



CITY OF KIRKLAND
Planning and Community Development Department
123 Fifth Avenue, Kirkland, WA 98033 425.587-3225
www.ci.kirkland.wa.us

DEVELOPMENT STANDARDS LIST
FILE: ZON07-00039, HOUGHTON TRANSFER STATION
MITIGATION PROJECT

ZONING CODE STANDARDS

85.25.1 Geotechnical Report Recommendations. The geotechnical recommendations contained in the report by Pacific Rim Geotechnical dated March 29, 2002 shall be implemented.

85.25.3 Geotechnical Professional On-Site. A qualified geotechnical professional shall be present on site during land surface modification and foundation installation activities.

90.45 Wetlands and Wetland Buffers. No land surface modification may take place and no improvement may be located in a wetland or within the environmentally sensitive area buffers for a wetland, except as specifically provided in this Section.

95.50.2.a Required Landscaping. All required landscaping shall be maintained throughout the life of the development. The applicant shall submit an agreement to the city to be recorded with King County which will perpetually maintain required landscaping. Prior to issuance of a certificate of occupancy, the proponent shall provide a final as-built landscape plan and an agreement to maintain and replace all landscaping that is required by the City.

95.45 Tree Installation Standards. All supplemental trees to be planted shall conform to the Kirkland Plant List. All installation standards shall conform to Kirkland Zoning Code Section 95.45.

95.52 Prohibited Vegetation. Plants listed as prohibited in the Kirkland Plant List shall not be planted in the City.

110.60.5 Street Trees. All trees planted in the right-of-way must be approved as to species by the City. All trees must be two inches in diameter at the time of planting as measured using the standards of the American Association of Nurserymen with a canopy that starts at least six feet above finished grade and does not obstruct any adjoining sidewalks or driving lanes.

115.25 Work Hours. It is a violation of this Code to engage in any development activity or to operate any heavy equipment before 7:00 am. or after 8:00 pm Monday through Friday, or before 9:00 am or after 6:00 pm Saturday. No development activity or use of heavy equipment may occur on Sundays or on the following holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving, and Christmas Day. The applicant will be required to comply with these regulations and any violation of this section will result in enforcement action, unless written permission is obtained from the Planning official.

115.47 Service Bay Locations. All uses, except single family dwellings and multifamily structures, must locate service bays away from pedestrian areas. If not feasible must screen from view.

115.75.2 Fill Material. All materials used as fill must be non-dissolving and non-decomposing. Fill material must not contain organic or inorganic material that would be detrimental to the water quality, or existing habitat, or create any other significant adverse impacts to the environment.

115.90 Calculating Lot Coverage. The total area of all structures and pavement and any other impervious surface on the subject property is limited to a maximum percentage of total lot area. See the Use Zone charts for maximum lot coverage percentages allowed. Section 115.90 lists exceptions to total lot coverage calculations See Section 115.90 for a more detailed explanation of these exceptions.

115.95 Noise Standards. The City of Kirkland adopts by reference the Maximum Environmental Noise Levels established pursuant to the Noise Control Act of 1974, RCW 70.107. See Chapter 173-60 WAC. Any noise, which injures, endangers the comfort, repose, health or safety of persons, or in any way renders persons insecure in life, or in the use of property is a violation of this Code.

152.22.2 Public Notice Signs. Within seven (7) calendar days after the end of the 21-day period following the City's final decision on the permit, the applicant shall remove all public notice signs.

Prior to recording:

110.60.5 Landscape Maintenance Agreement. The owner of the subject property shall sign a landscape maintenance agreement, in a form acceptable to the City Attorney, to run with the subject property to maintain landscaping within the landscape strip and landscape island portions of the right-of-way. It is a violation to pave or cover the landscape strip with impervious material or to park motor vehicles on this strip.

Prior to issuance of a grading or building permit:

85.25.1 Geotechnical Report Recommendations. A written acknowledgment must be added to the face of the plans signed by the architect, engineer, and/or designer that he/she has reviewed the geotechnical recommendations and incorporated these recommendations into the plans.

95.35.2.b.(3)(b)i Tree Protection Techniques. A description and location of tree protection measures during construction for trees to be retained must be shown on demolition and grading plans.

95.35.6 Tree Protection. Prior to development activity or initiating tree removal on the site, vegetated areas and individual trees to be preserved shall be protected from potentially damaging activities. Protection measures for trees to be retained shall include (1) placing no construction material or equipment within the protected area of any tree to be retained; (2) providing a visible temporary protective chain link fence at least 4 feet in height around the protected area of retained trees or groups of trees until the Planning Official authorizes their removal; (3) installing visible signs spaced no further apart than 15 feet along the protective fence stating "Tree Protection Area, Entrance Prohibited" with the City code enforcement phone number; (4) prohibiting excavation or compaction of earth or other damaging activities within the barriers unless approved by the Planning Official and supervised by a qualified professional; and (5) ensuring that approved landscaping in a protected zone shall be done with light machinery or by hand.

Date: 4/16/2008

DEVELOPMENT STANDARDS

CASE NO.: ZON07-00039
PCD FILE NO.: ZON07-00039

FIRE DEPARTMENT CONDITIONS

As long as the transfer station building keeps the same footprint as the previous building (as shown on drawings submitted), the Fire Department has no specific comments.

Buildings must comply with current editions of the International Building, Residential, Mechanical and Fire Codes and the Uniform Plumbing Code as adopted and amended by the State of Washington and the City of Kirkland.

Structure must comply with Washington State Energy Code (WAC 51-11); and the Washington State Ventilation and Indoor Air Quality Code (WAC 51-13).

Structures must be designed for seismic design category D, wind speed of 85 miles per hour and exposure B.

The applicant is cautioned to investigate the implications of the Americans with Disabilities Act on the construction of this project. For more information the applicant may contact Mr. James Raggio, Office of the General Counsel, Architectural and Transportation Barriers Compliance Board, 1111 18th Street, N.W., Suite 501, Washington, DC 20036, Ph# (202) 653-7834.

You can review your permit status and conditions at www.kirklandpermits.net

PUBLIC WORKS CONDITIONS

Permit #: ZON07-00039
Project Name: Houghton Transfer Station Mitigation Project
Project Address: 11724 NE 60th St.
Date: January 31, 2008

Public Works Staff Contacts
Land Use and Pre-Submittal Process:
Rob Jammerman, Development Engineering Manager
Phone: 425-587-3845 Fax: 425-587-3807
E-mail: rjammer@ci.kirkland.wa.us

Building and Land Surface Modification (Grading) Permit Process:
John Burkhalter, Development Engineering Supervisor
Phone: 425-587-3853 Fax: 425-587-3807
E-mail: jburkhal@ci.kirkland.wa.us

General Conditions:

1. All public improvements associated with this project including street and utility improvements, must meet the City of Kirkland Public Works Pre-Approved Plans and Policies Manual. A Public Works Pre-Approved Plans and Policies manual can be purchased from the Public Works Department, or it may be retrieved from the Public Works Department's page at the City of Kirkland's web site at www.ci.kirkland.wa.us.
2. This project will be subject to Public Works Permit Fees. It is the applicant's responsibility to contact the Public Works Department by phone or in person to determine the fees. The fees can also be review the City of Kirkland web site at www.ci.kirkland.wa.us.
3. The City's transportation engineer determined that a traffic concurrency test was not needed because additional vehicle trips were not being generated by this project.
4. All civil engineering plans which are submitted in conjunction with a building, grading, or right-of-way permit must conform to the Public Works Policy titled ENGINEERING PLAN REQUIREMENTS. This policy is contained in the Public Works Pre-Approved Plans and Policies manual.
5. All plans submitted in conjunction with a building, grading or right-of-way permit must have elevations which are based on the King County datum only (NAVD 88).
6. A completeness check meeting is required prior to submittal of any Building Permit applications.

Sanitary Sewer Conditions:

1. The surface water from existing trailer transfer yard is collected and pumped to the City's sanitary sewer system to the east.
 - " In conjunction with this project, King County is pursuing the extension of a sewer main from 116th Ave. NE via the unopened NE 61st Street right-of-way, so that the pump system can be abandoned. At this time, is not known if this extension is feasible. If the gravity system proves to be infeasible, the pump system may continue with the necessary upgrades to account for the new impervious area.
 - " If the main is extended, a device to separate and hold debris such as a Stormceptor System or equal shall be installed in the side sewer line before discharging the storm water to City sewer system.
 - " With either the new gravity system or an upgraded pump system, the County shall detain the surface water on-site and limit the discharge to the City sanitary sewer system at a rate that does not exceed the capacity of the City's sewer system. The County shall provide a downstream sewer system capacity analysis as requested by the City.
 - " The County shall pay an annual sewer surcharge for the additional impervious area being discharged to the sanitary sewer (a surcharge is currently being paid for the existing connection).

Water System Conditions:

1. The existing water main in the public right-of-way along the front of the subject property is adequate to serve this project.
2. The existing water service may be used provided that it is in the right location, is not galvanized or blue poly, and is sized adequately to serve the building (per the Plumbing Code).
3. The available fire flow at this project location is approximately 2800 gpm

Surface Water Conditions:

1. Provide temporary and permanent storm water control per the 1998 King County Surface Water Design Manual. Contact City of Kirkland Surface Water Staff at (425) 587-3800 for help in determining drainage review requirements.
2. If this project creates or replaces more than 5000 square feet of new impervious area that will be used by vehicles (PGIS - pollution generating impervious surface) and the area is not draining to the

sanitary sewer, provide storm water quality treatment per the 1998 King County Surface Water Design Manual.

3. The Army Corps of Engineers (COE) has asserted jurisdiction over upland ditches draining to streams. Either an existing Nationwide COE permit or an Individual COE permit may be necessary for work within ditches, depending on the project activities.

Applicants should obtain the applicable COE permit; information about COE permits can be found at: U.S. Army Corps of Engineers, Seattle District Regulatory Branch
http://www.nws.usace.army.mil/PublicMenu/Menu.cfm?sitename=REG&pagename=mainpage_NWPs
Specific questions can be directed to: Seattle District, Corps of Engineers, Regulatory Branch, CENWS-OD-RG, Post Office Box 3755, Seattle, WA 98124-3755, Phone: (206) 764-3495

4. If this project disturbs greater than one acre, the applicant is responsible to apply for a Construction Stormwater General Permit from Washington State Dept. of Ecology. Specific permit information can be found at the following website:

<http://www.ecy.wa.gov/programs/wq/stormwater/construction/>

Among other requirements, this permit requires the applicant to prepare a Storm Water Pollution Prevention Plan (SWPPP) and identify a Certified Erosion and Sediment Control Lead (CESCL) prior to the start of construction. The CESCL shall attend the City of Kirkland Public Works Department pre-construction meeting with a completed SWPPP.

5. Provide an erosion control plan with Building or Land Surface Modification Permit application. The plan shall be in accordance with the 1998 King County Surface Water Design Manual.

6. Construction drainage control shall be maintained by the developer and will be subject to periodic inspections. During the period from April 1 to October 31, all denuded soils must be covered within 15 days; between November 1 and March 31, all denuded soils must be covered within 12 hours. If an erosion problem already exists on the site, other cover protection and erosion control will be required.

7. All roof drainage must be connected to the storm drainage system.

8. Provide a plan and profile design for any new storm sewer system.

Street and Pedestrian Improvement Conditions:

1. The subject property abuts NE 60th Street. This street is a Collector type street. Chapter 110 of the Zoning Code requires developments to make half-street improvements in rights-of-way abutting the subject property:

" Typically a Collector type street is improved with standard concrete curb and gutter, a landscape strip with street trees, and a 5 ft wide sidewalk (see improvement chart in KZC 110.40).

" In planning for the Transfer Station Improvements, King County met with neighborhood representatives from South Rose Hill and Bridle Trials Neighborhood and City staff to develop a Memorandum of Understanding (MOU) which outlined certain Transfer Station improvement conditions. One of the conditions that was requested by the neighborhood and agreed to by King County and the City was the modification of the required street improvements to a 5 ft wide asphalt path with a 6-inch concrete extruded curb.

" The City agreed with the proposed modification because it was requested by the neighborhood, and because it matched similar improvements along NE 60th St. directly east of the Transfer Station property.

" KZC 110.70.3 allows the City to required or grant a modification to the nature or extent of any required improvements if certain criteria is met. In this case, the Public Works Department agrees that a modification should be granted based on 110.70.3.a - The improvements as required would not match the existing improvements (proposed modification matches existing improvements to the East) and 110.70.3.c - Other unusual circumstances preclude the construction of the improvements as required (the MOU agreed to by all parties).

" It should also be noted that as part of the MOU, King County also agreed to install the modified improvements west to 116th Ave. NE (approximately 280 ft of off-site improvements) and east to 120th Ave. NE (approximately 245 ft of off-site improvements). In total the modified street improvements will

span approximately 1,285 ft from 116th Ave. NE to 120th Ave. NE.

2. A 2-inch asphalt street overlay will be required where three or more utility trench crossings occur within 150 lineal ft. of street length or where utility trenches parallel the street centerline. Grinding of the existing asphalt to blend in the overlay will be required along all match lines.
3. All street and driveway intersections shall not have any visual obstructions within the sight distance triangle. See Public Works Pre-approved Policy R.13 for the sight distance criteria and specifications.
4. It shall be the responsibility of the applicant to relocate any above-ground or below-ground utilities which conflict with the project associated street or utility improvements.
5. Zoning Code Section 110.60.9 establishes the requirement that existing utility and transmission (power, telephone, etc.) lines on-site and in rights-of-way adjacent to the site must be underground. The Public Works Director may determine if undergrounding transmission lines in the adjacent right-of-way is not feasible and defer the undergrounding by signing an agreement to participate in an undergrounding project, if one is ever proposed. In this case, the Public Works Director has determined that undergrounding of existing overhead utility on NE 60th St is not feasible at this time and the undergrounding of off-site/frontage transmission lines should be deferred with a Local Improvement District (LID) No Protest Agreement. A LID No Protest Agreement shall be recorded prior to issuance of the Building Permit.

CHAPTER 49 – PARK/PUBLIC USE (P) ZONE

49.05 User Guide.

The charts in KZC [49.15](#) contain the basic zoning regulations that apply in each P zone of the City. Use these charts by reading down the left hand column entitled Use. Once you locate the use in which you are interested, read across to find the regulations that apply to that use.

	<p>Section 49.10 – GENERAL REGULATIONS</p> <p>The following regulations apply to all uses in this zone unless otherwise noted:</p>
	<p>1. Refer to Chapter 1 KZC to determine what other provisions of this code may apply to the subject property.</p>
	<p>2. If any portion of a structure is adjoining a low density zone, then either:</p> <ul style="list-style-type: none"> a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet. <p>See KZC 115.30, Distance Between Structures/Adjacency to Institutional Use, for further details.</p>

[link to Section 49.15 table](#)

Section 49.15

Zone
P

USE ZONE CHART

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS												
Section 49.15	USE REGULATIONS	Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.010	Public Park (continued)										REGULATIONS CONTINUED FROM PREVIOUS PAGE b. Potential users and hours of use; c. Lighting, including location, hours of illumination, lighting intensity, and height of light standards; d. Landscaping; e. Other features as appropriate due to the character of the neighborhood or characteristics of the subject property. 2. Development and use of a park does not require a Master Plan under this code if it will not involve any of the following: a. Lighting for outdoor nighttime activities; b. The construction of any building of more than 4,000 square feet; c. The construction of more than 20 parking stalls; d. The development of any structured sports or activity areas, other than minor recreational equipment including swing sets, climber toys, slides, single basketball hoops, and similar equipment.	
.020	Public Utility	None	None	Will be determined on case-by-case basis.			--	--	See KZC 105.25.	1. If the proposal is for a governmental facility located at the Houghton Landfill site as designated on the Official Zoning Map, Process IIB. Otherwise, Process IIA.		
.030	Government Facility Community Facility	See Special Regulation 1.										

CITY OF KIRKLAND

123 FIFTH AVENUE KIRKLAND, WASHINGTON 98033-6189 (206) 828-1257

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

NOTICE OF APPROVAL

ZONING CODE/SUBDIVISION CODE PERMIT

File No. III-89-90

PROJECT NAME: HOUGHTON TRANSFER STATION

PROJECT ADDRESS: 11724 N.E. 60th Street

APPLICANT OR AGENT: King County Solid Waste Division (James Chu)

CITY OF KIRKLAND APPROVAL DATE: August 27, 1990

LAPSE OF APPROVAL DATE(S): Applicant must submit to the City a complete building permit application within one year (by August 26, 1991) or the decision becomes void. Construction must be substantially complete within five years (by August 26, 1995) or the decision becomes void.

LAPSE OF APPROVAL DATE APPLIES UNLESS JUDICIAL REVIEW PROCEEDINGS ARE INITIATED WITHIN 30 DAYS OF APPROVAL DATE (BEFORE September 26, 1990).

This NOTICE OF APPROVAL is granted subject to the attached conditions and development standards. Failure to meet or maintain strict compliance shall be grounds for revocation in accordance with the Kirkland Zoning Ordinance No. 2740 as amended.

The applicant must also comply with any federal, state or local statutes, ordinances or regulations applicable to this project. This Notice of Approval does not authorize grading or building without issuance of the necessary permits from the Kirkland Building Department.

CITY OF KIRKLAND
PLANNING AND COMMUNITY DEVELOPMENT
Joseph W. Tovar, Director

By: Teresa J. Swan
(signature)
Teresa J. Swan

Title: Associate Planner

- Attachments:
- x Conditions of Approval
 - x SEPA MITIGATING MEASURES
 - x Development Standards
 - x Procedures for Judicial Review

C. JUDICIAL REVIEW

Section 155.110 of the Zoning Code allows the action of the City in granting or denying this application to be reviewed in King County Superior Court. The petition for review must be filed within 30 days following the postmarked date when the City's final decision was distributed.

If issues under RCW 43.21C (the State Environmental Policy Act--SEPA) are to be raised in the judicial appeal, the "SEPA" appeal must be filed with the King County Superior Court within 30 days following the postmarked date when the City's final decision was distributed.

V. LAPSE OF APPROVAL

Under Section 155.115.1 of the Zoning Code, the applicant must submit to the City a complete building permit application approved under Chapter 155 within one year after the final decision on the matter, or the decision becomes void. Furthermore, the applicant must substantially complete construction approved under Chapter 155 and complete the applicable conditions listed on the Notice of Approval within five (5) years after the final decision on the matter, or the decision becomes void. Application and appeal procedures for a time extension are described in Sections 155.115.2 and 155.115.3.

"Final Decision" means the final decision of the City of Kirkland, or the termination of judicial review proceedings if such proceedings were initiated pursuant to Section 155.110.

CONDITIONS OF APPROVAL

1. This application is subject to the applicable requirements contained in the Kirkland Municipal Code, Zoning Code, and Building and Fire Code. It is the responsibility of the applicant to ensure compliance with the various provisions contained in these ordinances. Attachments 7 and 8, Development Standards, of the Department of Planning and Community Development Advisory Report (Exhibit A) are provided in this report to familiarize the applicant with some of the additional development regulations. This attachment does not include all of the additional regulations. When a condition of approval conflicts with a development regulation in Attachment 7, the condition of approval shall be followed.
2. The Department of Planning and Community Development shall be authorized to approve modifications to the approved site plan, unless:
 - a. There is a change in use and the Zoning Code establishes different or more rigorous standards for the new use than for the existing use; or
 - b. The Planning Director determines that there will be substantial changes in the impacts on the neighborhood or the City as a result of the change (see Conclusion II.D.5.b).
3. The five conditions of the SEPA environmental determination in Attachment 9 shall be met (see Conclusion II.C.1.b).
4. At the Houghton Transfer Station any and all noise generating activities which exceed the noise level of 50 dBA as established in Zoning Code Section 115.95 shall not occur before 7 a.m. or after 8 p.m. each day. With the grading or building permit submittal, the applicant shall submit adequate proof that all employees and commercial garbage haulers have been notified of the hours and what steps will be taken to ensure that no activity occurs before 7 a.m. or after 8 p.m. (see Conclusion II.D.4.b).

In the event of an emergency repair that will require evening work beyond 8 p.m., a designated employee of the Houghton Transfer facility shall contact the Planning Department Code Enforcement Office (828-1251) no later than 4:45 p.m. of the day of the repair to receive approval or thereafter notify the Kirkland Police Department beyond 8 p.m. (see Conclusion II.D.4.b).

CONDITIONS OF APPROVAL, CONT'D

5. No more than 18 trailers (full or empty) shall be parked at night on site in the paved area only. The applicant shall attempt to control odors from the trailers by means of covering the trailers either with a lid or waterproof cover to resist air movement while stored overnight. The proponent should make an attempt to control odor using every means possible (see Conclusion II.D.5.b).
6. King County shall be responsible to cleanup any litter ~~on both sides of the street~~ at a minimum of once a week and twice a week every other week for the four following street areas:

Amended by R-3614

- ~~All of~~ NE 60th Street between 116th Avenue NE and 132nd Avenue NE
- 116th Avenue NE between NE 60th Street and NE 70th Street
- 122nd Avenue NE Street north of NE 60th Street to NE 65th
- 132nd Avenue NE between NE 60th Street and NE 70th Street

Within 30 days of final approval of the permit, the County shall reschedule the litter crew so clean-up day falls on a Monday to ensure cleanup after the typical high-volume weekend traffic. Also within 30 days of final approval, a phone number will also be provided to the City Planning Department and posted on the entrance gate by the County in case of severe litter problems in between clean-up days so to notify the County for cleanup as soon as possible.

7. As part of the application for a grading or building permit, the applicant shall submit (see Conclusion II.D.2.b, except where noted differently):
 - a. Plans for a permanent and construction-phase storm water control system to be approved by the Department of Public Works (see Attachment 7).
 - b. Show the landscape strip with screening fence extending along the entire west property line to the south property line at Northeast 60th Street. On the west side of the site entrance where the landscaped strip narrows, the landscape buffer can be reduced to one row of trees and shrubs (see Attachment 15).

CONDITIONS OF APPROVAL,

- c. Show the landscape strip with screening fence extending along the entire north property line to where the existing transfer building begins (see Attachment 15).
- d. Show the trees within the landscape strip to be eight feet in height instead of five feet in height.
- e. The County shall discuss with a landscape architect experienced in landscaping around landfill areas with methane gas problem, regarding the species of tree proposed along the landscape strip which is most tolerant of methane gas. The County shall adopt their recommendation.
- f. Because of the contour of the site at the proposed landscape strip and the solid wooden fence, the proposed shrub will not be visible from outside the site. Instead, the County shall plant the same number of shrubs along the south side of the property adjacent to Northeast 60th Street that would be required along the west and north property lines pursuant to Section 95.25.1.b.(2). The shrubs shall be 18 inches high and planted to attain a coverage of at least 60 percent of the buffer area within two years.

The shrubs shall be installed at the same time when the new queuing lane is constructed in 1991 as noted below in Condition 8. The applicant shall submit a security device to insure performance of the shrub plantings prior to issuance of the building permit.

- g. Submit a plan showing a bird wire system above the trailer parking area to prevent the birds from taking refuse from the trailers. The bird wire is to be installed within fifteen (15) days after project completion (see Conclusion II.D.5.b).
- h. Submit a copy of a memorandum or letter that is to be distributed to all Houghton Transfer Station employees directing them to cover all trailers containing refuse at the close of each day. It is the responsibility of the King County Solid Waste Division management to assure that at no time is any trailer containing refuse to be parked without a cover placed on top (see Conclusion II.D.5.b).

CONDITIONS OF APPROVAL,

- i. Provide to the Department of Planning and Community Development a security device to insure maintenance of the permanent storm retention system, and other site improvements for a two-year period and of the landscaping for a three-year period.
8. By the end of 1991, the applicant shall have installed a queueing lane on the site or in the Northeast 60th Street right-of-way (subject to approval of the Public Works Department) for the commercial refuse haulers and other customers (see Conclusions II.D.3.b and II.D.5.b).
9. Within seven calendar days after the final public hearing, the applicant shall remove all public notice signs and return them to the Department of Planning and Community Development. The signs shall be disassembled with the posts, bolts, washer, and nuts separated from the sign board (see Conclusion II.D.7.b).
10. In the event that the sanitary sewer connection is not feasible because the existing system is at capacity, the application shall be remanded back to the City for review.

SEPA MITIGATING MEASURES

1. The applicant shall implement the recommendations of the Hart Crowser's Subsurface Expirations and Geotechnical Engineering Study dated December 14, 1987, into the plans for the building and grading permits.
2. If the City determines that it is necessary, the applicant shall provide gas vents within the parking area to keep the same transpiring condition of the landfill. The migration of these gasses in a horizontal direction shall be monitored by installing gas probes on the east perimeter of the landfill (see Hart Crowser's study, page 11).
3. Prior to issuance of a grading or building permit, the applicant shall submit to the City for recording with King County, on a form approved by the City Attorney, a hold harmless covenant protecting the City from any loss that may result from construction or development activity in or near the landfill refuse.
4. All lights placed in the trailer parking area shall be shrouded to eliminate glare into adjacent properties.
5. With the building or grading permit, the applicant shall show a solid wood fence along the entire west property line to screen the expanded activities from the single-family residences to the west.

DEVELOPMENT STANDARDS

Houghton Transfer Station Parking Lot Extension, File No. III-89-90

A. Department of Planning and Community Development

1. Zoning Code:
 - a) Chapter 107; Storm Water Control

B. Department of Public Works

1. a) Sanitary Sewer: Sanitary sewer cannot be surcharged with storm water. All drains required by Department of Ecology to tie to sewer.
 - b) Authority: K.M.C. Title 15
2. a) Domestic Water: Rose Hill Water District approval required.
 - b) Authority: K.M.C. Title 15
3. a) Storm Water: Covered trailer parking area with canopy to direct storm water to storm system prior to contamination. Provide detention per City of Kirkland Standards. Provide storm, drainage connection for each lot. Storm detention calculations required.
 - b) Authority: Zoning Code Chapter 107
4. a) Right-of-Way Improvements: Not applicable.
 - b) Authority: Zoning Code Chapter 110
5. a) Transmission Lines: Not applicable.
 - b) Authority: Zoning Code Chapter 110
6. Other: A stage plan for covering the parking area will be allowed.

C. Building Department

1. Relevant Building Code Requirements: Grading permit will be required.
2. Dumpster:
3. Other:

D. Fire Department

F.D. Ref. #

No Comment

THE UNIVERSITY OF CHICAGO

PHYSICS DEPARTMENT

PHYSICS 311

1960-1961

LECTURE NOTES

BY

ROBERT H. COHEN

PHYSICS DEPARTMENT

UNIVERSITY OF CHICAGO

CHICAGO, ILLINOIS

1960-1961

PHYSICS 311

LECTURE NOTES

BY

ROBERT H. COHEN

PHYSICS DEPARTMENT

UNIVERSITY OF CHICAGO

CHICAGO, ILLINOIS

1960-1961

PHYSICS 311

LECTURE NOTES

BY

ROBERT H. COHEN

2/1/08

RECEIVED
FEB 05 2008

City of Kirkland
Planning and Community Development Department
123 - 5th Avenue
Kirkland, WA 98033

PLANNING DEPARTMENT PM
BY _____

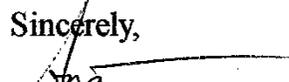
Attn: Tony Leavitt, Project Manager

Re: file number ZON07-00039

Dear Sirs:

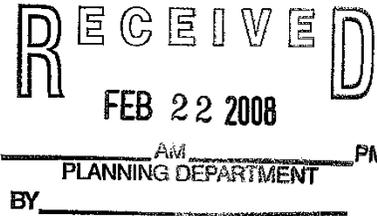
As stated in all previous correspondence to the City concerning the Houghton Transfer Station, *we wish it gone!*. However, if this mitigation project will help move this transfer station somewhere else better suited to this type of activity then I have a couple of suggestions that may make our neighborhood more livable. First, I noticed in your mailing to me that the sound barrier is scheduled for construction on just the West side of the site. As you know better than I, sound travels from its source outward 360 degrees. The physics aside, it would be really nice if the sound wall/fence/trees were erected on the North side as well as the south. That would help alleviate the daytime noise in the direction of my house as well as the ball fields. And while not exactly part of the project as outlined, I would really like (a lot) to have the large garbage hauling trucks stop entering the site after 6-7pm. They currently run, both ways on 116th Ave. NE, often up to 9pm. Do you have any idea how much noise they make on a still evening? I am getting older and my hearing is not as good as it once was, but the trucks go fast enough to shake my house each time they pass - it sounds like thunder - and I don't mind telling you it aggravates the hell out of me as well as puts cracks in the wall of my house.

Sincerely,


Art Yeoman
6520-116th Ave. NE
Kirkland, WA 98033

phone: 425.822.6775
e-mail: ayeoman@msn.com

R. H. & P. J. Schlien
12031 NE 67th Street
Kirkland, WA 98033
Rayatkirkland@yahoo.com



Kirkland City Planning Department
123 5th Avenue
Kirkland, WA 98033

Attention: Tony Leavitt

File: ZON07-00039, Houghton Transfer Station Mitigation Project

Reference: a) Environmental Checklist State Environmental Policy Act. Houghton Transfer Station Mitigation Project, November 2007

b) Letter from Department of Health and Human Services, Agency for Toxic Substances and Disease Registry, dated August 15, 2002, copy attached

In 2006 the Houghton Transfer Station processed 181,743 tons of solid waste¹. The Memorandum of Understanding between the City of Kirkland and King County Solid Waste Division (KCSWD) specified the annual tonnage processed at this station be reduced "to a maximum annual tonnage of 135,000 tons over a ten year period."²

The "Trailer Yard Reconfiguration" is an operational improvement for the convenience of KCSWD but it entails excavating 4,000 cubic yards³ (400 dump truck loads) of hazardous waste from the land-fill. The Department of Health and Human Services, Agency for Toxic Substances and Disease Registry spells out the risks imposed by excavating the covered landfill. These risks are to the surrounding neighborhood, the transfer route, the 900⁴ Little League participants and their families, and particularly, the daycare center children directly adjacent to the east boundary of the transfer station site.

The "Trailer Yard Reconfiguration" is strictly an operational improvement. Considering the foregoing health hazard this aspect of the project should be carefully considered and evaluated. Is it really necessary to subject the population to the risk of digging up the decaying solid waste?

- Since 2000 KCSWD has consistently processed more than 135,000 tons annually. A reduction to the specified 135,000 annual tons would help eliminate the congestion referred to in the Environmental Checklist.

¹ 2006 Solid Waste Division Annual Report, Page 16, Table A-5:

² Reference a), Page 3, Proviso 1:

³ Reference a), Page 14, Trailer Yard Reconfiguration

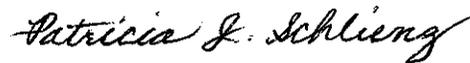
⁴ Little League Estimate given at South Rose Hill/Bridle Trails Neighborhood Association meeting, November 2007

R. H. & P. J. Schlienz
12031 NE 67th Street
Kirkland, WA 98033
Rayatkirkland@yahoo.com

- KCSWD is planning to close the Houghton Transfer Station in approximately ten years. The risk the Little League and daycare children and the surrounding neighborhood exceeds the short term benefit KCSWD can gain.
- Installation of a swinging gate and a traffic control signal controlled by the Weigh Station would be very effective and eliminate the cross traffic congestion between the KCSWD trailers and the exiting traffic.

Sincerely yours.


Raymond H. Schlienz


Patricia J. Schlienz



Agency for Toxic Substance
and Disease Registry
Atlanta GA 30333

August 15, 2002

James S. Chu, Project Manager
King County Department of Natural Resources, Solid Waste Division
King Street Center
201 South Jackson Street, Suite 701
Seattle, Washington 98104-3855

RE: Houghton Transfer Station Safety Improvements and Roof Replacement

Dear Mr. Chu,

The Agency for Toxic Substances and Disease Registry (ATSDR) has been asked to review the "Determination of Nonsignificance and Adoption of Existing Environmental Document" (Document) for any public health issues that may result from the proposed improvements at the Houghton Transfer Station. While I realize that the public comment period on the Document has ended, I would like to offer the following comments and recommendations for your consideration.

In an August 1998 Health Consultation reviewing the potential for public health impacts of proposed ball fields at the Houghton Landfill, it was recommended that the surface cap of the landfill be maintained to prevent human contact with buried wastes. I note that the current proposal includes the removal of 4,000 cubic yards of material, which is likely to include contaminated refuse from the former landfill. Disrupting the current cap and removal of wastes is likely to generate dusts, gases, and/or odors. The Document does not specify either the time of year that removal of material is likely to occur, or the length of time that former landfill wastes will be exposed.

Data reviewed for the 1998 Health Consultation indicated elevated levels of volatile organic compounds (VOCs) in soil gas. While it is likely that concentrations of VOCs will have decreased since 1993 due to operation of the landfill gas extraction system, I am not aware of any current data being available. I would recommend that soil gas samples be taken in the area to be excavated to determine what precautions, if any, are necessary during the period of excavation. If VOC concentrations are still elevated, I would be prudent to consider performing perimeter air monitoring during the excavation.

I understand that there is an operating daycare center directly east of the site. Due to possible migration of dust, gases, and/or odors off-site, I would recommend that some consideration be given to planning some preventive actions. You might consider

notifying daycare staff on days that excavation is occurring, particularly on days where the wind direction is towards the nearby daycare center. Daycare staff may wish to consider developing a plan to keep the children indoors under these circumstances simply as a precaution. While dust should not be a problem if proposed measures are taken (see below), staying indoors with the windows closed during excavation of wastes may reduce complaints due to odors.

Page 14 of the Document outlines measures to be taken to restrict migration of dust and soils off-site. I would recommend that during the time that former landfill wastes are being excavated, the contractor be required to implement the additional measures described. I would also recommend that trucks carrying waste materials be covered during transport. Should excavation occur during the rainy season, I would recommend that procedures be implemented to control runoff from any exposed wastes.

Should you have any questions or require further clarification, please do not hesitate to call me at (206) 553-2632.

Sincerely,



Richard R. Kauffman, M.S.
Senior Regional Representative

cc: Raymond & Patricia Schlien