



**CITY OF KIRKLAND
PLANNING & COMMUNITY DEVELOPMENT
123 5th Avenue, Kirkland, WA 98033 425.587.3225
www.ci.kirkland.wa.us**

HOUGHTON COMMUNITY COUNCIL

A G E N D A

Council Chamber
7:00 PM (or as soon as possible after joint hearing is concluded)

March 27, 2006

1. Call to Order and Roll Call
2. Reading and/or Approval of Minutes:
 - a. February 27, 2006
3. Announcement of Agenda
4. Council Member Reports and Comments
5. Work Program Review
6. Requests from the Audience - limited to 5 minutes
7. Unfinished Business/Final Action

A. Hindle-Rohde Reasonable Use

PURPOSE: Hold a Special Meeting for deliberations on the Reasonable Use Zoning Permit application

ACTION: Make recommendation to Hearing Examiner on zoning permit application.

FILE NO.: ZON05-00011

STAFF CONTACT: Desiree Goble, 425-587-3251, or dgoble@ci.kirkland.wa.us

B. Final Action: Homeless Encampment Zoning Code Amendments to Chapter 127 Temporary Use Permits – this item will not be needed if the City Council fails to pass an Ordinance on March 21, 2006 regarding this file.

PURPOSE: Take Final Action on an Ordinance passed by the Kirkland City Council on March 21, 2006 regarding this file.

ACTION: Pass Resolution 2006-3 that approves the Ordinance passed by the Kirkland City Council on March 21, 2006 regarding this file.

FILE NO.: ZON05-00028

STAFF CONTACT: Nancy Cox, Development Review Manager, 425-587-3228, or ncox@ci.kirkland.wa.us

C. Final Approval: Amendments to Chapter 117 KZC – Personal Wireless Service Facilities.

PURPOSE: Take Final Action on Ordinance No. 4045 passed by the Kirkland City Council on March 7, 2006 regarding this file.

ACTION: Pass Resolution 2006-2 approving Ordinance No. 4045, passed by the Kirkland City Council on March 7, 2006 regarding this file.

FILE NO.: IV-03-13

STAFF CONTACT: Michael Bergstrom, Planning Consultant, 206-633-0595, or bergstrommike@msn.com.

8. New Business

A. Single-Family Floor Area Ratio (FAR) Regulations

PURPOSE: Introduce and discuss potential amendments to Single-Family Floor Area Ratio regulations contained in the Zoning Code.

ACTION: Determine whether Floor Area Ratio regulations, as potentially amended, should apply in Houghton (current FAR regulations do not apply in Houghton).

FILE NO.: ZON05-00019

STAFF CONTACT: Paul Stewart, Deputy Director, 425-587-3227, or pstewart@ci.kirkland.wa.us

9. Administrative Reports and Community Council Discussion

10. Adjournment

<p>Note: If you would like more information on an item on this agenda, please call the Planning Department at 425.587.3225. Please refer to the file number and the planner listed for that item.</p>

The City of Kirkland strives to accommodate people with disabilities. Please contact the City Clerk's Office at 425.587.3190 , or for TTY Services call 425.587.3111 (by noon the work day prior to the meeting) if we can be of assistance. If you should experience difficulty hearing the proceedings, please bring this to the attention of the Chairperson by raising your hand.

HOUGHTON COMMUNITY COUNCIL PUBLIC PARTICIPATION IN MEETINGS

The Houghton Community Council is a body of seven elected officials who have authority over land use matters within the boundaries of the former Town of Houghton. The Community Council reviews proposals to revise the Comprehensive Plan and Zoning Code and certain quasi-judicial development permits. The Department of Planning and Community Development and other City departments provide staff support to the Community Council.

General

The Community Council strongly encourages public input. At Community Council meetings, public comments may be provided as described below. Those wishing to speak to the Council are asked to observe the following rules:

- All comments must be provided from the podium.
- Speakers must state their full name and address.
- Comments should be brief and repetition should be avoided.

Requests from the Audience

A time is scheduled near the beginning of each Community Council meeting for the public to address the Community Council about any issue that is not the subject of a hearing at the same meeting. Comments should generally be limited to 5 minutes in length.

Study Sessions

The Community Council usually holds study sessions on Comprehensive Plan or Zoning Code amendments. These meetings provide an opportunity for the Commission to informally discuss the proposals and provide direction to staff. Time permitting, the Community Council may allow comments from the audience on the study topic.

Public Hearings on Plan or Code Amendments

The Community Council may choose to hold a public hearing on Plan or Code amendments. The hearing provides a formal opportunity for anyone to state their opinions or provide information to the Community Council. In order to ensure a fair and orderly opportunity for everyone to speak the Council uses the following procedures:

- After the hearing is opened, the City staff will give a presentation that describes the proposal.
- If a private applicant initiated the proposal, he or she will be allowed to speak first.
- Any other person wanting to speak will be allowed to do so. Speakers will be asked to fill in a speaker sign in sheet, and state their name and address for the tape recording.
- After everyone has had a chance to speak, those wanting to offer a brief rebuttal of others' comments will be allowed to do so.
- Council members may ask questions of speakers during or after their comments.
- When the Council determines they have enough information, the hearing will be closed and the Council will prepare their recommendation to the Planning Commission.

Public Hearings on Quasi-Judicial Development Permits

For quasi-judicial development permits, the Hearing Examiner conducts a Joint Public Hearing with the Community Council. The hearing procedures are the same as above except that anyone presenting oral testimony is required to take the oath of affirmation to present the truth. After the all testimony is taken and the hearing is closed, the Community Council opens a Special Meeting and prepares its recommendation to the Hearing Examiner.

Written and/or Oral Testimony

The Community Council welcomes letters and other written testimony as a supplement to or in place of oral comments. The materials may be submitted to the Department of Planning and Community Development prior to a Council meeting, or directly to the Council at a meeting. It is necessary to either submit written or oral testimony to receive a copy of the Hearing Examiner's decision or to challenge his/her recommendation to the City Council. Petitions are not considered testimony.