



CITY OF KIRKLAND
Planning and Community Development Department
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MEMORANDUM

Date: July 2, 2007

To: David Ramsay, City Manager

From: Paul Stewart, Deputy Planning Director
Eric Shields, Planning Director

Subject: 2007 – 2009 Planning Work Program (CC-99-84)

Recommendation

Staff recommends the Council approve the attached resolution (Exhibit A) adopting the 2007-2009 Planning Work Program.

Background

The City Council and Planning Commission met at a joint study session on February 6, 2007 to review the proposed 2007-2009 Planning Work Program and discuss other items of interest. In the past, the proposed work program is usually brought back to the Council for adoption shortly after the joint meeting. However, because of the potential significant impact on staff resources, action on the work program has been deferred due to re-opening the time period to receive private amendment request applications and to get a better sense of the status of work on annexation issues.

On June 28th, 2007 the Planning Commission met to review and forward a recommendation to the City Council on the threshold review of the proposed private amendment requests (PARs). The Council will review these requests along with city-initiated amendments and the Commission's recommendation at the July 17th meeting. While the PAR's are separate discussion items, the Council should consider these requests in relationship to the other major long range tasks and projects on the attached work program.

Work Program

Since the February joint meeting, staff has updated and revised the proposed work program to better reflect the status of projects. Below is a summary of those revisions.

Comprehensive Plan and Private Amendment Requests (Task 1).

We had originally scheduled this to be completed by the end of the year – however, two issues will likely result in completing this process in 2008. The first is the private amendment request by Touchstone for Park Place. The Commission has recommended this request go forward along with the other downtown requests. The Council will discuss this on July 17th – but due to the complexity of this proposal and the review process, it is anticipated that if this proceeds, action on the proposal would occur in early 2008. The other issue involves possible changes to our transportation level of service standard and concurrency management system being considered by the Transportation Commission.

Neighborhood Plans (Task 2)

With the completion of the design guidelines revisions, we are poised to begin the next neighborhood plan process. The work program reviewed in February showed the Lakeview and Central Houghton Neighborhoods being done concurrently. This is also the preference of the Planning Commission with the Houghton Community Council actively involved. From staff's perspective we are recommending that, due to the time it takes and other work program projects, we are only able to begin one neighborhood plan update at this time. Our recommendation is to begin the Lakeview Neighborhood plan this year and then start work on the Central Houghton Neighborhood in 2008, when the 2007 comprehensive plan updates are complete. The basis for doing the Lakeview Neighborhood Plan first is threefold: we are currently updating the Shoreline Master Program (Lakeview is located on the lake.); there is a private amendment request in this neighborhood; and we would like to address the potential for a transit oriented development at the South Kirkland Park and Ride located at the south end of the neighborhood. A neighborhood plan requires at least 1.0 FTE staff and it is an 18-24 month process. There is no other staff available unless we defer action on the private amendment requests.

The other issue is the sequence of neighborhood plans. Attachment 1 is the current schedule. Staff would suggest that the Moss Bay and Everest neighborhoods follow the completion of the Lakeview and Houghton neighborhoods due to the level of interest in private amendment requests in these neighborhoods as well as the update to the downtown strategic plan now underway.

Housing (Task 7)

Housing has been identified as a priority issue by the Council. Staff is currently drafting the permanent regulations on innovative housing to be reviewed by the Planning Commission at the Commission's July 12th meeting. After a series of study sessions with the Commission and review by the Houghton Community Council, a public hearing is tentatively scheduled for September 13th, 2007. Following the public hearing, this issue is targeted for discussion by the Council at the October 16th, 2007 study session.

Staff will continue to work with ARCH on implementing housing strategies identified in the strategy plan. (Note: this is another agenda topic for the July 17th meeting). Efforts on affordable housing regulations will occur in 2008 after completion of the innovative housing regulations. As part of the Lakeview Neighborhood Plan beginning in 2007 (Task 2), staff will work with ARCH, King

County and Bellevue to explore the potential for a transit oriented development project that includes affordable housing.

Natural Resources/Stewardship (Task 9)

This consists of a variety of sub-tasks and efforts. A summary of the action items from the May 1, 2007 study session on environmental stewardship will be passed on to the Council later this month.

A major project already underway is an update to the Shoreline Master Program. Staff will be meeting with the Planning Commission and Houghton Community Council over the next several months and will periodically brief the Council throughout the process. As part of this effort, in 2008, we will most likely need to update our critical area regulations. Both of these questions will also be an issue to address as part of the applicable codes and regulations for the potential annexation area.

We are still in the process of framing the approach to our low impact development program. The work program has also been revised to note efforts underway to establish a green building program – an item presented at the May 1 study session. We expect to bring both of these back for Council review later this year.

Annexation (Task 13)

Since the February joint meeting, we are now noting the additional commitment of time and staffing allocated on annexation. Teresa Swan is the project manager for this effort and she will begin working on the land use and zoning issues for the annexation area.

Single Family Standards

Last year, the City completed work on updates to the single family floor area ratio regulations. In previous discussions on the work program, it has been suggested that some time occur to see how the revised regulations are working. In addition, given the other major efforts underway, additional work on this is deferred into the future. The Houghton Community Council discussed this at their June 25, 2007 meeting and made the following motion:

“The Houghton Community Council suggests to the Planning Commission that they review how the setbacks in the City of Kirkland are defined to try to better describe the original intent of the Floor Area Ratio requirements which would allow us to change the existing Floor Area Ratio requirements to be simpler and allow for better aesthetic environment. As an example reviewing Clyde Hill’s code which shows a wedding cake setback as you go high approach.”

Cc: Planning Commission

2007

2008

2009

TASK	PROJECT MANAGER	2007 STAFF	2007												2008				2009				
			J	F	M	A	M	J	J	A	S	O	N	D	1st	2nd	3rd	4th	1st	2nd	3rd	4th	
SPECIAL TASKS																							
9	Special Projects	.3 FTE																					
	• DSP Update	McMahan																					
	• NE 85 th Action Team	Soloff																					
	• Economic Development	Shields																					
	• CTR/Concurrency/Impact Fees	Swan/PW																					
	• Downtown Transit Center	Stewart																					
10	Database Management	.2 FTE																					
		Goble																					
11	Regional Plans	.1 FTE																					
		Shields/Stewart																					
13	Annexation	.8 FTE																					
		Shields/Swan																					

NEIGHBORHOOD PLAN UPDATE SCHEDULE

July 2007

Note: Schedule Subject to Change

Neighborhood Plan Implementation: Zoning Regulations & Design Standards
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Market and Norkirk Zoning Regulations 2007 (adopted)

Market St Corridor Design Guidelines 2007 (adopted)

Comprehensive Plan & Neighborhood Plans
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Lakeview 2007-2008

Central Houghton 2008-2009

Moss Bay & Everest 2009-2010

North & South Juanita 2010 - 2011

Comprehensive Plan Chapters 2011-2012

Bridle Trails & South Rose Hill 2013-2014

Totem Lake 2014-2015

North Rose Hill 2015-2016

RESOLUTION R-4655

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KIRKLAND PERTAINING TO THE 2007–2009 PLANNING WORK PROGRAM.

WHEREAS, the Kirkland City Council and the Kirkland Planning Commission met at a joint meeting on February 6, 2007, to discuss the proposed planning work program tasks and to set priorities; and

WHEREAS, the City Council met on July 17th, 2007 to review a revised 2007–2009 Planning Work Program along with proposed city-initiated amendments to the Comprehensive Plan and private amendment requests to amend the Plan; and

WHEREAS, at that meeting and subsequent thereto, the City Council established the rank order priority and schedule for the tasks shown on the Planning Work Program; and

NOW, THEREFORE, be it resolved by the City Council of the City of Kirkland as follows:

Section 1. The adopted Planning Work Program for the City of Kirkland shall be established as shown on Exhibit A to this resolution.

Section 2. This adopted Planning Work Program shall be used by the City staff and Planning Commission in scheduling work tasks and meeting and hearing calendars.

Section 3. A copy of this resolution shall be distributed to the Planning Commission, Parks Board, Transportation Commission, Design Review Board, Neighborhood Associations, the Chamber of Commerce and Houghton Community Council.

PASSED by majority vote of the Kirkland City Council in open meeting this 17th day of July, 2007.

SIGNED IN AUTHENTICATION thereof this _____ day of July, 2007.

Mayor

Attest:

City Clerk