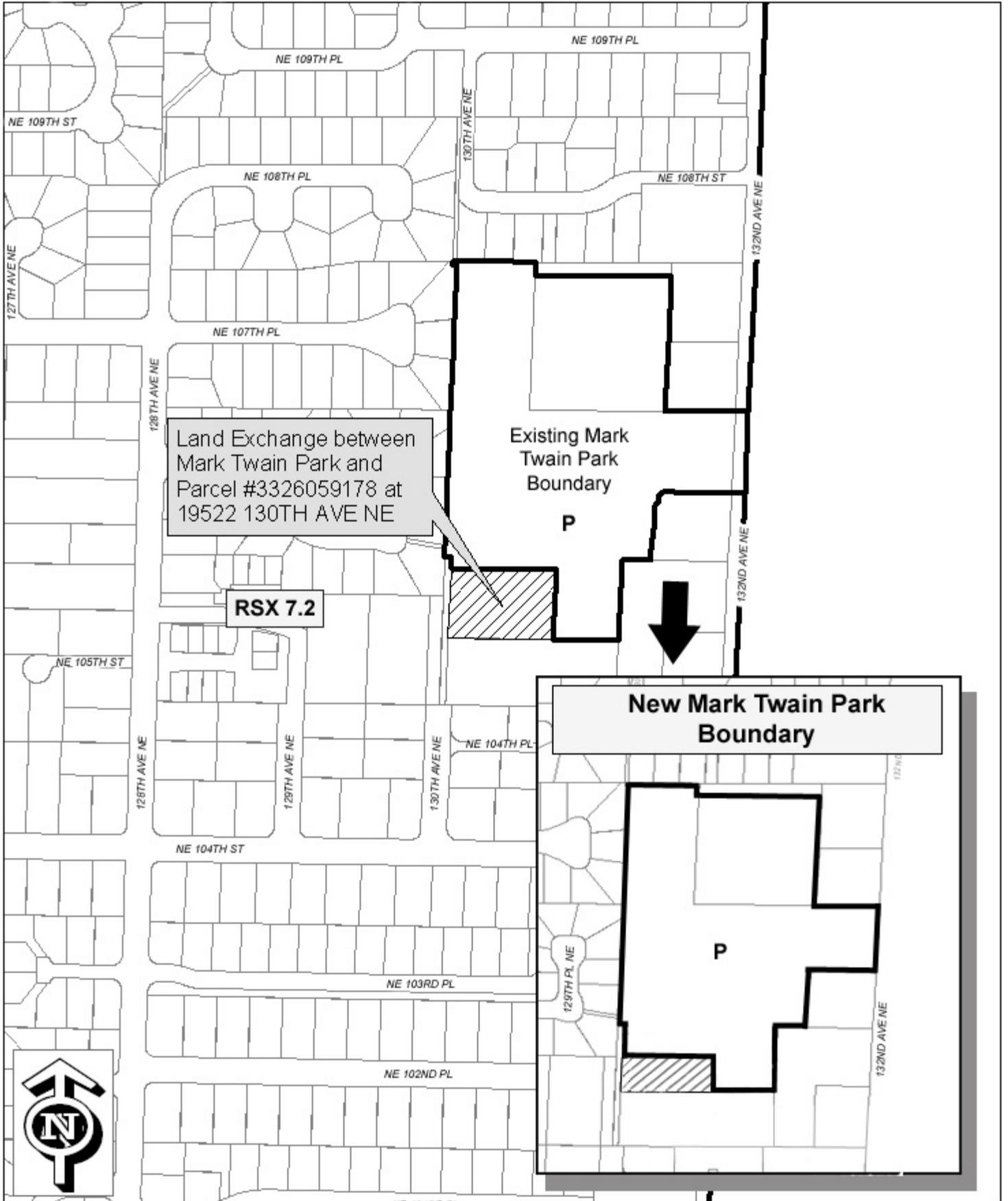
On December 4, 2006, the City issued an EIS Addendum to fulfill the environmental review requirements for the additional 2006 Comprehensive Plan Amendments and associated Zoning Map changes. The impacts of the proposal are within the range of impacts disclosed and evaluated in the *2004 City of Kirkland Draft and Final Comprehensive Plan EIS* (see Enclosure 10).

### Enclosures:

- 1 – Vicinity map of land exchange
- 2 – Proposed lot line adjustment
- 3 – Road dedications and future road extension (Option 2 selected by the City Council on 5/2/06)
- 4 - Land Use Map change
- 5 – Zoning Map change
- 6 - Ordinances 4079 with provision to extend the 2006 Comprehensive Plan Amendment process for the amendments to the Comprehensive Plan for the Mark Twain Park land use exchange
- 7 – Ordinance 4080 with provision to extend the 2006 Comprehensive Plan Amendment process for the amendments to the Zoning Map for the Mark Twain Park land use exchange
- 8 – Comment letter
- 9 – Planning Commission recommendation dated January 25, 2007
- 10 – EIS Addendum

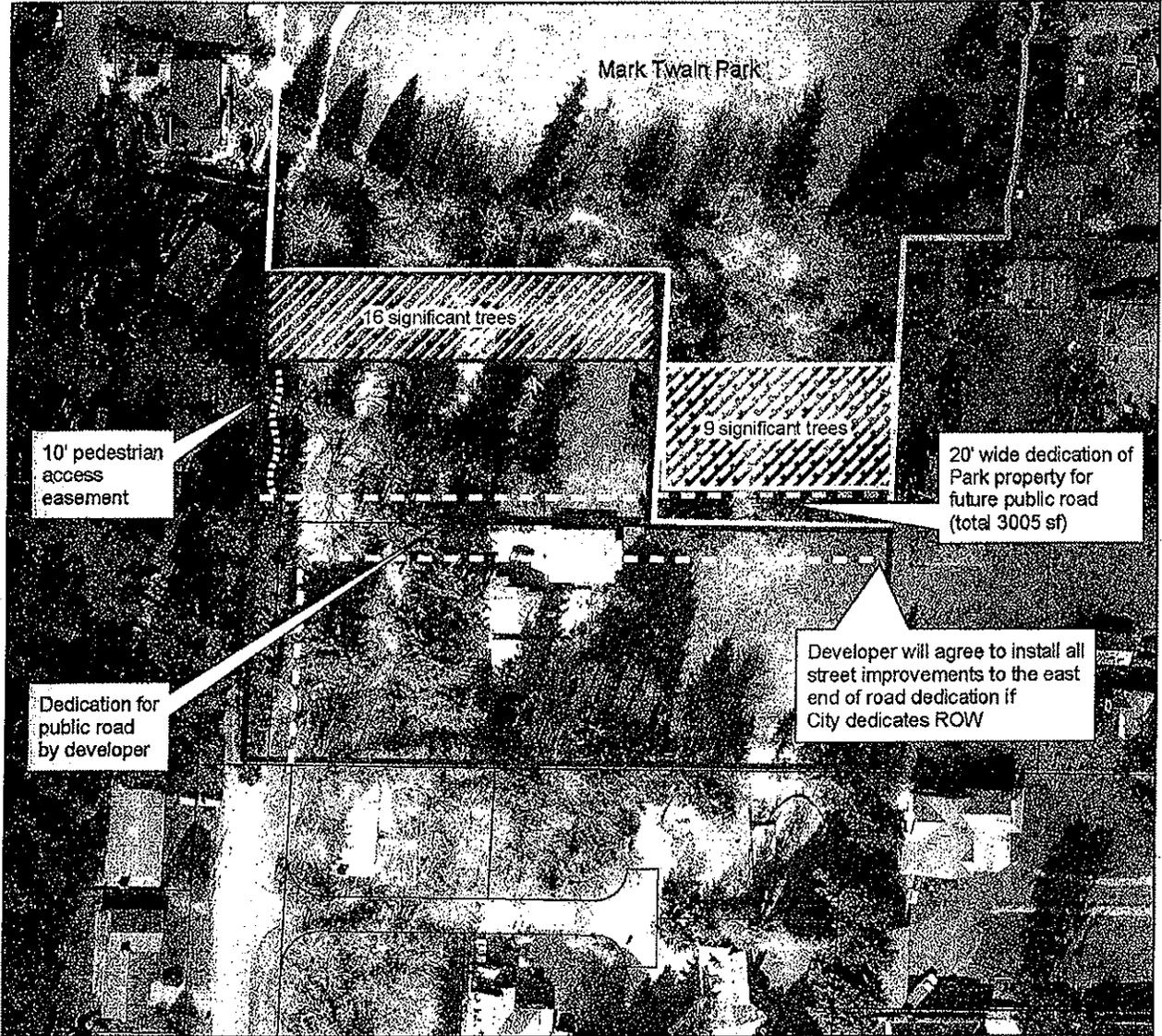
cc: Jag Basra, PO Box 981, Kirkland, WA 98083  
Richard and Christina Gerchwiler, 10600-129<sup>th</sup> Place NE, Kirkland, WA 98033  
Jennifer Schroder, Parks and Community Services Director  
Rob Jammerman, Public Works Development Manager  
File ZON06-00009

# Comprehensive Plan and Zoning Map Amendments for the Mark Twain Park Land Exchange





Option 2

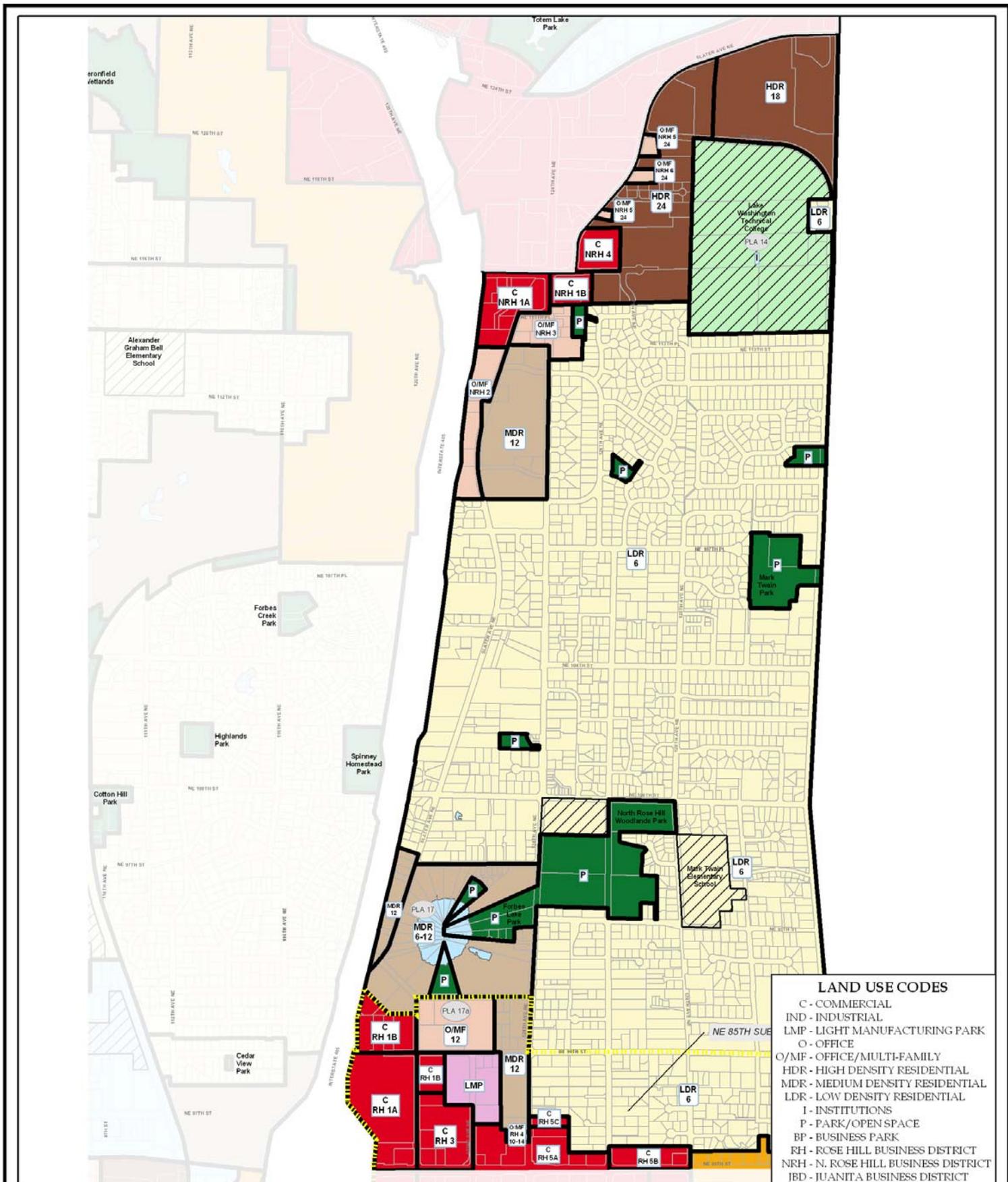


Mark Twain Park Property  
Park Road Dedication  
Developer Property  
Developer Road Dedication

 Park property (13274 sq ft) swap for  Developer property (13274 sq ft)

ENCLOSURE 3

ZON06-00009



**LAND USE CODES**

- C - COMMERCIAL
- IND - INDUSTRIAL
- LMP - LIGHT MANUFACTURING PARK
- O - OFFICE
- O/MF - OFFICE/MULTI-FAMILY
- HDR - HIGH DENSITY RESIDENTIAL
- MDR - MEDIUM DENSITY RESIDENTIAL
- LDR - LOW DENSITY RESIDENTIAL
- I - INSTITUTIONS
- P - PARK/OPEN SPACE
- BP - BUSINESS PARK
- RH - ROSE HILL BUSINESS DISTRICT
- NRH - N. ROSE HILL BUSINESS DISTRICT
- JBD - JUANITA BUSINESS DISTRICT

# North Rose Hill Neighborhood Land Use Map

ORDINANCE NO. 4079  
 ADOPTED by the Kirkland City Council  
 December 12, 2006

LAND USE BOUNDARIES	PARCEL BOUNDARIES
SUBAREA BOUNDARY	PLANNED AREA NUMBER
TOTEM CENTER	LAND USE CODE
PUBLIC FACILITIES	DENSITY (UNITS/ACRE)

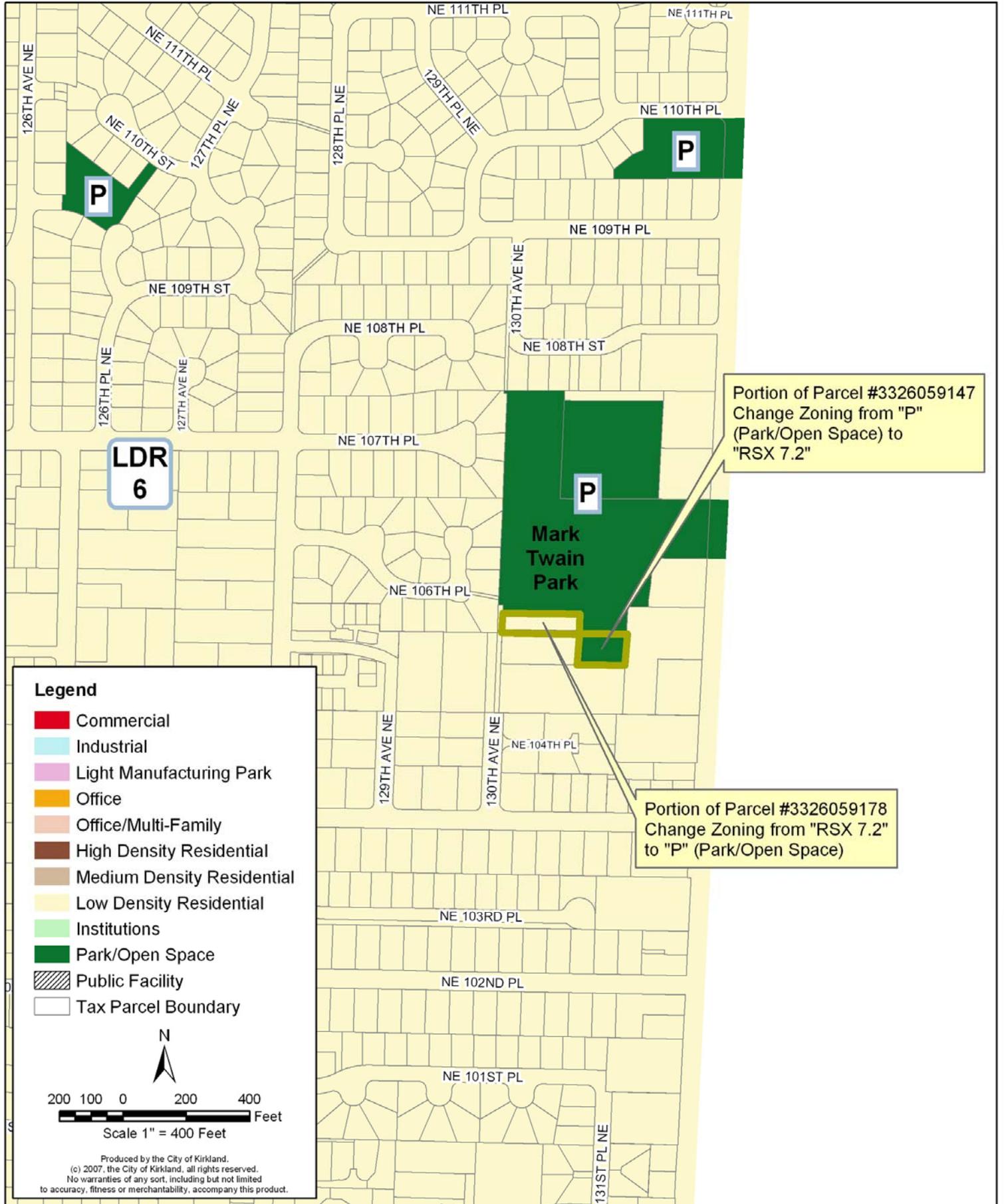
NOTE: WHERE NOT SHOWN, NO DENSITY SPECIFIED  
 \* INDICATES CLUSTERED LOW DENSITY

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# Exhibit A

## North Rose Hill Neighborhood Zoning Map Change



Portion of Parcel #3326059147  
Change Zoning from "P"  
(Park/Open Space) to  
"RSX 7.2"

Portion of Parcel #3326059178  
Change Zoning from "RSX 7.2"  
to "P" (Park/Open Space)

**Legend**

- Commercial
- Industrial
- Light Manufacturing Park
- Office
- Office/Multi-Family
- High Density Residential
- Medium Density Residential
- Low Density Residential
- Institutions
- Park/Open Space
- Public Facility
- Tax Parcel Boundary

N  
↑

200 100 0 200 400  
Feet  
Scale 1" = 400 Feet

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ORDINANCE NO. 4079

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO COMPREHENSIVE PLANNING AND LAND USE AND AMENDING THE COMPREHENSIVE PLAN (ORDINANCE 3481 AS AMENDED) AS REQUIRED BY RCW 36.70A.130 TO ENSURE CONTINUED COMPLIANCE WITH THE GROWTH MANAGEMENT ACT, FILES NO. ZON06-00009 AND ZON06-00018, AND APPROVING A SUMMARY FOR PUBLICATION.

WHEREAS, the Growth Management Act (GMA), RCW 36.70A.215, mandates that the City of Kirkland review, and if needed, revise its Comprehensive Plan pursuant to RCW 36.70A.130; and

WHEREAS, the City Council has received recommendations from the Kirkland Planning Commission and the Houghton Community Council to amend certain portions of the Comprehensive Plan for the City, Ordinance 3481 as amended, all as set forth in those certain reports and recommendations of the Planning Commission and of the Houghton Community Council both dated November 16, 2006, and bearing Kirkland Department of Planning and Community Development Files No. ZON06-00009 AND ZON06-00018; and

WHEREAS, prior to making said recommendation the Planning Commission, following notice thereof as required by RCW 35A.63.070, held a public hearings on August 24, 2006 and on October 26, 2006, on the amendment proposals; and

WHEREAS, prior to making said recommendation the Houghton Community Council, following notice thereof as required by RCW 35A.63.070, held a courtesy hearing on October 23, 2006, on the amendment proposals; and

WHEREAS, as part of the 2006 Comprehensive Plan revision process, the City Council will take final action no later than February 20, 2007, on amendments needed for the proposed land exchange between Mark Twain Park and Parcel No 3326059178 at 10522-130<sup>th</sup> Ave NE to change the land use designations of park use and low density residential use; and

WHEREAS, pursuant to the State Environmental Policy Act (SEPA), there has accompanied the legislative proposal and recommendations a SEPA Addendum to Existing Environmental Documents issued by the responsible official pursuant to WAC 197-11-600(4); and

WHEREAS, in regular public meeting the City Council considered the environmental documents received from the responsible official, together with the reports and recommendations of the Planning Commission and the Houghton Community Council; and

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Kirkland as follows:

Section 1. Text Amended: The Comprehensive Plan, Ordinance 3481, as amended, is amended by this reference and as set forth in Attachment A

ORDINANCE NO. 4080

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) TO CONFORM TO THE COMPREHENSIVE PLAN AND TO ENSURE CONTINUED COMPLIANCE WITH THE GROWTH MANAGEMENT ACT, FILES NO. ZON06-00009 AND ZON06-00018, AND APPROVING A SUMMARY FOR PUBLICATION.

WHEREAS, the Growth Management Act (GMA), RCW 36.70A.215, mandates that the City of Kirkland review, and if needed, revise its official Zoning Map pursuant to RCW 36.70A.130; and

WHEREAS, the Zoning Map implements the Comprehensive Plan (Ordinance 3481 as amended); and

WHEREAS, the City Council has received a recommendation from the Kirkland Planning Commission to amend a portion of the City of Kirkland Zoning Map, Ordinance 3710, as set forth in that certain report and recommendation of the Planning Commission and of the Houghton Community Council both dated November 16, 2006 and bearing Kirkland Department of Planning and Community Development Files No. ZON06-00009 and ZON06-00018; and

WHEREAS, prior to making the recommendation, the Planning Commission, following notice thereof as required by RCW 35A.63.070, held a public hearing on October 26, 2006, on the amendment proposal; and

WHEREAS, prior to making the recommendation, the Houghton Community Council, following notice thereof as required by RCW 35A.63.070, held a courtesy hearing on October 23, 2006, on the amendment proposal; and

WHEREAS, the City Council will take final action no later than February 20, 2007, on amendments to the Kirkland Zoning Map needed for the proposed land exchange between Mark Twain Park and Parcel No 3326059178 at 10522-130<sup>th</sup> Ave NE to change the zoning for park use and low density residential use; and

WHEREAS, pursuant to the State Environmental Policy Act (SEPA), there has accompanied the legislative proposal and recommendations a SEPA Addendum to Existing Environmental Documents issued by the responsible official pursuant to WAC 197-11-600(4); and

WHEREAS, in regular public meeting the City Council considered the environmental documents received from the responsible official, together with the report and recommendations of the Planning Commission and the Houghton Community Council; and

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Kirkland as follows:

Section 1. Map Amended: The official City of Kirkland Zoning Map as adopted by Ordinance 3710 is amended in accordance with Exhibits A, B and C attached to this ordinance.

**Richard and Christina Gerschwiler**  
10600 129<sup>th</sup> PL NE  
Kirkland, WA 98033  
425-889-9801  
cgerschwiler@hotmail.com

RECEIVED  
JAN -5 2007  
AM PM  
PLANNING DEPARTMENT  
BY \_\_\_\_\_

January 4, 2007

Teresa Swan  
Senior Planner  
Planning and Community Development Dept.  
123-5<sup>th</sup> Avenue  
Kirkland, WA 98033

Re: Support of Pending Land Exchange at Mark Twain Park  
and Request for Notification if Opposition Occurs

Dear Teresa,

Per our phone conversation yesterday, Jan. 3, regarding the land exchange between a portion of the south boundary of Mark Twain Park and the single family lot at 10522 - 130<sup>th</sup> Ave NE, we are writing you to document our tremendous support of this trade.

We are the single family residence at 10600 129<sup>th</sup> PL NE, which property runs along the south boundary of the park where the change will occur. Please notify us if for any reason this exchange is disputed (i.e. strong opposition by another neighbor) so we may take appropriate action to make our support heard.

On another note, when the exchange happens, we would like to request that the very large maple tree located in the new park land (just on the other side of our fence and the path) not be affected by any landscaping you may do. It is a beautiful tree and we would be devastated if anything were to happen to it.

Thank you so much for your time and consideration. It was a pleasure talking with you.

Regards,



Richard and Christina Gerschwiler

ENCLOSURE 8  
2006-0009

**DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT  
MEMORANDUM**

**To:** City Council

**From:** Planning Commission  
Janet Pruitt, Chair

**Date:** January 25, 2007

**Subject:** RECOMMENDATION ON THE 2006 COMPREHENSIVE PLAN AMENDMENTS AND RELATED ZONING MAP AMENDMENTS FOR THE MARK TWAIN PARK LAND EXCHANGE, FILE ZON06-00009

**I. INTRODUCTION**

We are pleased to forward our recommendation on the 2006 Comprehensive Plan amendments and related Zoning Map changes for the Mark Twain Park land exchange. These amendments are minor housekeeping amendments to allow the land exchange to move forward with a lot line adjustment between the park and the single-family property to the south at 10522-130th Ave NE. A small portion of park property would be changed from Park/Open Space (P) to low density single-family at RSX 7.2 and a small portion of single-family property would be changed from low density single-family at RSX 7.2 to Park/Open Space (P).

These amendments were not included in the list of 2006 amendments that the Planning Commission considered at its hearing in October 2006 and that the City Council adopted by ordinance in December 2006 for the annual amendments to the Comprehensive Plan. For the Mark Twain Park land exchange amendments, we held a public hearing on January 25, 2007. One public comment letter was submitted from the adjacent neighbors to the west in favor of the land exchange and the amendments. No one spoke at the public hearing.

**II. RECOMMENDATION ON THE AMENDMENTS**

We recommend approval of the additional City-initiated 2006 Comprehensive Plan amendments and related Zoning Map changes as listed below (see the amendments attached to the ordinances amending the Comprehensive Plan and Zoning Map).

The following Comprehensive Plan maps need amending to reflect the revised land use designations for the two areas of land and the new park boundary:

- Figure LU-1 Land Use Map
- Figure PR-1 Kirkland Parks
- Figure NRH-2 North Rose Hill Sensitive Areas

Recommendation to the City Council

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- Figure NRH-3 North Rose Hill Seismic Areas
- Figure NRH-4 North Rose Hill Land Use Map
- Figure NRH-5 North Rose Hill Street Classification Map
- Figure NRH-6 North Rose Hill Street Connection Plan
- Figure NRH-9 North Rose Hill Park and Open Space

In addition, the Zoning Map would be revised to reflect the rezones.

## Fact Sheet

<b>Action Sponsor and Lead Agency</b>	City of Kirkland Department of Planning and Community Development
<b>Proposed Action</b>	Legislative adoption of <b>additional minor housekeeping amendments for the 2006 Comprehensive Plan Amendments and related Zoning Map changes</b> , pursuant to Chapter 160 KZC (Process IV).
<b>Responsible Official</b>	<hr/> <b>Eric R. Shields, AICP</b> <b>Planning Director</b>
<b>Contact Person</b>	Teresa Swan, Senior Planner, City of Kirkland (425) 587-3258 or at <a href="mailto:tswan@ci.kirkland.wa.us">tswan@ci.kirkland.wa.us</a> .
<b>Required Approvals</b>	Adoption by Kirkland City Council
<b>Location of Background Data</b>	File ZON06-00009 (2006 CPA) City of Kirkland Department of Planning and Community Development 123 Fifth Avenue Kirkland, WA 98033
<b>Date of Issuance</b>	<hr/>

## City of Kirkland

### **Additional Housekeeping Amendment to the City of Kirkland 2006 Comprehensive Plan and Zoning Map Amendments,**

**EIS Addendum dated December 4, 2006**

**File No. ZON06-00009**

#### **I. Background**

The City of Kirkland proposes to **amend the Comprehensive Plan and Zoning Map**. The amendment will be reviewed using the Chapter 160 KZC, Process IV with adoption by City Council.

This Environmental Impact Statement (EIS) Addendum is intended to fulfill the environmental requirements pursuant to the State Environmental Policy Act (SEPA) for the proposed Zoning Code amendment.

On August 31, 2006, the City issued an EIS Addendum for the 2006 Comprehensive Plan and related Zoning Map amendments. The City has additional minor housekeeping amendments to consider as part of the 2006 Comprehensive Plan and related Zoning Map amendment project.

#### **II. EIS Addendum**

According to the SEPA Rules, an EIS addendum provides additional analysis and/or information about a proposal or alternatives where their significant environmental impacts have been disclosed and identified in a previous environmental document (WAC 197-11-600(2)). An addendum is appropriate when the impacts of the new proposal are the same general types as those identified in the prior document, and when the new analysis does not substantially change the analysis of significant impacts and alternatives in the prior environmental document (WAC 197-11-600(4)(c), -625 and -706).

The City published the *City of Kirkland 2004 Draft and Final Comprehensive Plan 10-year Update*. This EIS addressed the 2004 Comprehensive Plan, Zoning Code and Zoning Map updates required by the Washington State Growth Management Act (GMA). Elements of the environment addressed in this EIS include population and employment growth, earth resources, air quality, water resources, plants and animals, energy, environmental health (noise, hazardous materials), land use, socioeconomics, aesthetics, parks/recreation, transportation, and public services/utilities.

This addendum to the *City of Kirkland 2004 Draft and Final Comprehensive Plan 10-year Update* is being issued pursuant to WAC 197-11-625 to meet the City's SEPA responsibilities. The EIS evaluated plan alternatives and impacts that encompass the same general policy direction, land use pattern, and environmental impacts that are

expected to be associated with the proposed **additional housekeeping amendments as part the 2006 Comprehensive Plan and Zoning Map Amendments** discussed herein. While the specific location, precise magnitude, or timing of some impacts may vary from those estimated in the *City of Kirkland 2004 Draft and Final Comprehensive Plan 10-year Update*, they are still within the range of what was evaluated and disclosed there. No new significant impacts have been identified.

### **III. Non-Project Action**

Decisions on the adoption or amendment of zoning ordinances are referred to in the SEPA rules as “non-project actions” (WAC 197-11-704(2)(b)). The purpose of an EIS in analyzing a non-project action is to help the public and decision-makers identify and evaluate the environmental effects of alternative policies, implementation approaches, and similar choices related to future growth. While plans and regulations do not directly result in alteration of the physical environment, they do provide a framework within which future growth and development – and resulting environmental impacts – will occur. Both the adoption of the Comprehensive Plan evaluated in the *City of Kirkland 2004 Draft and Final Comprehensive Plan 10-year Update* and eventual action on the **amendments to the Comprehensive Plan and Zoning Map** are “non-project actions”.

### **IV. Environmental Analysis**

The *City of Kirkland 2004 Draft and Final Comprehensive Plan 10-year Update* evaluated the environmental impacts associated with adoption of proposed policies and land use designations. The plan’s policies are intended to accomplish responsibilities mandated by the Washington State Growth Management Act (GMA), and to mitigate the impacts of future growth. In general, environmental impacts associated with the proposed 2006 Comprehensive Plan Amendments and relating Zoning Code Amendments are similar in magnitude to the potential impacts disclosed in the *City of Kirkland 2004 Draft and Final Comprehensive Plan 10-year Update*. As this proposal is consistent with the policies and designations of the Comprehensive Plan and the environmental impacts disclosed in the *City of Kirkland 2004 Draft and Final Comprehensive Plan 10-year Update*, no additional or new significant impacts beyond those identified in the EIS for the Comprehensive Plan are anticipated.

### **V. Description of the Proposed Amendments to the Comprehensive Plan and Zoning Map, including the Daniels Private Amendment Request Study Area**

The City is in the process of executing a land exchange between a portion of the southern boundary of Mark Twain Park (3326059147 at 10625 132<sup>nd</sup> Ave NE) and a single-family parcel to the south (parcel 3326059178 at 10522 130<sup>th</sup> Ave NE). The additional housekeeping amendment involves an equal portion of park property to be redesignated and rezoned from Park Use to Single Family Residential Use and an equal portion of single family property to be redesignated and rezoned from Single Family Use to Park Use. No additional traffic or other impacts have been identified due to the amendments (see attached maps).

## **VI. Public Involvement**

For the additional housekeeping amendment for the 2006 Comprehensive Plan Amendments, the Planning Commission will hold a public hearing on January 11, 2007 and the City Council will hold a public meeting to take final action on February 6, 2007.

Public notice of the public hearings and meetings is being provided in accordance with State law. All dates are subject to change.

## **VII. Conclusion**

This EIS Addendum fulfills the environmental review requirements for the proposed **amendments to the Comprehensive Plan and Zoning Map**. The impacts of the proposal are within the range of impacts disclosed and evaluated in the *City of Kirkland 2004 Draft and Final Comprehensive Plan 10-year Update*; no new significant impacts have been identified. Therefore, issuance of this EIS Addendum is the appropriate course of action.

### **Attachment:**

Amendments to the city-wide Land Use Map, the North Rose Hill Sub-area Land Use Map, the Park System Map and the Zoning Map

cc: Dept of Ecology, CTED and File No. ZON06-00009

ORDINANCE NO. 4084

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO COMPREHENSIVE PLANNING AND LAND USE AND AMENDING THE COMPREHENSIVE PLAN (ORDINANCE 3481 AS AMENDED) AS REQUIRED BY RCW 36.70A.130 TO ENSURE CONTINUED COMPLIANCE WITH THE GROWTH MANAGEMENT ACT, FILE NO. ZON06-00009, AND APPROVING A SUMMARY FOR PUBLICATION.

WHEREAS, the Growth Management Act (GMA), RCW 36.70A.215, mandates that the City of Kirkland review, and if needed, revise its Comprehensive Plan pursuant to RCW 36.70A.130; and

WHEREAS, the City Council included a clause in Ordinance 4079 adopted on December 12, 2006, to extend the 2006 Comprehensive Plan process to no later than February 20, 2007, to consider minor housekeeping amendments to the Comprehensive Plan needed to change the land use designations of park use and low density residential use for the proposed land exchange between Mark Twain Park and Parcel No 3326059178 at 10522-130<sup>th</sup> Ave NE; and

WHEREAS, the City Council has received a recommendation from the Kirkland Planning Commission to amend certain portions of the Comprehensive Plan for the City, Ordinance 3481 as amended, all as set forth in that certain report and recommendation of the Planning Commission dated January 25, 2007, and bearing Kirkland Department of Planning and Community Development File No. ZON06-00009; and

WHEREAS, prior to making said recommendation the Planning Commission, following notice thereof as required by RCW 35A.63.070, held a public hearing on January 25, 2007, on the amendment proposals; and

WHEREAS, pursuant to the State Environmental Policy Act (SEPA), there has accompanied the legislative proposal and recommendations a SEPA Addendum to Existing Environmental Documents issued by the responsible official pursuant to WAC 197-11-600(4); and

WHEREAS, in regular public meeting the City Council considered the environmental documents received from the responsible official, together with the report and recommendation of the Planning Commission; and

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Kirkland as follows:

Section 1. Text Amended: The Comprehensive Plan, Ordinance 3481, as amended, is amended by this reference and as set forth in Attachment A.

Section 2. Severability: 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.

Section 3. Effective Date: 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 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.

Section 4. Ordinance Copy: 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.

Passed by majority vote of the Kirkland City Council in open meeting this 6th day of February, 2007.

SIGNED IN AUTHENTICATION THEREOF this 6th day of February, 2007.

\_\_\_\_\_  
Mayor

Attest:

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

Approved as to Form:

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



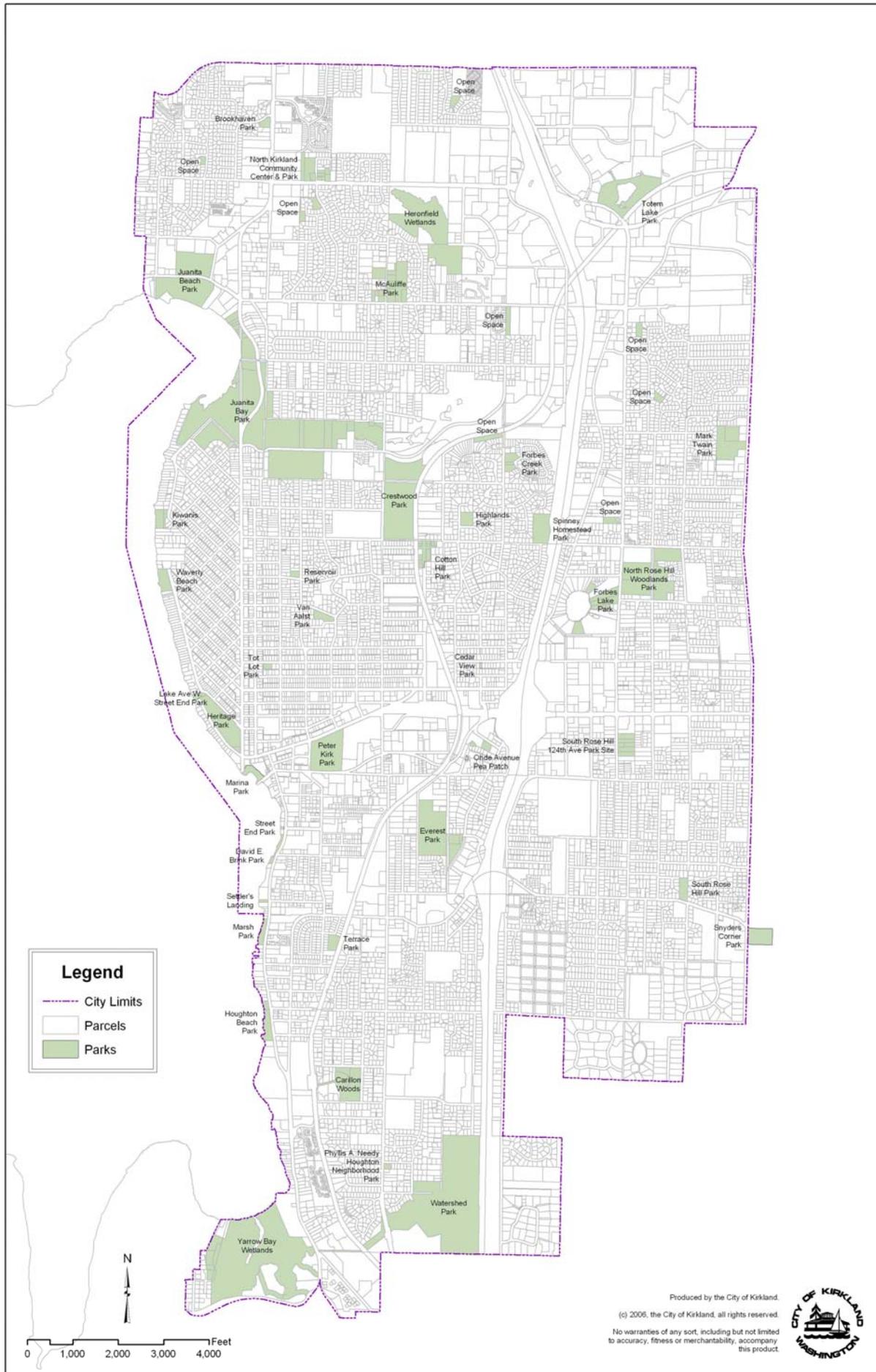
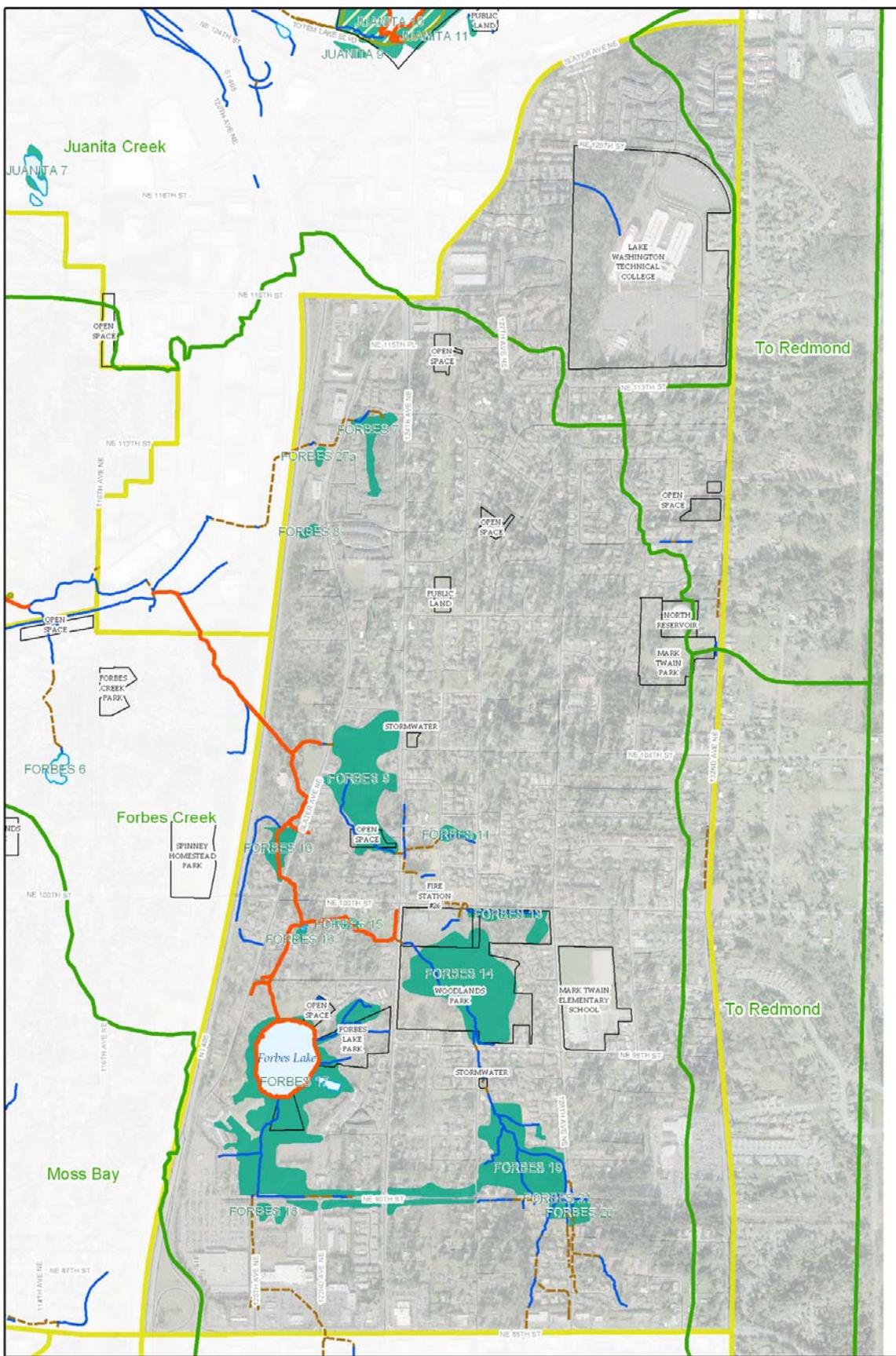
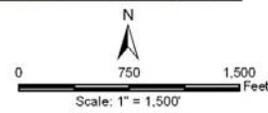


Figure PR-1: Kirkland Parks



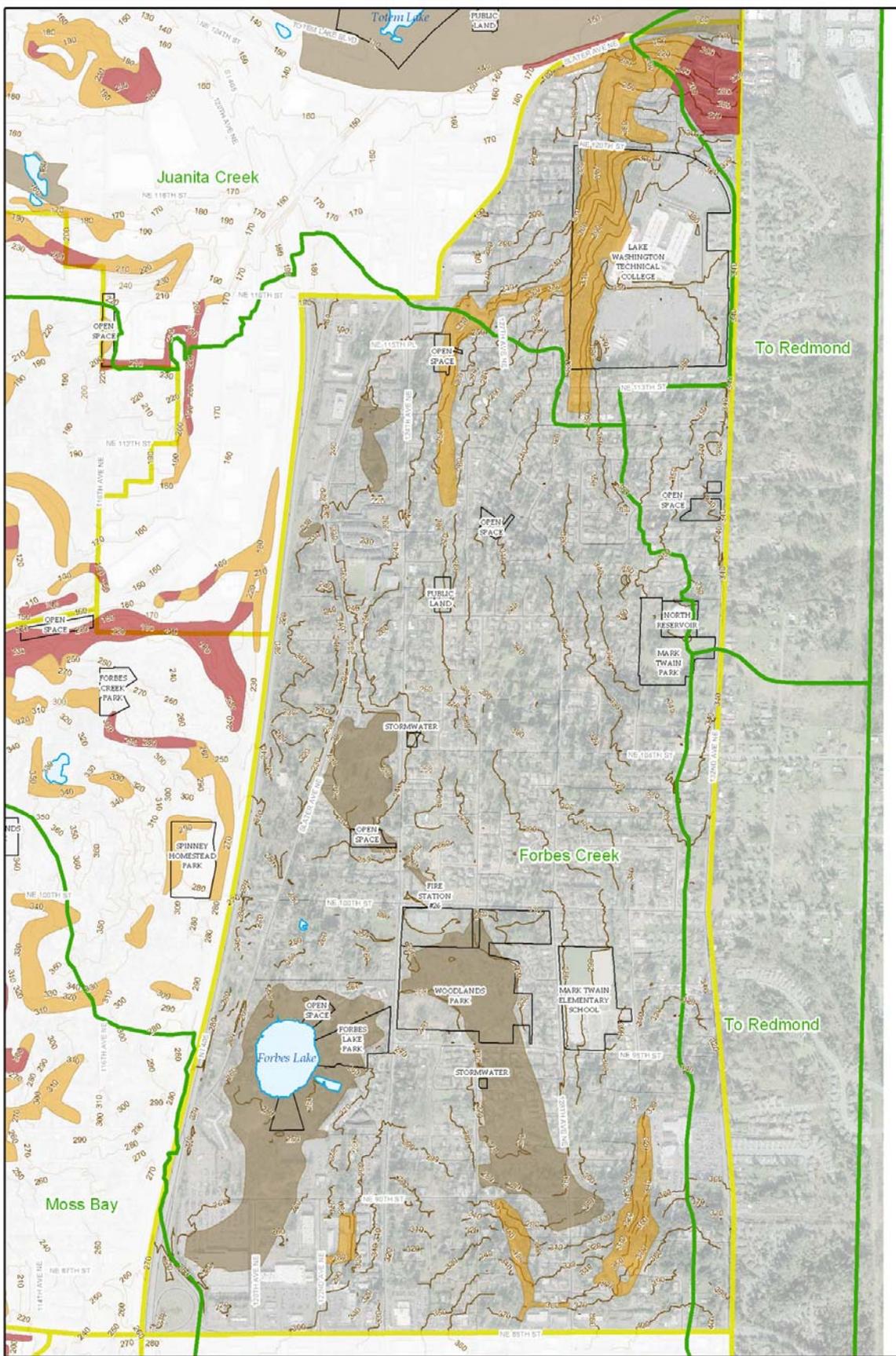
Legend

- Known Salmonid Locations
- Streams in Pipes
- Open Streams
- 100-Year Floodplain
- Wetlands
- Shoreline of Statewide Significance
- Drainage Basin Boundaries
- Selected Public Properties
- Lakes

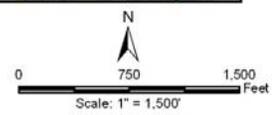


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Figure NRH-2: North Rose Hill Sensitive Areas

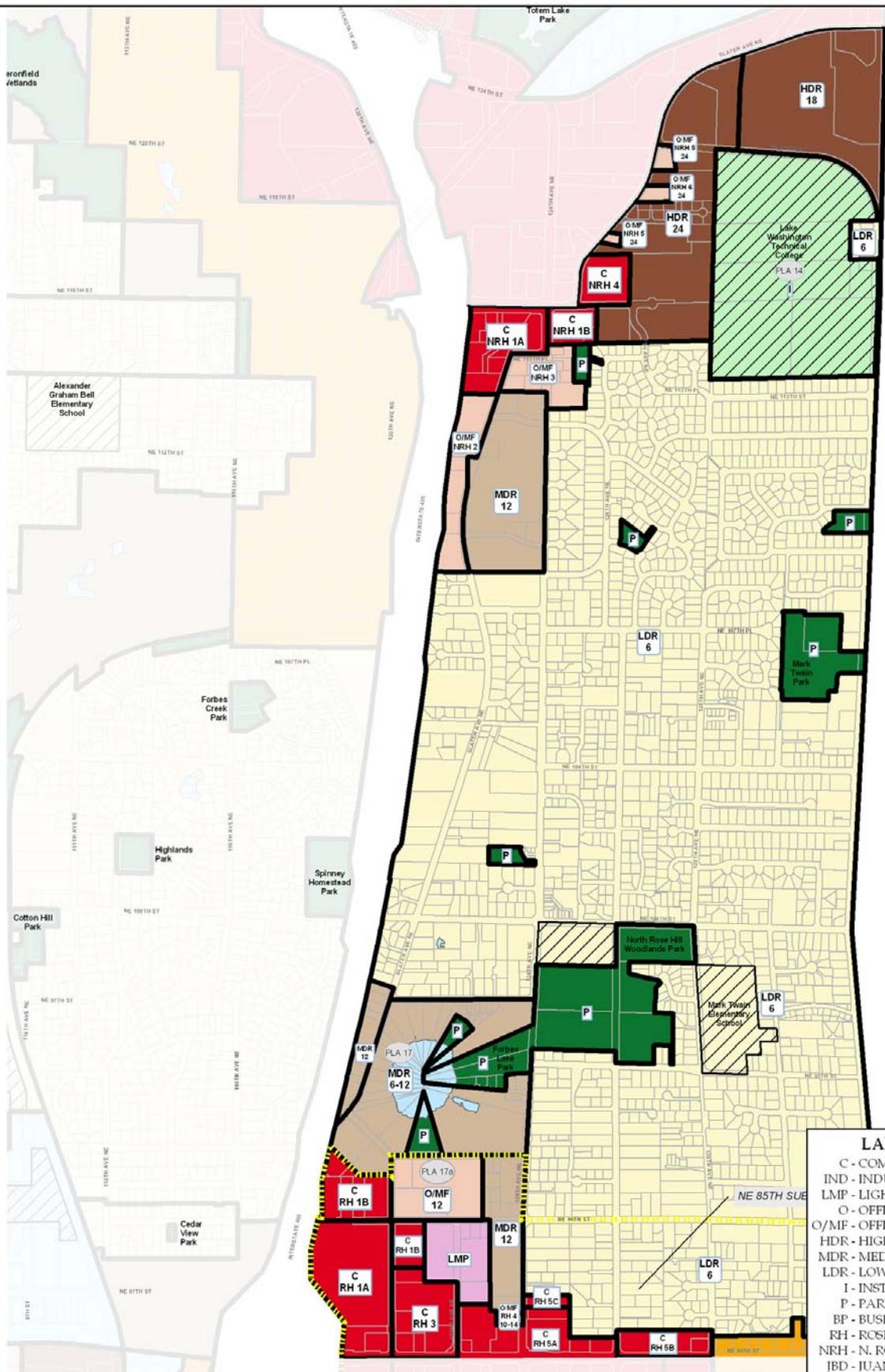


- Legend**
- Landslide Hazard Area (Medium Hazard)
  - Landslide Hazard Area (High Hazard)
  - Seismic Hazard Area
  - Drainage Basin Boundaries
  - Selected Public Properties
  - Twenty-Foot Contours
  - Lakes



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**Figure NRH-3: North Rose Hill Seismic and Landslide Hazards**



**LAND USE CODES**

- C - COMMERCIAL
- IND - INDUSTRIAL
- LMP - LIGHT MANUFACTURING PARK
- O - OFFICE
- O/MF - OFFICE/MULTI-FAMILY
- HDR - HIGH DENSITY RESIDENTIAL
- MDR - MEDIUM DENSITY RESIDENTIAL
- LDR - LOW DENSITY RESIDENTIAL
- I - INSTITUTIONS
- P - PARK/OPEN SPACE
- BP - BUSINESS PARK
- RH - ROSE HILL BUSINESS DISTRICT
- NRH - N. ROSE HILL BUSINESS DISTRICT
- JBD - JUANITA BUSINESS DISTRICT

# North Rose Hill Neighborhood Land Use Map

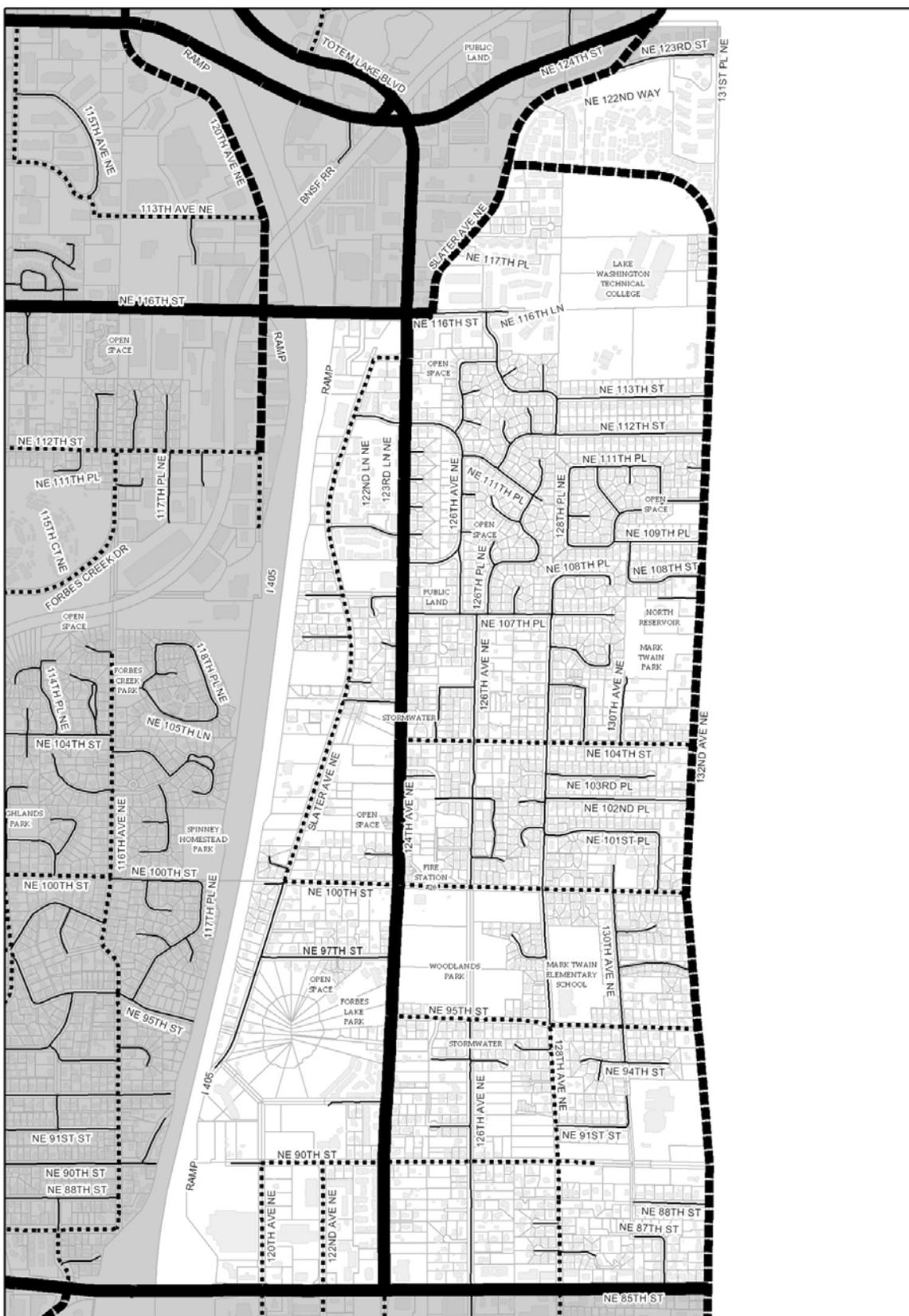
ORDINANCE NO. 4079  
 ADOPTED by the Kirkland City Council  
 December 12, 2006

LAND USE BOUNDARIES	PARCEL BOUNDARIES
SUBAREA BOUNDARY	PLANNED AREA NUMBER
TOTEM CENTER	LAND USE CODE
PUBLIC FACILITIES	DENSITY (UNITS/ ACRE)

NOTE: WHERE NOT SHOWN, NO DENSITY SPECIFIED  
 \* INDICATES CLUSTERED LOW DENSITY

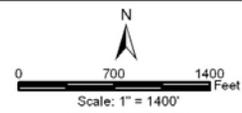
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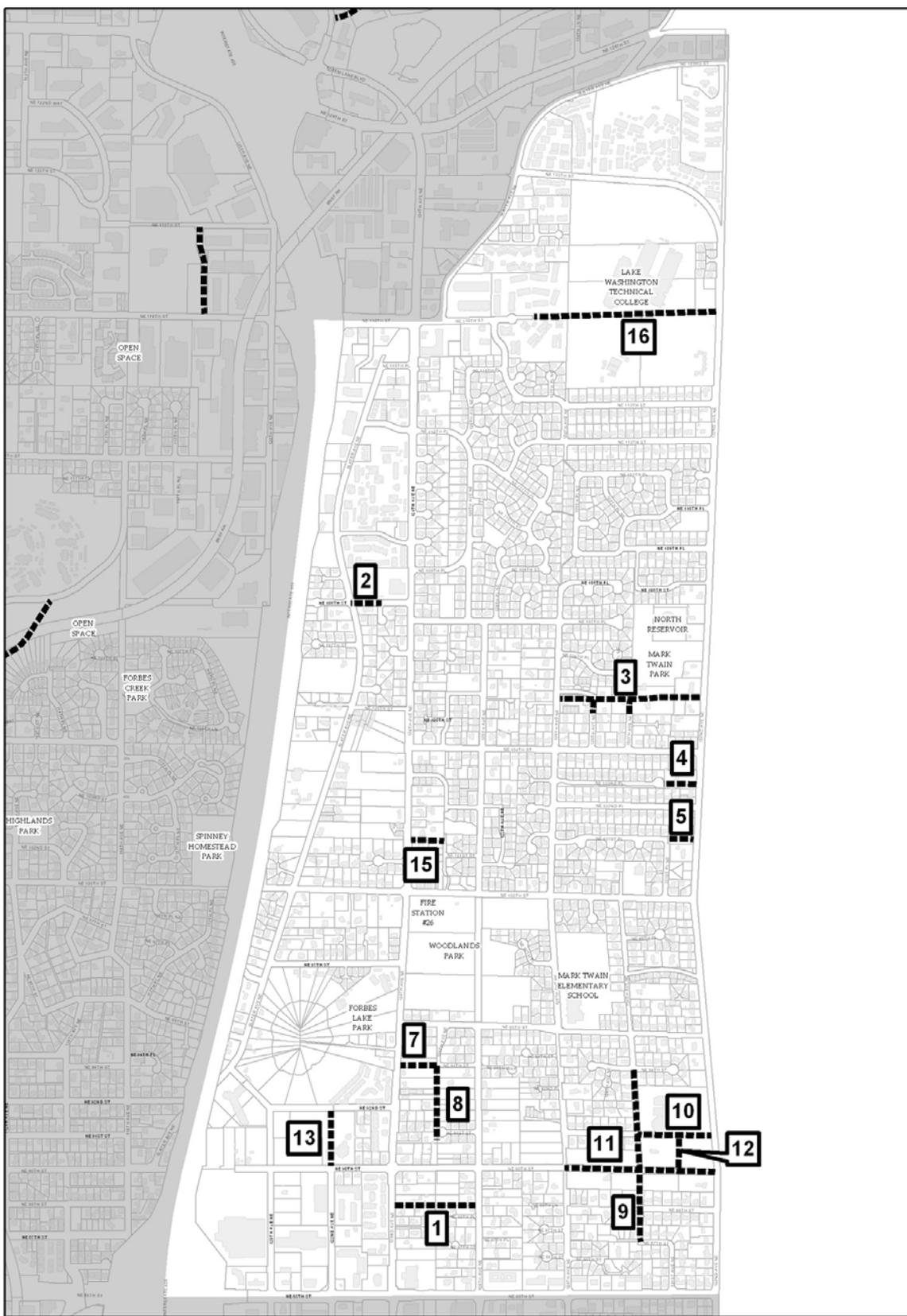
Legend

- |     |                       |
|-----|-----------------------|
| —   | Building Footprints   |
| —   | Tax Parcel Boundaries |
| --- | Collector             |
| —   | Minor Arterial        |
| —   | Principal Arterial    |

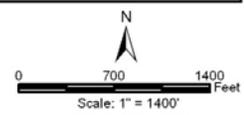


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 to accuracy, fitness or merchantability, accompany this product.  
 M:\PW\MapDocs\Drawings\Planning\NorthRoseHill\NorthRoseHillClass.mxd

**Figure NRH-5: North Rose Hill Street Classifications**



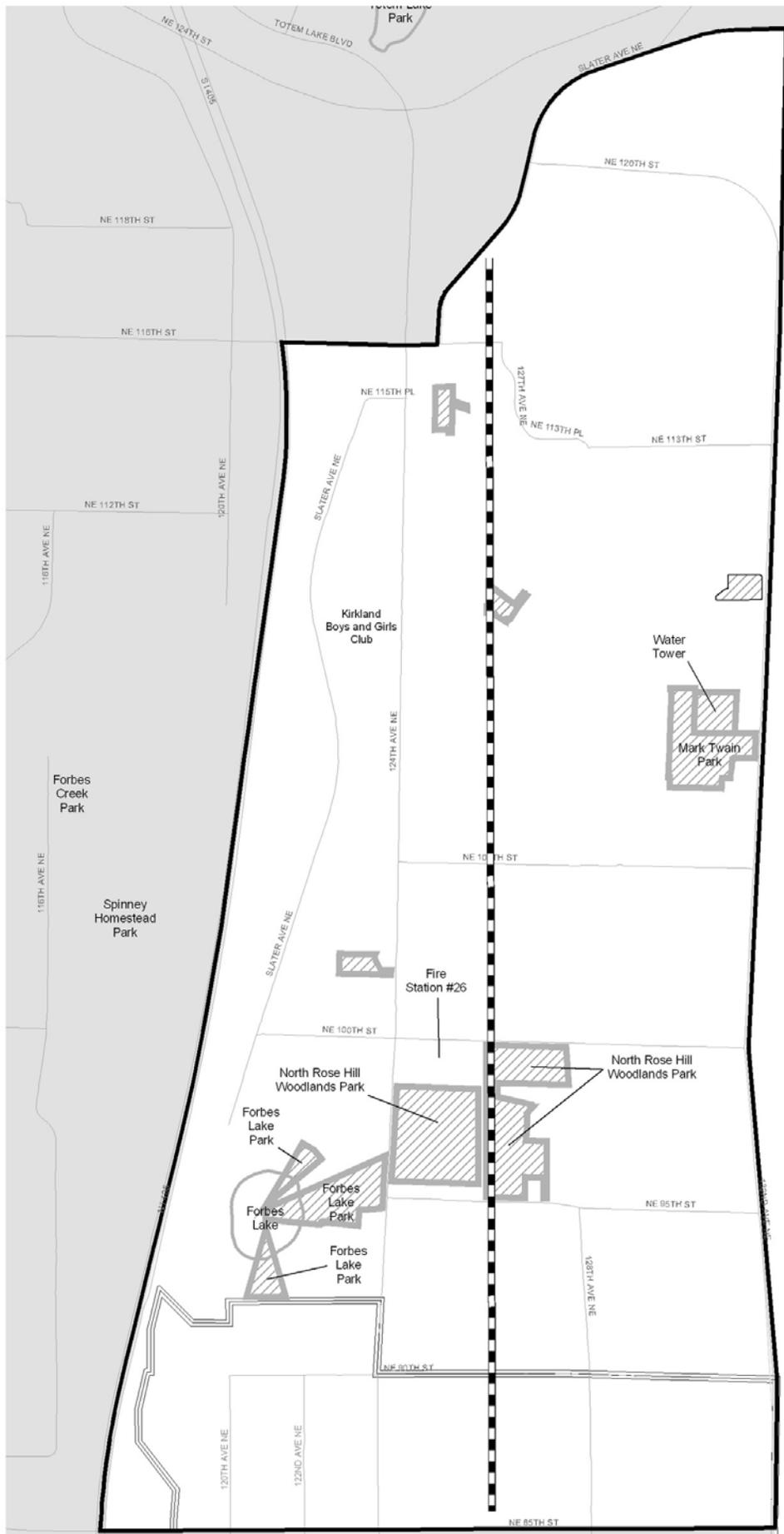
- Legend**
- Potential Street Connections
  - Building Footprints
  - Tax Parcel Boundaries



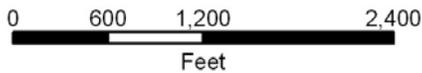
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M:\PW\Study\StreetV\of\Planno\NorthRoseHill\NorthRoseHillStreetConn.mxd

**Figure NRH-6: North Rose Hill Street Connection Plan**

# North Rose Hill Neighborhood Parks and Open Space



- Parks/Open Space
- City Owned Property
- Seattle City Light Powerline Easement Trail
- NE 85th Subarea Boundary



PUBLICATION SUMMARY  
OF ORDINANCE NO. 4084

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO COMPREHENSIVE PLANNING AND LAND USE AND AMENDING THE COMPREHENSIVE PLAN (ORDINANCE 3481 AS AMENDED) AS REQUIRED BY RCW 36.70A.130 TO ENSURE CONTINUED COMPLIANCE WITH THE GROWTH MANAGEMENT ACT, FILE NO. ZON06-00009

Section 1. Amends the Comprehensive Plan as set forth in Attachment A.

Section 2. Provides a severability clause for the ordinance.

Section 3. Authorizes publication of the ordinance by summary, approval of the summary by the City Council pursuant to Kirkland Municipal Code 1.08.017, and establishes the effective date as five days after publication of summary.

Section 4. Provides that the City Clerk shall forward a certified copy of the 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 regular meeting on the 6th day of February, 2007.

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

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

ORDINANCE NO. 4085

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) TO CONFORM TO THE COMPREHENSIVE PLAN AND TO ENSURE CONTINUED COMPLIANCE WITH THE GROWTH MANAGEMENT ACT, FILE NO. ZON06-00009 AND APPROVING A SUMMARY FOR PUBLICATION.

WHEREAS, the Growth Management Act (GMA), RCW 36.70A.215, mandates that the City of Kirkland review, and if needed, revise its official Zoning Map pursuant to RCW 36.70A.130; and

WHEREAS, the Zoning Map implements the Comprehensive Plan (Ordinance 3481 as amended); and

WHEREAS, the City Council included a clause in Ordinance 4080 adopted on December 12, 2006, to consider amendments to the Kirkland Zoning Map no later than February 20, 2007, as part of the 2006 Comprehensive Plan process, to consider needed to changes in zoning for park use and low density residential use for the proposed land exchange between Mark Twain Park and Parcel No 3326059178 at 10522-130<sup>th</sup> Ave NE; and

WHEREAS, the City Council has received a recommendation from the Kirkland Planning Commission to amend a portion of the City of Kirkland Zoning Map, Ordinance 3710, as set forth in that certain report and recommendation of the Planning Commission dated January 25, 2007, and bearing Kirkland Department of Planning and Community Development File No. ZON06-00009; and

WHEREAS, prior to making the recommendation, the Planning Commission, following notice thereof as required by RCW 35A.63.070, held a public hearing on January 25, 2007, on the amendment proposal; and

WHEREAS, pursuant to the State Environmental Policy Act (SEPA), there has accompanied the legislative proposal and recommendations a SEPA Addendum to Existing Environmental Documents issued by the responsible official pursuant to WAC 197-11-600(4); and

WHEREAS, in regular public meeting the City Council considered the environmental documents received from the responsible official, together with the report and recommendation of the Planning Commission; and

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Kirkland as follows:

Section 1. Map Amended: The official City of Kirkland Zoning Map as adopted by Ordinance 3710 is amended in accordance with Exhibits A attached to this ordinance.

Section 2. Official Map Change: The Director of the Department of Planning and Community Development is directed to amend the official City of Kirkland Zoning Map to conform with this ordinance, indicating thereon the date of the ordinance passage.

Section 3. Severability: 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.

Section 4. Effective Date: 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 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.

Section 5. Ordinance Copy: 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.

Passed by majority vote of the Kirkland City Council in open meeting this 6th day of February, 2007.

SIGNED IN AUTHENTICATION THEREOF this 6th day of February, 2007.

\_\_\_\_\_  
Mayor

Attest:

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

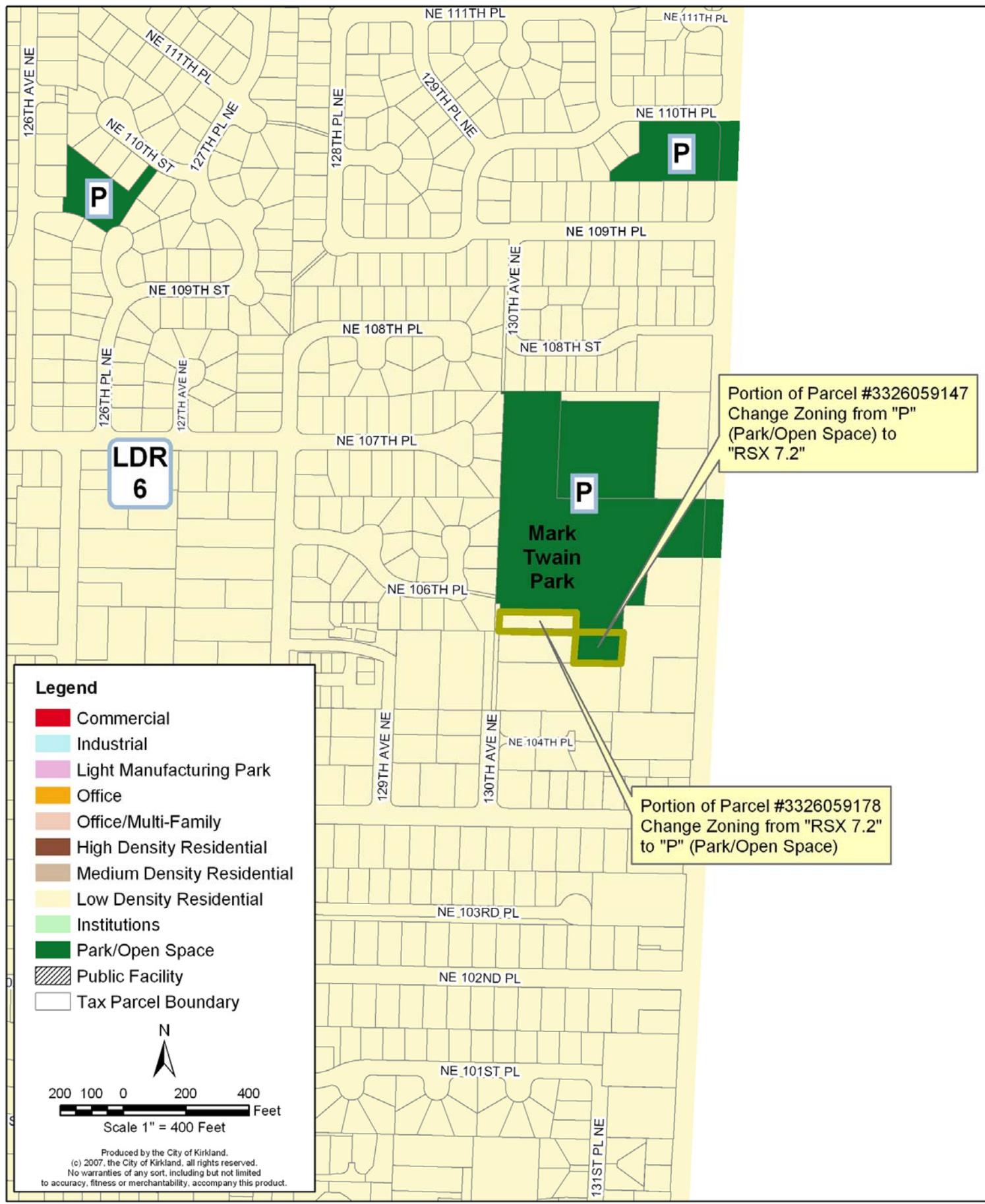
Approved as to Form:

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

# Exhibit A

## North Rose Hill Neighborhood

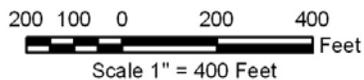
### Zoning Map Change



#### Legend

- Commercial
- Industrial
- Light Manufacturing Park
- Office
- Office/Multi-Family
- High Density Residential
- Medium Density Residential
- Low Density Residential
- Institutions
- Park/Open Space
- Public Facility
- Tax Parcel Boundary

N



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PUBLICATION SUMMARY  
OF ORDINANCE NO. 4085

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) TO CONFORM TO THE COMPREHENSIVE PLAN AND TO ENSURE CONTINUED COMPLIANCE WITH THE GROWTH MANAGEMENT ACT, FILE NO. ZON06-00009.

Section 1. Amends the Kirkland Zoning Map as set forth in Exhibit A.

Section 2. Directs the Director of Planning and Community Development to amend the official Zoning Map.

Section 3. Addresses severability.

Section 4. Authorizes publication of the ordinance by summary, approval of the summary by the City Council pursuant to Kirkland Municipal Code 1.08.017 and establishes the effective date as five days after publication of said 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 in open meeting on the 6th day of February, 2007.

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

---

City Clerk