



**CITY OF KIRKLAND - NOTICE OF PUBLIC HEARING
2010 MISCELLANEOUS ZONING CODE AMENDMENTS - PHASE II**

SUBJECT: Process IV Zoning Permit to amend various sections of the Kirkland Zoning Code (KZC) and Kirkland Municipal Code (KMC). The following is a brief list of the proposed code amendments:

1. KMC 22.32.50. Title 22 Subdivisions. Fix KMC 22.32.050 to reference KZC 110.60.7 instead of KZC 110.60.9.
2. KMC 22.4.30.b.1. Title 22 Subdivisions. Correct typographical error - change the word "non-residential" to "no residential" to be consistent with RCW 58.17.040(5).
3. KZC 60.10. Chapter 60 – PLA1. Eliminate outdated references to KZC 95.25 and replace with original buffer standard.
4. KZC 60.185.4. Chapter 60 – PLA17. Delete vague stream/wetland regulation since it is regulated by KZC Chapter 90.
5. KZC Chapter 112 – Affordable Housing Incentives – Multifamily. Clarify that voluntary use of affordable housing regulations in Chapter 112 is allowed throughout the City where affordable housing is not required.
6. KZC 112.15. Chapter 112 – Affordable Housing Incentives – Multifamily. Clarify the rounding language for affordable housing
7. KZC 115.07. Chapter 115 – Miscellaneous Use Development and Performance Standards. Reference ADU height restrictions in 115.08
8. KZC 115.08. Chapter 115 – Miscellaneous Use Development and Performance Standards. Move the last sentence to be the third sentence and add at the end "which may further limit its size."
9. KZC 115.95.1.b. Chapter 115 – Miscellaneous Use Development and Performance Standards. Delete this section since it refers to WAC 173-70 for watercraft noise standards which no longer exists. KMC already addresses this issue.
10. KZC - Multiple Zones. Use term "maximum horizontal façade" in all zones where the standard appears.
11. KZC - Multiple Zones. Amend special regulations for Mini-School/Mini-Daycare use to reference requirements of the State rather than DSHS.
12. KZC - Multiple Zones. Allow electronic readerboard signs for fire stations in the annexation area.
13. KZC 10.45.5. Chapter 10 – Legal Effect/Applicability. Revise vesting date for short plats and subdivisions in the annexation area.
14. KZC – Multiple Zones. Clarify that minimum lot size provisions in the subdivision regulations for developments do not apply to affordable housing projects that have a bonus density.
15. KZC 48.15.190 and various KZC commercial zones. Provide consistent landscape buffer standard for outdoor auto repair uses.
16. KZC Chapter 50 – CBD-1A & 1B. Allow back parks, government facilities, community facilities, and other uses as an allowed ground floor use.
17. KZC 50.33. Chapter 50 – CBD 5. Specify height limit in terms of number of feet.
18. KZC 50. Chapter 50 – CBD-1A & 1B. Retail use requirement does not apply to ground floor along alleys and service access streets. Codify Int 09-1.
19. KZC Chapter 112 – Affordable Housing Incentives – Multifamily. Clarify whether projects undergoing a subdivision to create detached units on individual lots in multifamily and commercial zones are required to provide affordable housing.

20. KZC 117.65.8. Chapter 117 – Personal Wireless Service Facilities. Revise to allow antennas on historic sites & clarify 'design requirements'.
21. KZC Multiple Zones. Consider adding affordable housing element requirement to three zones with density limits (PLA 6G, BC1, and BC2) that were not considered during recent amendments.
22. KZC 50.34.3. Chapter 50 – CBD-5. General Reg. 3 - Delete references to Comp Plan and Design Regulations.
23. KZC 115.8. Chapter 115 – Miscellaneous Use Development and Performance Standards. Fix height discrepancy between different single family zoning designations in regards to ADU's.
24. KZC - Multiple Zones. Clarify size of residential lobbies allowed on the ground floor where residential uses are prohibited.
25. KZC 53.84. Chapter 53 – RH 8. Eliminate the special regulation that prohibit retail & restaurant uses above the first floor.
26. KZC 100.15. Chapter 100 – Signs. Codify Int. 86-11 to exempt window signs from being regulated by KZC Chapter 100.
27. KZC 105.103. Chapter 105 – Parking Areas, Vehicle and Pedestrian Access, and Related Improvements. Add a public notice and comment period to modification requests to reduce the number of required parking stalls.
28. KZC 115.40. Chapter 115 – Miscellaneous Use Development and Performance Standards. Consider lowering fence heights along arterials. Taller fences may be allowed based on certain standards.
29. KZC 117.65.7.c. Chapter 117 – Personal Wireless Service Facilities. Allow antennas to be placed at railings at base of water tower roof.
30. KZC 50 Chapter 50 – Central Business District (CBD) Zones. Change CBD parking requirement for multi-family to one stall per bedroom.
31. KZC 115.95. Chapter 115 – Miscellaneous Use Development and Performance Standards. Consider eliminating section adopting WAC residential noise standards.
32. KZC Chapter 117 – Personal Wireless Service Facilities. Check review processes for co-location to assure 90 day review time per FCC ruling.
33. KZC 120.12. Chapter 120 – Variances. Allow administrative variances in Houghton.
34. KZC 150.85. Chapter 150 – Process IIA. Text edit to change 'verbal' to 'written'.
35. KZC 150.105. Chapter 150 – Process IIA. Remove City Council as hearing body for appeals. Appeals would go to Superior Court.
36. KZC 155. Chapter 155 – Process III. Delete the chapter.
37. KZC 150.22.2. Chapter 150 – Process IIA. Fix incorrect reference to noticing requirements for a Process I variance.
38. KZC Multiple Sections. Change HE hearing notice from 17 days to 14 days to be consistent with all other notice periods in the KZC
39. KZC Multiple Sections. Delete reference to junk and junk yards (refer and move to new Kirkland Property Maintenance code in KMC).
40. KZC 95.21 and 95.55. Delete tree enforcement and penalties (refer and move to new Code Enforcement chapter in KMC).
41. KZC 115.65 Home Occupations, 117.125 Personal Wireless Facilities Violations and City Remedies, 141.80 Shoreline Administration Enforcement Authority, 162.20 Non-conformance Immediate Compliance with Certain provisions required. Refer to new Code Enforcement chapter in KMC.
42. Chapter 170 Code Enforcement. Delete provisions related to code enforcement and refer to new Code Enforcement chapter in KMC. Change title to Code Administration.

PUBLIC HEARING: A public hearing before the **Kirkland Planning Commission** will be held on **November 4, 2010 at 7:00 p.m.** (or as soon thereafter as possible). The Planning Commission's hearing is the official hearing of the City. The staff memo for the hearing will be posted online by October 29, 2010 at the following web address:

http://www.ci.kirkland.wa.us/depart/Planning/Planning_Commission.htm

At the hearing, the Planning Commission will provide a recommendation for City Council review at the Council's December 7, 2010 meeting.

PUBLIC COMMENT: During the hearing, anyone may speak or submit written comments. Before the hearing, written comments may be submitted to the Planning Commission in care of Jon Regala, Senior Planner, of the Planning Department. Please refer to File No. ZON10-00013 and include your name and address.

FOR MORE INFORMATION: You may view the official file ZON10-00013, available at the Planning Department or contact project planner, Jon Regala at (425) 587-3255, jregala@ci.kirkland.wa.us. People requiring a disability accommodation may call (425) 587-3000 or for TTY service call (425) 587-3111 prior to the meeting(s).