

CITY OF KIRKLAND
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DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
ADVISORY REPORT
FINDINGS, CONCLUSIONS, AND RECOMMENDATIONS

To: Kirkland Hearing Examiner

From: *Ron Hanson*, Ronald Hanson, Project Planner (Consultant)
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Date: January 6, 2004

File: Stacy Property Preliminary Subdivision and Innovative Housing Project, File No. S-IIB-03-60

Hearing Date, Place, and Time: January 14, 2004
 City Hall Council Chamber
 123 Fifth Avenue, Kirkland

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ATTACHMENT <u>5</u>
<u>ZON 26-00004</u>
EXHIBIT <u>A</u>
<u>S-IIB-03-60</u>

I. INTRODUCTION

A. APPLICATION

1. Applicant: John Harkness, Camwest Development
2. Site Location: 9555 132nd Avenue NE (See Attachment 1).
3. Request: Approval of a Preliminary Subdivision and Innovative Housing Demonstration Project for Camwest Development. The proposal is to subdivide a 95,644 square foot (2.2 acres) RSX 7.2 zoned single-family site into 15 single-family lots and construct 15 compact single-family homes pursuant to the provisions of the City of Kirkland's Innovative Housing Demonstration Project Ordinance No. 3893. See Section II.B, History, for background information on the Innovative Housing Ordinance. The major elements of the proposal include:
 - (A) Construct 15 "Compact Single Family" homes. All home are proposed to be approximately 1,500 square feet and two stories with building heights ranging from approximately 22' 3" to 29' 8" depending primarily on the average existing grade of each building site. All structures meet the 30-foot maximum building height requirement of the RSX 7.2 zone, however, the applicant is requesting modification of the Floor Area Ratio (FAR), building setback, and lot coverage requirements of the RSX 7.2 zone through the provisions of Ordinance 3893. All homes are of a classic northwest architectural style with design features that include pitched roof forms, roof overhangs, dormers, covered porches, and grided windows. Exterior materials will include combinations of Hardi-plank siding, cedar shingles, cedar plywood and trim, and composition shingle roofing. Earth tone colors will be used on all exterior surfaces. A typical floor plan includes one car garage, entry, kitchen, living room, dining room, den and bath on the main level and the second level includes a master bedroom and bath, main bath, laundry and up to two bedrooms (See Attachments 2.a-d).
 - (B) Subdivision of the 2.2-acre site into 15 single-family fee simple lots. To accommodate the proposed commonly owned open space areas totaling 18.7% of the site, individual lot sizes are proposed to be 2,388 square feet to 4,137 square feet with an average lot size of 3,004 square feet. The applicant is requesting modification of the 7,200 square foot minimum lot size requirement of the RSX 7.2

zone through the provisions of Ordinance No 3893 (See Attachment 2.e).

- (C) Construction of a new through curvilinear public street (NE 97th Street) between 130th Avenue NE and 132nd Avenue NE. The proposal includes a 35-foot wide right-of-way dedication to the City of Kirkland and the construction of 2 driving lanes, a 5-foot wide sidewalk on the south side of the roadway adjacent to the single-family lots, and a 7-foot wide landscape strip with street trees on both sides of the street (See Attachment 2.f).
- (D) Seven Tracts are provided. Tracts A, B, and C are open space tracts of 2,996, 5,523 and 4,070 square feet respectively. All three tracts are located on the south side of the property and are intended to provide open space and passive recreational opportunities for the residents of all 15 dwelling units that border these open space areas. Tract E is an open space tract, 5,047 square feet in size, located on the north side of NE 97th Street. Tracts D, F and G are 5,405 square feet, 4,099 square feet and 230 square feet respectively located on the northwest and northeast corners of the site. These tracts will serve the dual function of providing additional open space as well satisfying the development's storm water detention system requirements. All tracts are proposed to be owned and maintained by the development's Homeowners Association except Tract D which is proposed to be owned and maintained by the City of Kirkland (See Attachment 2.e).
- (E) Vehicular access to the individual dwelling units is provided on the south side of the new roadway from separate driveways for all but four (4) of the units. The two 2-unit clusters on the south side of the site (Lots 4,5,10,11) gain access from a common driveway serving each 2-unit cluster. Each of these four units has a separate driveway off the common driveway (See Attachment 2.f). All driveways are required to be a minimum of 20 feet in length so that parked cars do not extend into adjacent common driveways or right-of-way (See Attachment 3, Development Standards).
- (F) The proposed conceptual landscape plan provides landscape treatment of all open space/storm drainage tracts, street trees on both the north and south sides of the new public street, perimeter landscape treatment on the north and south side of the site to buffer the development from adjacent single-family homes, and interior site landscaping on each of the 15 single family lots. A proposed typical landscape plan for one of the lots (Lot 13) has been

provided to show how individual lots will be landscaped. The proposal retains 22 of the 117 significant trees (18%) on the site. The applicant is requesting modification from the 25% significant tree preservation requirement of the Subdivision Code through the provisions of Ordinance No. 3893 (See Attachment 2.g and h).

4. Review Process: Process IIB, Hearing Examiner conducts public hearing and makes recommendation; City Council makes final decision.
5. Summary of Major Issues and Recommendations: The key issues in consideration of this proposal are compliance with established development regulations, and compliance with approval criteria, and requirements of the Interim Innovative Housing Demonstration project requirements of Ordinance 3893 (See Attachment 3, Development Regulations, Section I.B, Recommendations, and Sections II.A.1.b, and Sections II.G and F). The City is recommending approval of the application subject to the conditions contained in Section I.B below.

B. RECOMMENDATION

Based on Statements of Fact and Conclusions (Section II), and Attachments in this report, we recommend approval of this application subject to the following conditions:

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. Attachment 3, Development Standards, is 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 3, the condition of approval shall be followed (see Conclusions II.I.1.b).
2. Prior to recording the Final Plat mylar, the applicant shall obtain a demolition permit from the City of Kirkland and remove the existing house and shed located on the proposed NE 97th Street right-of-way (See Conclusion II.A.1.b).
3. All single-family homes shall not exceed 1,500 gross square feet (See Conclusion II.G.5.b).
4. The recorded Final Plat mylar shall include a requirement that prohibits any increase in residential unit size after initial construction (See Conclusion II.G.5.b).

5. Prior to recording the Final Plat mylar, the applicant shall submit to the City of Kirkland Planning Department for review and approval, Covenants, Conditions, and Restrictions (CC&R's) that provide for the continued maintenance of all common areas owned by the Homeowners Association. The CC&R's shall also be recorded with King County prior to recording the Final Plat mylar (See Conclusion II.F.2.b).

II. FINDINGS OF FACT AND CONCLUSIONS

A. SITE DESCRIPTION

1. Site Development and Zoning:

a. Facts:

- (1) Size: 2.2 acres (95,644 sq. ft.)
- (2) Land Use: The site is currently developed by one (1) single-family house and shed located on the eastern portion of the site. The applicant proposes to remove both structures that are located within the proposed NE 97th Street right-of-way.
- (3) Zoning: RSX 7.2, a single-family residential zone with a minimum lot size of 7,200 square feet. The proposal is being reviewed as an Innovative Housing Demonstration Project under the provisions of Ordinance No. 3893 which allows for modifications to certain requirements of the Kirkland Zoning Code (See Section II.F.2 and II.G.3-13).
- (4) Terrain: The site slopes up gently from both the east and west property lines towards the middle of the site. The site ranges from a low elevation of approximately 308 feet on the east property line and 304 feet on the west property line to a high elevation near the center of the site of 324 feet. The average grade on the eastern and western portion of the site is approximately 8 percent and 6 percent respectively (See Attachment 2.i).
- (5) Vegetation: The majority of the significant vegetation is located on the western portion of the site with a few significant trees located in the vicinity of the existing house and shed. There are a total of 117 significant trees on the site including fir, cedar, hemlock, apple, birch, cottonwood,

cherry, maple, olive, poplar, and plum. The applicant is required to retain a total of 25 percent of the significant trees (29 trees), including all of the significant trees located within 10 feet of the existing property lines (20 trees). A significant tree retention plan was submitted with the application. The plan provides for the retention of a total of 22 of the significant trees (18%) including 15 of the 20 significant trees located within 10 feet of the existing property lines. The applicant is requesting modification from the 25% significant tree preservation requirement of the Subdivision Code through the provisions of Ordinance No. 3893 (See Attachments 2.g and 2.i, and Section II.G.2).

(6) Soils: A Subsurface Exploration, Geological Hazard, and Geotechnical Engineering Report prepared by Associated Earth Sciences, Inc. dated November 20, 2002 was prepared for the site and submitted with the subject application. The report indicates that dense to very dense Vashon Lodgement Till and fill soils predominate the site. No ground water seepage was encountered. Landslide and seismic hazard risks are considered to be low. The report concludes that the site is suitable for the proposed development provided the recommendations included in the report are followed (See Attachment 3, Development Standards and Attachment 6, Environmental Documents).

(7) Sensitive Areas: City maps indicate that there are no steams, wetlands, seismic/landslide hazard areas or other sensitive areas on the site.

b. Conclusions: Prior to recording the Final Plat mylar with King County, the applicant should remove the existing house and shed. The applicant should also follow the recommendations of the Geotechnical Report. As conditioned by this report, size, land use, zoning, terrain, vegetation, land use and sensitive areas are not constraining factors in this application.

2. Neighboring Development and Zoning:

a. Facts:

(1) North: The property is zoned RSX 7.2 and developed by single-family residences.

- (2) South: The property is zoned RSX 7.2 and developed by single-family residences.
 - (3) East: 132nd Avenue NE. The property east of 132nd Avenue NE is located in the City of Redmond and is developed by single-family residences.
 - (4) West: 130th Avenue NE: The property west of 130th Avenue NE is zoned RSX 7.2 and is developed by single-family residences
- b. Conclusion: The neighborhood development and zoning are not constraining factors in this application.

B. HISTORY

1. Facts:

- A. The site is Tract 36 of the Plat of Kirkland Acre Tracts. The site is rectangular in shape with a north/south dimension of approximately 151 feet and an east/west dimension of 634 feet along the north property line and 636 feet along the south property line.
- B. On September 3, 2002, the Kirkland City Council adopted Ordinance No. 3856 approving an interim Zoning Ordinance to regulate Innovative Housing Demonstration projects and establish a selection process for such projects. The purpose of the ordinance is to allow development of a limited number of projects that demonstrate housing choices not currently available in Kirkland's single-family neighborhoods. The goals of the ordinance are to increase housing supply and the choices of housing styles that are compatible with existing single-family developments and promote housing affordability by encouraging smaller homes. The ordinance includes specific development requirements and criteria that each project reviewed under this ordinance must satisfy. The Ordinance requires that such project be reviewed through Process IIB as described in Chapter 152 of the Kirkland Zoning Code. The Ordinance also established a competitive selection process with the City of Kirkland Planning Commission determining which proposals would be allowed to apply for an innovative housing demonstration project under a Process IIB permit. The Planning Commission chose two projects, the subject application (File No. S-IIB-03-60) and a project by the Cottage Company (File No. S-IIB-03-92). The above ordinance was subsequently amended and

extended by the Kirkland City Council by Ordinance 3893 and further extended by Ordinance 3913. Ordinance 3913 is in effect through June 1, 2004 (See Attachment 4.a-c).

2. Conclusion: The subject plat and Innovative Housing Demonstration Project is being processed under current Zoning and Subdivision regulations, including the Interim Innovative Housing Demonstration Project Zoning Ordinance No.3893, that apply to the property. As conditioned by this report, the proposed plat and Innovative Housing Demonstration Project will comply with all zoning, subdivision and municipal code requirements currently in effect in order to receive approval (See Section II. F and G). The history is not a constraining factor in this application.

C. PUBLIC COMMENT

1. As required by Ordinance No. 3893, the applicant held a community meeting on the proposal on January 29, 2003 at which time the applicant and City staff presented the proposal to the community and answered questions from those in attendance. The public comment period for the subject application extended from July 31, 2003 to August 18, 2003. The City received two written public comments within the above comment period (See Attachment 5.a-b). The issues addressed in the letters include (paraphrased):
 - a. Comment: The proposal resembles a Planned Unit Development (PUD) more than the innovative housing styles that have been discussed by the City. Also, the cost of the proposed houses may be the same as a traditional single-family house.

Staff Response: The Innovative Housing Ordinance allows a variety of unit sizes including cottages that are 1,000 square feet or less, Compact Single-Family Homes that are 1,500 square feet or less and Duplexes and Triplexes that are a maximum of 1,200 square feet per unit. During the City's review of the Innovative Housing Ordinance provisions all of the above housing styles were evaluated. The proposed project containing 15-Compact Single Family Homes represents just one of the housing alternatives discussed by the City. One of the goals of the Innovative Housing Ordinance is to promote housing affordability by encouraging smaller homes. Although the City does not have pricing information on the individual homes, due to the relatively small size of the homes, and smaller lot sizes, it is expected that individual homes will be priced less than a traditionally sized home on a 7,200 square foot lot.

- b. **Comment:** Each unit has a driveway and garage for only one car. The innovative housing ordinance requires two parking stalls.

Staff Response: The applicant proposes a one-car garage with the second required parking space being provided in the driveways of the individual units. The driveways are required to be long enough (20') so that parked cars do not extend into the roadway or access drives (See Attachment 3, Development Standards).

- c. **Comment:** Increased traffic in the neighborhood and safety of children walking to Mark Twain Elementary School.

Staff Response: The proposed development is projected to generate a total of 120 new average weekday trips and 12 PM peak hour net new trips. Ninety (90) new daily trips are expected on 132nd Avenue NE and 30 new daily trips are expected on 130th Avenue NE. The result will be a minimal increase in perceived traffic in the neighborhood. As conditioned by this report and as proposed by the applicant, a sidewalk is being provided on the south side of the new public street extending between 130th and 132nd Avenue NE, any damaged sidewalk on 130th Avenue NE is being replaced along the site's street frontage, and a new sidewalk on 132nd Avenue NE along the site's street frontage is being installed. These sidewalks will improve the current pedestrian circulation system in the neighborhood and improved safety for children walking to Mark Twain Elementary School.

- d. **Comment:** Increased impervious surface created by 15 driveways and common lanes will add to water runoff creating surface pools.

Staff Response: The total amount of proposed impervious surface on the site is approximately 29.7% including building footprints, walkways, patios, and driveways. The maximum amount of impervious surface that could occur on the site with a traditional single-family plat is 50%. The proposed decrease in impervious surface is due primarily to the smaller homes and the amount of common open space being provided on the site. The preliminary storm water plans include a combination of infiltration, swales, and detention ponds to accommodate storm water runoff from the proposal. The preliminary plans, which have been designed to meet the 1998 King County Surface Water Design Manual, have been reviewed and approved by the City's Surface Water Engineer.

Refinement of the system design and submittal of final storm water calculations will be required at the time of construction permits.

- e. **Comment:** A family of deer, and hawks and eagles have been seen on the site. General concern for the development's impact on wildlife.

Staff Response: The City has no record of deer, hawks or eagles nesting or occupying the site, however, it is certainly possible that the site is used intermittently for migration purposes. To help maintain the site for these purposes, the proposed development incorporates seven open space tracts totaling 17,866 square feet (18.7% of site). Due to the open space areas being provided, the proposed development would have less of an impact on habitat than if the site were developed by a traditional plat. In addition there are other privately owned open space areas in the vicinity as well as the City of Kirkland Woodlands Park located to the west that will continue to provide additional habitat value to wildlife.

2. Additional concerns may be raised after the issuance of this report or at the public hearing, which may require further response or warrant additional conditions of approval.

D. STATE ENVIRONMENTAL POLICY ACT (SEPA)

1. **Fact:** A Determination of Non-significance for this proposal was issued on December 15, 2003. The Determination, Checklist, Subsurface Exploration, Geological Hazard, and Geotechnical Engineering Report, and Traffic Impact Analysis are included in Attachment 6.
2. **Conclusion:** The SEPA requirements for this proposal have been fulfilled.

E. CONCURRENCY

1. **Fact:** The Public Works Department has reviewed the application for concurrency. A concurrency test was passed for water and sewer subject to the conditions contained in the Development Standards (Attachment 3). A concurrency test for traffic also passed (See the memo dated June 18, 2003 from the Public Works Department's Traffic Engineer, Attachment 7).

2. Conclusion: The City and the applicant have complied with the concurrency requirements for water, sewer and traffic for the proposed project.

F. APPROVAL CRITERIA

1. SUBDIVISION

- a. Facts: Municipal Code Section 22.12.230 states that a plat may be approved only if:
 1. There are adequate provisions for open spaces, drainage ways, rights-of-way, easements, water supplies, sanitary waste, power service, parks, playgrounds, and schools; and
 2. It will serve the public use and interest and is consistent with the public health, safety, and welfare. The Hearing Examiner shall be guided by the policy and standards and may exercise the powers and authority set forth in RCW 58.17.

Zoning Code Section 152.70.3 states that a Process IIB application may be approved if:

1. It is consistent with all applicable development regulations, and to the extent there is no applicable development regulation, the Comprehensive Plan.
 2. It is consistent with public health, safety and welfare.
- b. Conclusion: The proposal complies with Municipal Code Section 22.12.230 and Zoning Code Section 152.70.3. It is consistent with the Comprehensive Plan (See Section II.H). With the recommended conditions of approval, it is consistent with the Zoning Code and Subdivision regulations (See Sections II.F and Attachment 3) and there are adequate provisions for open spaces, drainage ways, rights-of-way, easements, water supplies, sanitary waste, power service, parks, playgrounds, and schools. It will serve the public use and interest and is consistent with the public health, safety, and welfare because the proposal will increase the housing supply, choice of housing styles, and promote housing affordability by encouraging smaller homes.

2. INNOVATIVE HOUSING DEMONSTRATION PROJECT

- a. Facts: In addition to complying with the approval criteria stated in Section 152.70.3 of the Kirkland Zoning Code (above), the applicant must demonstrate that the approval criteria stated in Ordinance No. 3893, Section 2.b. are met. See discussion below and the applicant's response to the following criteria (Attachment 8).

1. The impacts of the proposed development will be no greater than the traditional development that could be constructed on the property with respect to total floor area of structures and structure sizes.

The proposal includes 15 single-family homes, 5 more than could be achieved by traditional development. The total site area is 95,644 square feet and the net site area minus the right-of-way being dedicated to the City is 72,429 square feet. At an allowable maximum Floor Area Ratio (FAR) of .50, the 72,429 square foot site would allow a maximum of 36,214 square feet of total floor area under traditional single-family development. This represents 10 typical 7,200 square foot lots with a maximum of approximately 3,600 square feet per unit. The applicant has provided an example how the site could be developed by a traditional plat (See Attachment 9 and Section II.G.6). The proposed floor area per unit is approximately 1,500 square feet on two floors. The total floor area for all 15 homes is approximately 22,500 square feet or a .31 FAR for the entire site. The result is the development of smaller single-family homes than may have been constructed under traditional single-family development.

2. The proposal is not larger in scale and is compatible with surrounding development with respect to size of units, building heights, roof forms, building setbacks from each other and property lines, number of parking spaces, parking location and screening, access, and lot coverage.

The site is located within a residential area developed by a variety of single-family home ages, architectural styles, sizes and heights. In addition, the variety in the existing development pattern in the vicinity provides for both traditional street frontages with single family homes accessing directly to the adjoining street as well as homes that are located behind other homes with access from a flag lot, access easement, tract or public right-of-way (See Attachment 10). The proposed development includes single-family homes that are of a size, height and include design features that will be compatible with and promote the residential character of the neighborhood. Although building setbacks from lot lines are proposed to be reduced and lot coverage by structures on the individual lots are proposed to be increased, the site configuration and building orientation on the individual lots and the site as a

whole produce an overall site design that is compatible with the variety of development in surrounding area. Access is provided for each home in a traditional manner with driveways provided either directly or indirectly from a public street. One parking space is provided in a garage and a second parking space provided in the driveway of the home.

3. The proposal provides elements that contribute to a sense of community within the development by including elements such as front entry porches, common open space, and common buildings or common spaces within buildings.

The proposed development includes both front entry porches and patio areas in the back of the houses. Each home borders an open space area that is intended to provide passive recreational opportunities for the residents of the development. A total of 17,866 square feet of open space is provided including the open space tracts located on the north side of proposed NE 97th Street. The integration of the common open space areas into the overall site design, and the orientation of each of the homes and individual lots to these open space areas help contribute to a sense of community that may not be achieved through traditional single family development. The applicant proposes to establish a homeowners association for the development. Homeowners Associations generally include CC&R's that provide for the maintenance of common areas after development has occurred.

4. Any proposed modifications to requirements of the Kirkland Zoning Code, other than those specifically identified in Paragraph c. of this Section or in Sections 3 or Section 4 of this ordinance (Innovative Housing Ordinance 3893) are important to the success of the proposal as an innovative housing project.

Paragraph c of Section 2 and Section 3 allow modifications from the minimum lot size, and maximum FAR requirements. The proposed development includes modifications from these requirements as well as a modification from the Kirkland Zoning Code requirements related to building setbacks from individual property lines, lot coverage by structure on individual lots and the tree preservation requirements of the Subdivision Code. The specific modification requests include:

- (A) *A reduction of the required minimum lot size of 7,200 square feet to lots ranging in size from 2,388 to 4,137 square feet. The lot size reduction is important to the success of the proposal since it allows a large percentage of the site to be retained as common open space for the use of all residents of the project and to help buffer the proposed single family homes from adjacent residential properties.*
- (B) *A modification from the maximum allowable 50% FAR on individual lots. The maximum FAR modification requested is on the smallest lot (Lot 2) which is proposed at approximately 62%. Lots 1, 4, 5, 7, 8, 10, 11, 13, 14, and 15 range from slightly over 50% to approximately 62%. The remaining lots (Lots 3, 6, 9, and 12) meet the 50% FAR requirement. The overall FAR for the entire site is .31, well below the maximum FAR of .50 that could be achieved with a traditional single-family plat. The modifications to the FAR requirements are important to the success of the proposal since the modifications will allow for a variety of home sizes and designs on the individual lots to create a more interesting overall site design and more residential choices for homeowners.*
- (C) *A reduction in building setback from individual property lines. The minimum building setbacks in the RSX 7.2 zone are 20-foot front yard, 10-foot rear yard and 5-foot side yards. The following approximate setback reductions are proposed. The applicant proposes to reduce the front yard setback on all of the lots. The minimum proposed front yard setback is approximately 7 feet on Lots 3 and 12. The remaining lots have proposed front yard setbacks ranging from approximately 10 to 15 feet. The applicant proposes to meet the 10-foot rear yard setback on all lots except Lots 1, 2, 3, 6, 9, and 12. The minimum rear yard setback proposed is approximately 5 feet. The proposal appears to meet the 5-foot side yard setback on all lots. The setback reductions are important to the success of the project since they allow for a variety of building forms and building modulation on the lots to create a more interesting and compatible overall site design. The landscape treatment on each lot and on the open*

space areas will help buffer the homes from the adjacent lots on the site and from the adjoining residential development.

(D) An increase in the allowable 50% lot coverage requirement. With a few exceptions, lot coverage includes buildings, paving and other impervious surfaces. The building footprint and other impervious surfaces vary on individual lots. The proposed site plans are not of a scale to accurately calculate site coverage on the individual lots, however, a preliminary calculation on the smallest lot (Lot 2) has approximately a 53% lot coverage, slightly greater than that permitted by the RSX 7.2 zone. However, the overall lot coverage for the entire site is only 29.7%. For the reasons indicated under paragraph "C" above, the increase in site coverage is important to the success of the proposal.

(E) Kirkland Municipal Code Section 22.28.210 and Ordinance No 3865 require that 25% of all significant trees on the site and all significant trees located within 10 feet of existing property lines be retained. There are a total of 117 significant trees on the site. The applicant is required to retain a total of 29 significant trees, including the 20 significant trees located within 10 feet of the existing property lines. The significant tree retention plan provides for the retention of a total of 22 of the significant trees (18%) including 15 of the 20 significant trees located within 10 feet of the existing property lines. A reduction in the requirement for the retention of significant tree is important to the success of the project since it allows the flexibility necessary to both provide for the construction of required public improvements and provide for variation in building and site design to achieve a development that is more compatible with the adjoining residential properties (See Section II.G.2 for further discussion).

- b. Conclusions: The applicant should record with King County CC&R's to provide for continued maintenance of all common open space areas owned by the Association. As conditioned by this report, the proposed development is consistent with the above

criteria required to be met for an Innovative Housing Demonstration Project.

G. DEVELOPMENT REGULATIONS

1. Right-of-Way Dedication:

- a. Facts: Municipal Code Section 22.28.090 requires the applicant to comply with the requirements of Chapter 110 of the Zoning Code with respect to dedication and improvement of adjacent right-of-way. Zoning Code Section 110.60 states that if a right-of-way abutting the subject property is not wide enough to contain the required improvements, the applicant shall dedicate as right-of-way a strip of land adjacent to the existing right-of-way that is equal to one-half of the needed additional width. The Public Works Department is recommending that the applicant provide half street improvements along both the 130th Avenue NE and 132nd Avenue NE and dedicate 5 feet of additional right-of-way on both street frontages to accommodate these improvements. Along the proposed NE 97th Street right-of-way (new street) Public works is recommending that the applicant dedicate 35 feet of right-of-way to accommodate the required street improvements. In addition, they are recommending that the applicant provide the ability for future vehicular access to the property to north from NE 97th Street.
- b. Conclusion: To provide the ability for future vehicular access to the property to the north from NE 97th Street the applicant should either provide right-of-way across Tract E or including language in the plat recording mylar allowing a road or utility to cross Tract E. The applicant should follow the requirements set in the Zoning Code and Attachment 3, Development Regulations regarding required right-of-way dedication and street improvements.

2. Significant Tree Preservation

- a. Fact: Kirkland Municipal Code Section 22.28.210 and Ordinance No 3865 require that 25% of all significant trees on the site and all significant trees located within 10 feet of existing property lines be retained, provided that areas where structures will be located, areas required for access and areas to be cleared for required roads, utilities, sidewalks, trails or storm drainage improvements are exempt from this requirement. There are a total of 117 significant trees on the site including fir, cedar, hemlock, apple, birch, cottonwood, cherry, maple, olive, poplar, and plum. The applicant

is required to retain a total of 29 significant trees, including the 20 significant trees located within 10 feet of the existing property lines. A significant tree retention plan was submitted with the application. The plan provides for the retention of a total of 22 of the significant trees (18%) including 15 of the 20 significant trees located within 10 feet of the existing property lines. Many of the significant trees are located in the proposed right-of-way, within the detention system tracts and within proposed building footprints. This has limited the ability of the applicant to retain all of the required trees. Although the Kirkland Zoning Code provisions for replacement of removed significant trees (KZC Section 95.15.3) do not apply to the subject plat, the applicant is proposing to substitute for the additional seven significant trees that are being removed by planting seven 3" caliper trees within the open space areas on the north end of the site (See Attachment 2.f and g).

- b. Conclusion: The applicant has requested a modification from the tree preservation requirements through the provisions of the Innovative Housing Ordinance.

3. Parameters for Compact Single-Family Units :

- a. Fact: The table in Section 3 of Ordinance No. 3893 establishes parameters applicable to innovative housing project applications. The parameters include housing types, unit size limits, equivalent units (density), locations, number of developments, public notice, access requirements, development size, parking requirements, and ownership structure. The parameters included in Section 4 of the above ordinance do not apply to the subject application since cottage development is not proposed.
- b. Conclusion: The proposal complies with the applicable innovative housing project requirements of Section 3 of Ordinance No 3893 as described below in Section II G.4 –G.13. Also see the applicant's response to these requirements (Attachment 8).

4. Housing Types:

- a. Fact: Section 3 of Ordinance No. 3893 allows cottages, compact single-family, duplexes or triplexes, and a combination of the above types. The proposal includes 15 Compact Single-Family units.
- b. Conclusion: The proposed complies with the above requirement.

5. Unit Size Limits:

- a. Fact: Section 3 of Ordinance No. 3893 limits Compact Single-Family units to a maximum gross floor area of 1,500 square feet. The proposed homes are approximately 1,500 in size, however, actual unit sizes for the 15 homes are proposed to vary somewhat. The above section also requires that a covenant restricting any increase in unit size after initial construction be recorded against the property.
- b. Conclusion: None of the homes should exceed 1,500 gross square feet in size. The applicant should record on the final plat mylar a requirement restricting any increase in unit size after the initial construction. As conditioned, the proposal complies with the above requirements.

6. Equivalent Units (Density)

- a. Fact: Section 3 of Ordinance No. 3893 allows 1.5 Compact Single Family units for each single-family unit that could be built on the property. The 2.2 acre site is zoned RSX 7.2 which has a minimum lot size of 7,200 square feet. A maximum of 13 units could be constructed on a site of this size if access was provided to the individual lots from existing roadways. However, in this case, a new through public street and right-of-way dedication is required to serve the development. The applicant prepared a conceptual site plan for the development of a traditional 10-lot plat on the site to document the development potential of the site (See Attachment 9). The conceptual site plan provides for a new public street along the south property line with a single-loaded row of 10 lots located north of a new roadway. Lot sizes average 7,200. City maps indicate that there are no steams, wetlands, seismic/landslide hazard areas or other sensitive areas on the site that would limit the development potential of the site. The proposed 15 Compact Single Family units represents 1.5 units for each of the 10 traditional single-family units that could be built on the site.
- b. Conclusion: The proposed complies with the above requirement.

7. Locations:

- a. Facts: Section 3 of Ordinance No. 3893 allows innovative housing proposals City Wide, but not within 1,500 feet of another

innovative housing proposal under this Ordinance and that no more than two innovative housing proposals per city recognized neighborhood under this Ordinance. Two innovative housing projects have been submitted to the City under the above Ordinance. The subject proposal (Stacy Site) located at 9555 132nd Avenue NE and the Danielson Grove proposal (File No. S-IIB-03-92) located at 10510 128th Avenue NE. The two sites are approximately 2,300 feet apart and both proposals are within the North Rose Hill Neighborhood.

- b. Conclusion: The proposed development complies with the above requirement.

8. Number of Developments:

- a. Facts: Section 3 of Ordinance No. 3893 allows up to five, with no more than two projects demonstrating the same single housing type. The proposed development is the only project submitted to the City under the above Ordinance that proposes only Compact Single-Family units. The other proposal (Cottage Company, S-IIB-03-92) submitted under the above Ordinance includes a combination of 14 compact single-family homes and two single-family cottage homes.
- b. Conclusions: The proposed development complies with the above requirement.

9. Public Notice:

- a. Facts: Section 3 of Ordinance No. 3893 requires that public notice include a neighborhood meeting, including City Staff in attendance, normal publishing and posting after application received, and mailing of notice to adjacent residents and property owners within 500 feet of the proposed development. Noticing for the proposed development included a neighborhood meeting on January 29, 2003 and mailing to adjacent residents and property owners within 500 feet of the site that provided for a minimum public comment period between July 31, 2003 and August 18, 2003. Two comment letters were received during this period.
- b. Conclusions: The proposed development complies with the above requirement.

10. Access Requirements:

- a. Facts: Section 3 of Ordinance No. 3893 allows flexibility for road widths, public vs. private, and turn-around requirements with input from the Public Works Department. The proposed development provides for a 35-foot wide right-of-way for the new public through street (NE 97th Street) with 2 driving lanes and a sidewalk on one (south) side. The Public Works Department has reviewed and approved the proposed preliminary roadway design
- b. Conclusions: As conditioned by this report, the proposed access improvements comply with the City's requirements (See Attachment 3).

11. Development Size:

- a. Facts: Section 3 of Ordinance No. 3893 allows innovative housing projects of compact single family units with a minimum of 4 units and a maximum of 24 units. The proposed development includes 15 compact single-family units.
- b. Conclusions: The proposed development meets the above requirement.

12. Parking Requirements:

- a. Facts: Section 3 of Ordinance No. 3893 requires a minimum of 2 parking stalls for units over 1,000 square feet in size. All of the proposed units are over 1,000 square feet in size. One parking stall is provided in the garage and one stall is provided in the driveway of each unit.
- b. Conclusions: The proposed development meets the above requirement.

13. Ownership Structure:

- a. Facts: Section 3 of Ordinance No. 3893 allows ownership structure to include subdivision, condominium, or a single owner for the entire project (to allow rental). The proposed development includes a subdivision of the site into 15 single-family lots. The applicant proposes to sell the homes, however, the units could be rented in the future.

- b. Conclusions: The proposed development meets the above requirement.

H. COMPREHENSIVE PLAN

1. Fact: The subject property is located within the North Rose Hill Neighborhood. Figure XV.F-11 designates the subject property for low-density residential, six dwelling unit per acre (See Attachment 11). The proposed density is approximately 6.8 units per acre, however, Section 2.c.iii of Ordinance 3893 states that the density limitations identified in the Land Use Map of the Kirkland Comprehensive Plan shall be determined to have been met as long as the proposed project does not exceed the equivalent unit calculation identified in Sections 3 or 4 of Ordinance No 3893.
2. Conclusion: The proposal is consistent with the land use designation of the Comprehensive Plan since it does not exceed the equivalent unit calculation (15 units) identified in Sections 3 of Ordinance No 3893.

I. DEVELOPMENT REVIEW COMMITTEE

1. Fact: Additional comments and requirements placed on the project are found on the Development Standards Sheet, Attachment 3. Those comments include routine Zoning Code requirements which will apply to this proposal, Public Works Department requirements for utility extensions, storm water detention, street improvements, right-of-way or easement dedications, and undergrounding of on-site utility lines, and Fire Department requirements for fire lane markings, building sprinklering, fire extinguishers, and alarms, and fire hydrant Storz fittings.
2. Conclusion: The applicant should follow the requirements set forth in Attachment 3.

III. MINOR MODIFICATIONS

The Department of Planning and Community Development shall be administratively 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.

IV. CHALLENGES AND JUDICIAL REVIEW

The following is a summary of the deadlines and procedures for challenges and judicial review. Any person wishing to file or respond to a challenge or appeal should contact the Planning Department for further procedural information.

A. CHALLENGE

Section 152.85 of the Zoning Code allows the Hearing Examiner's recommendation to be challenged by the applicant or any person who submitted written or oral comments or testimony to the Hearing Examiner. The challenge must be in writing and must be delivered, along with any fees set by ordinance, to the Planning Department by 5:00 p.m., _____, seven (7) calendar days following distribution of the Hearing Examiner's written recommendation on the application. Within this same time period, the person making the challenge must also mail or personally deliver to the applicant and all other people who submitted comments or testimony to the Hearing Examiner, a copy of the challenge together with notice of the deadline and procedures for responding to the challenge.

Any response to the challenge must be delivered to the Planning Department within seven (7) calendar days after the challenge letter was filed with the Planning Department. Within the same time period, the person making the response must deliver a copy of the response to the applicant and all other people who submitted comments or testimony to the Hearing Examiner.

Proof of such mail or personal delivery must be made by affidavit, available from the Planning Department. The affidavit must be attached to the challenge and response letters, and delivered to the Planning Department. The challenge will be considered by the City Council at the time it acts upon the recommendation of the Hearing Examiner.

B. JUDICIAL REVIEW

Section 152.110 of the Zoning Code allows the action of the City in granting or denying this zoning permit to be reviewed in King County Superior Court. The petition for review must be filed within twenty-one (21) calendar days of the issuance of the final land use decision by the City.

V. LAPSE OF APPROVAL

Under Section 22.16.130 of the Subdivision Ordinance, the owner must submit a final plat to the Planning Department, meeting the requirements of the Subdivision Ordinance and the preliminary plat approval and submit the final plat for recording, within four

years following the date the preliminary plat was approved or the decision becomes void; provided, however, that in the event judicial review is initiated per Section 22.16.110, the running of the four years is tolled for any period of time which a court order in said review proceedings prohibits the recording of the plat.

Under Section 152.115 of the Zoning Code, the applicant must submit to the City a complete building permit application for the construction approved under Chapter 152, within four (4) years after the final approval on the matter, or the decision becomes void; provided, however, that in the event judicial review is initiated per Section 152.110, the running of the four years is tolled for any period of time during which a court order in said judicial review proceeding prohibits the required development activity, use of land, or other actions. Furthermore, the applicant must substantially complete construction approved under Chapter 152 and complete the applicable conditions listed on the Notice of Approval within six (6) years after the final approval on the matter, or the decision becomes void.

VI. APPENDICES

Attachments 1 through 13 are attached.

1. Vicinity Map
2. Proposal Drawings
3. Development Standards
4. Innovative Housing Ordinances
 - a. Ordinance 3856
 - b. Ordinance 3893
 - c. Ordinance 3913
5. Public Comment Letters
 - a. Christine Anderson, Emily Anderson, Marvin Brown, August 16, 2003
 - b. Betty Lou Crampton, August 17, 2003
6. Environmental Documents
 - a. Determination of Non-Significance
 - b. Environmental Checklist
 - c. Geotechnical Report
 - d. Traffic Impact Analysis
7. Memo dated June 18, 2003 from Thang Nguyen, City of Kirkland Traffic Engineer Transportation Analysis/Concurrency
8. Applicant Response to Innovative Housing Ordinance requirements and Criteria
9. Comparison/Traditional Single-Family Plat
10. Adjacent Development Pattern
11. Comprehensive Plan - Figure XV.F-11
12. Maintenance Agreement
13. Concomitant Agreement

PARTIES OF RECORD

John Harkness, Camwest Development, 9720 NE 120th Place, Suite 100, Kirkland, Wa. 98034

Christine and Emily Anderson and Marvin Brown, 9541 130th Avenue NE, Kirkland, Wa. 98033

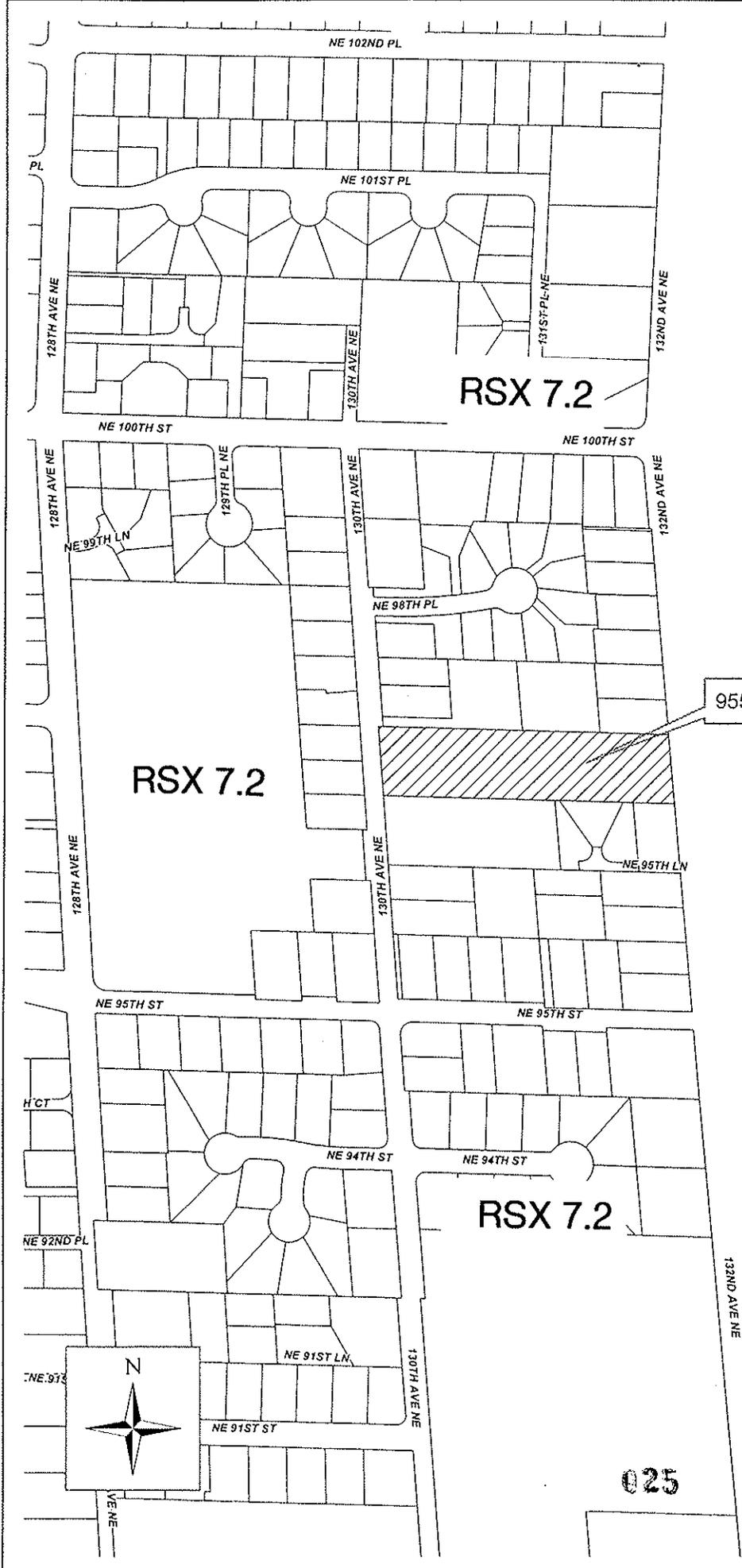
Betty Lou Crampton, 12647 NE 87th Street, Kirkland, Wa. 98033

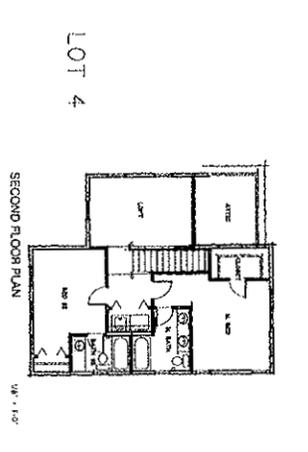
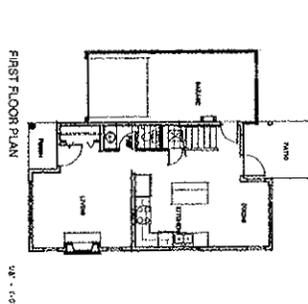
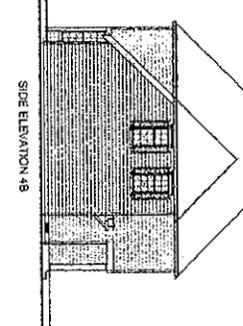
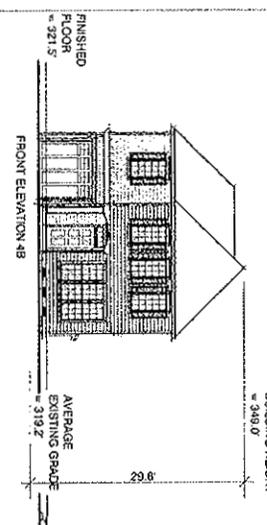
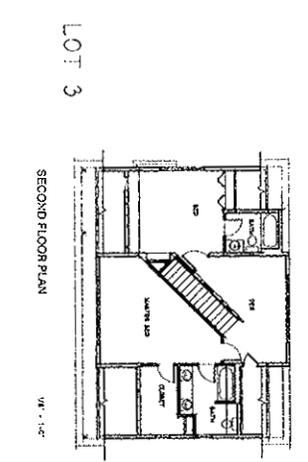
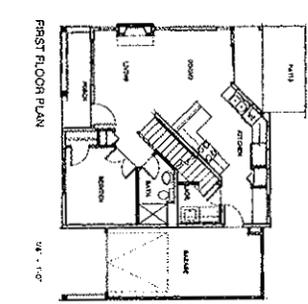
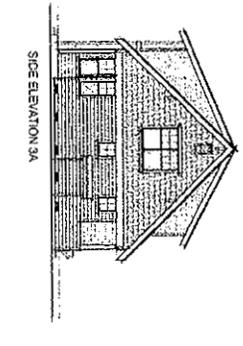
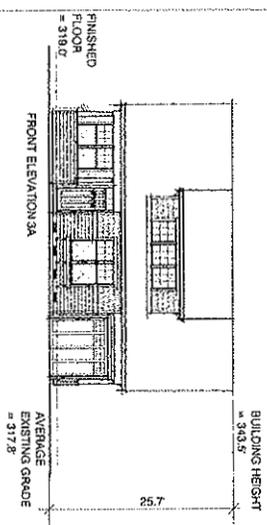
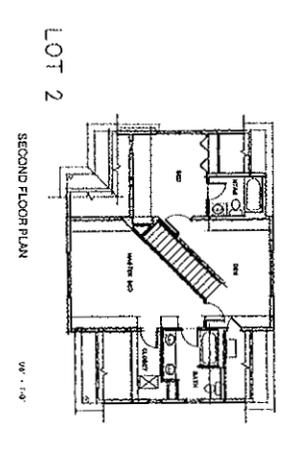
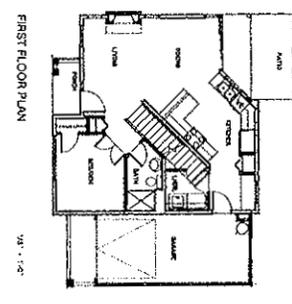
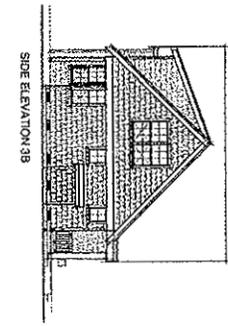
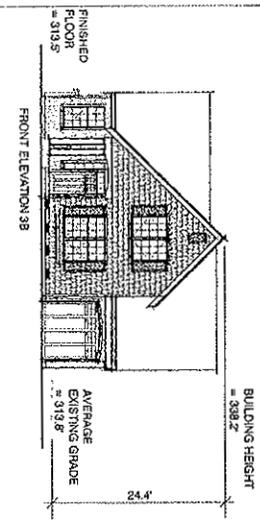
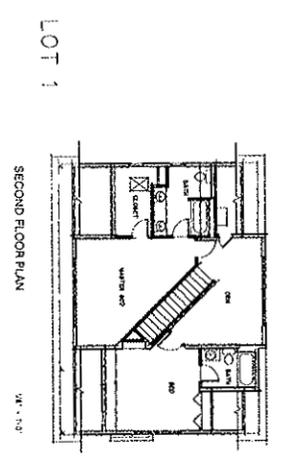
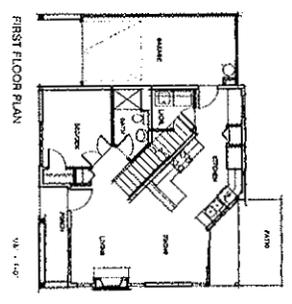
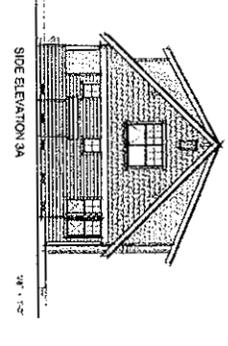
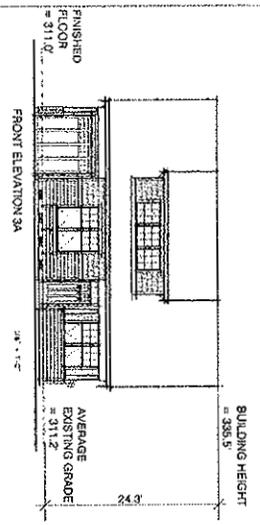
Department of Planning and Community Development

Department of Public Works

Department of Building and Fire Services

Stacy Project

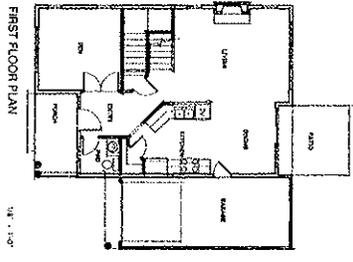
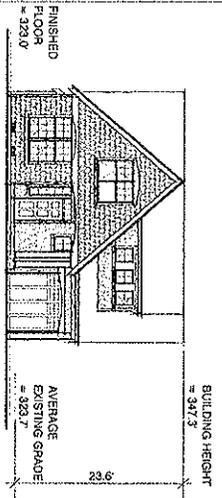




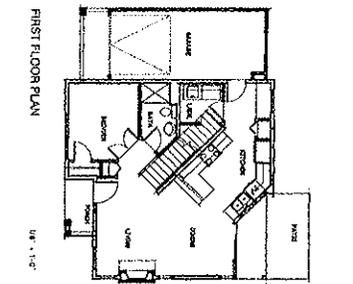
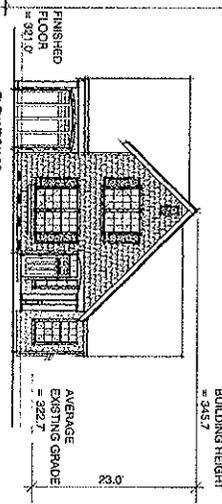
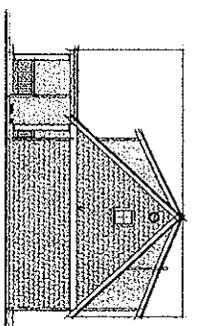
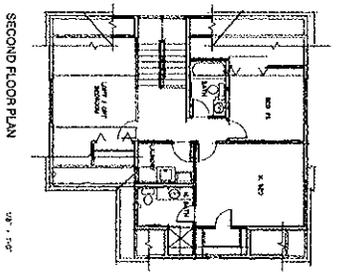
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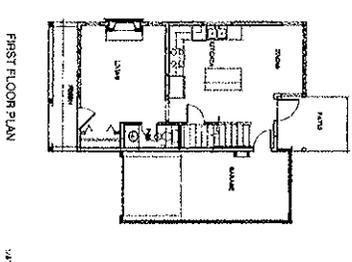
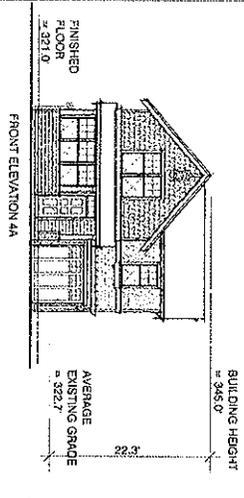
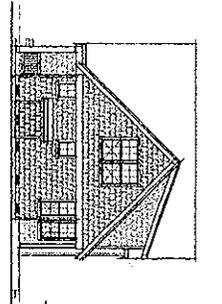
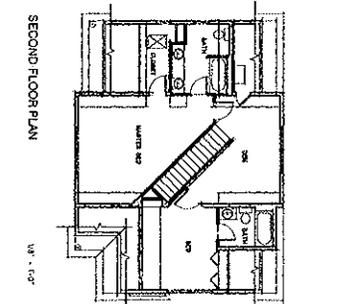
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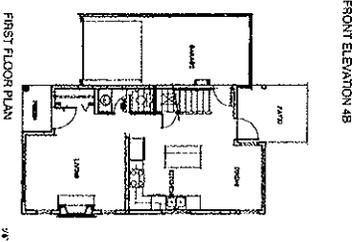
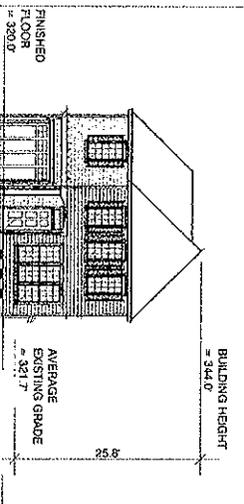
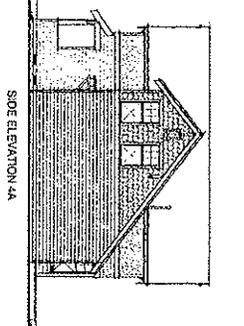
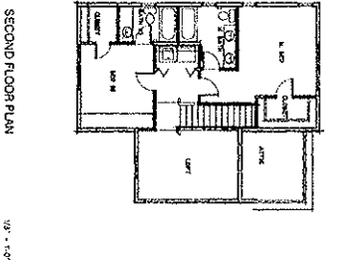
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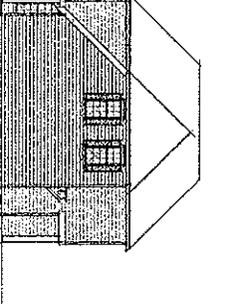
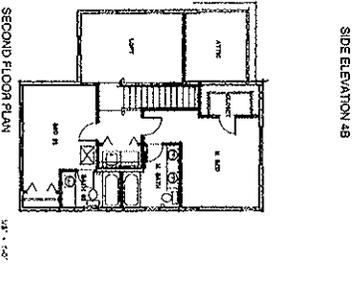
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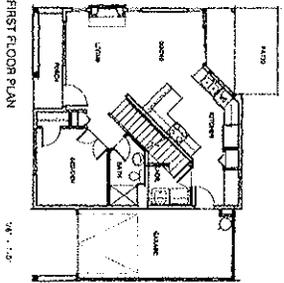
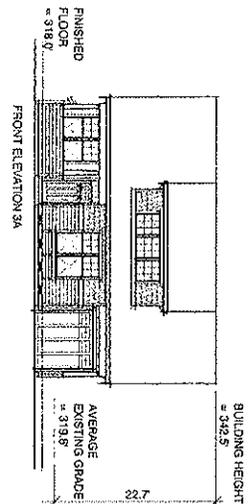
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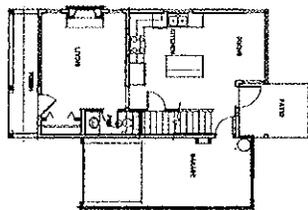
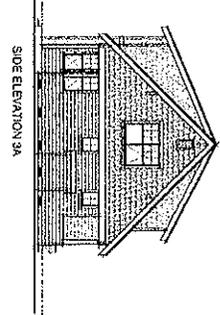
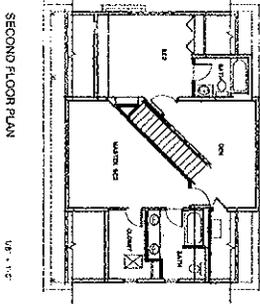
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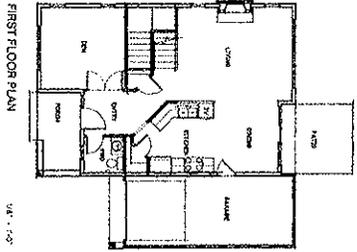
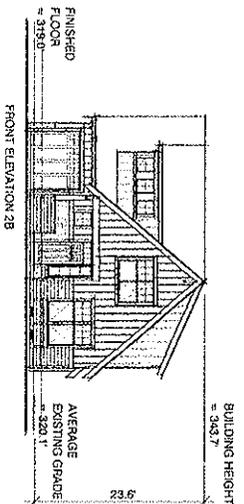
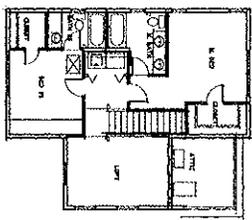
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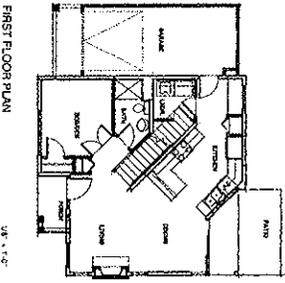
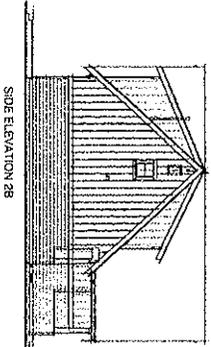
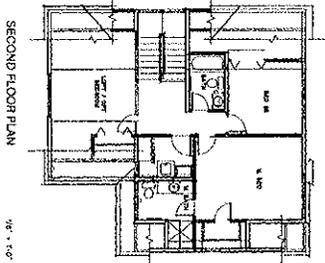
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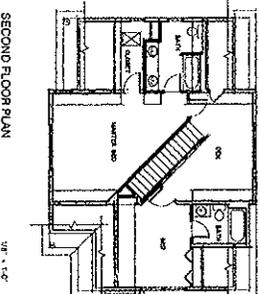
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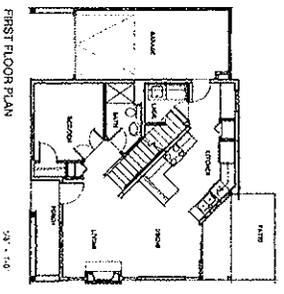
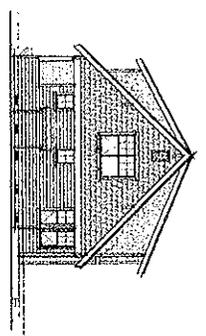
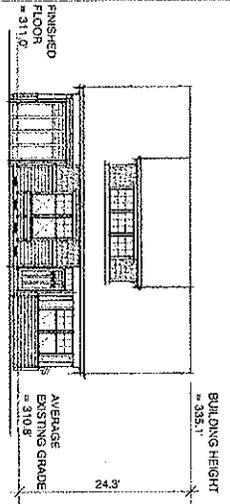
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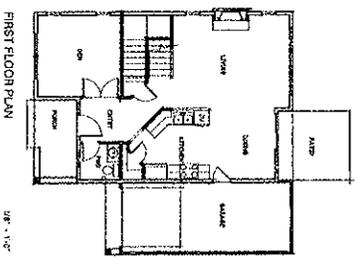
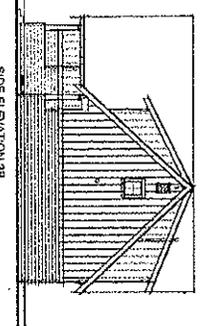
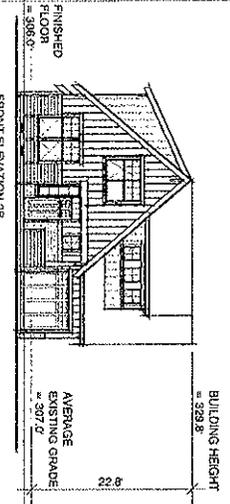
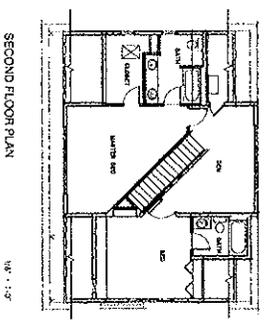
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CAMWEST DEVELOPMENT
STACY PROPERTY

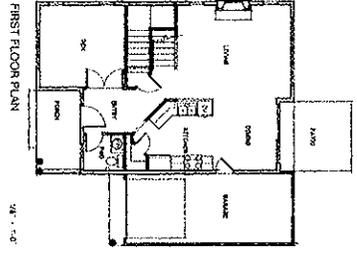
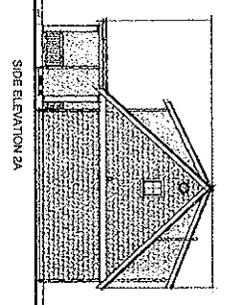
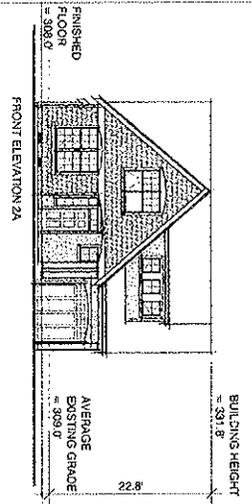
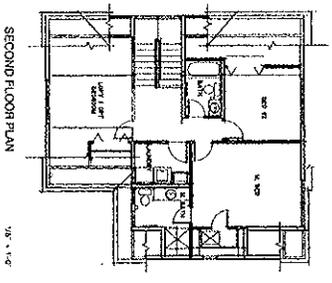
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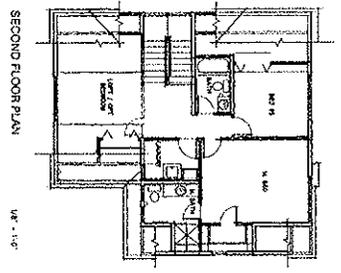
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CAMWEST DEVELOPMENT
STACY PROPERTY

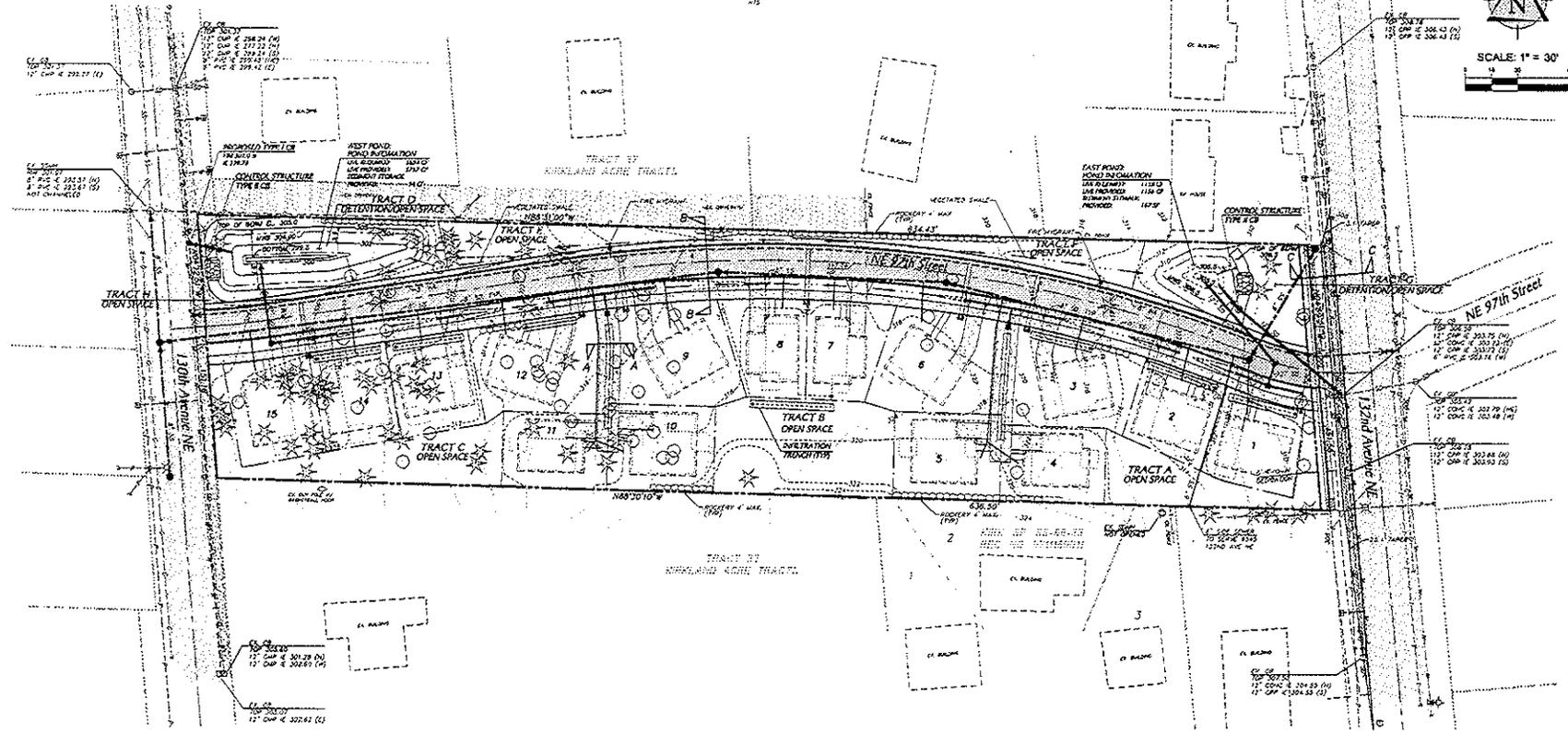
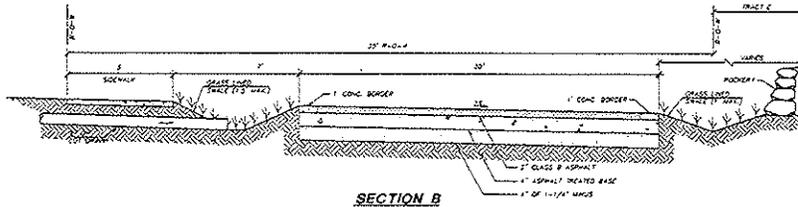
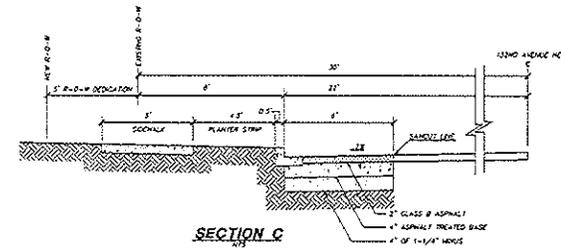
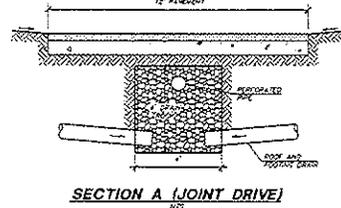
ATTACHMENT 2d
S-ITB-03-60

NOT FOR CONSTRUCTION

FOR PERMITS ONLY
THIS DOCUMENT HAS BEEN PREPARED BY THE ARCHITECT FOR THE CLIENT AND IS NOT TO BE USED FOR ANY OTHER PROJECT OR PURPOSE WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.
DATE: 11/13/2003
PROJECT: LOT 15, 13, 14
SHEET: A.4
CAMWEST DEVELOPMENT

LEGEND	
PROPOSED UTILITIES	
--- BOUNDARY	○ DETENTION STRUCTURE
--- LOT LINE	○ SEWER MANHOLE
--- RIGHT-OF-WAY	○ SEWER CLEANOUT
--- CENTER LINE	○ SINGLE WATER METER
--- CENTER LINE	○ SQUARE WRENCH METER
--- CENTER LINE	○ SQUARE WRENCH METER
--- CENTER LINE	○ URINATION METER
--- CENTER LINE	○ FIRE HYDRANT
--- CENTER LINE	○ AIR/GAS RELEASE VALVE
--- CENTER LINE	○ BLOW OFF
--- CENTER LINE	○ GATE VALVE
--- CENTER LINE	○ TEE
--- CENTER LINE	○ BEND
--- CENTER LINE	○ REDUCED
--- CENTER LINE	○ CONCRETE BLOTTING
--- CENTER LINE	○ EXISTING GRAVEL
--- CENTER LINE	○ PROPOSED ASPHALT PAVEMENT
--- CENTER LINE	○ PROPOSED SIDEWALK
--- CENTER LINE	○ PROPOSED CONCRETE
--- CENTER LINE	○ WETLAND
--- CENTER LINE	○ 2% SLOPE
EXISTING FEATURES	
--- EXISTING STORM DRAIN PIPE	○ EXISTING GUY ANCHOR
--- EXISTING SEWER MAIN	○ EXISTING WATER METER
--- EXISTING WATER MAIN	○ EXISTING FIRE HYDRANT
--- EXISTING POWER LINE	○ EXISTING AIR/GAS RELEASE VALVE
--- EXISTING UNDERGROUND POWER LAC	○ EXISTING BLOW OFF
--- EXISTING GAS MAIN	○ EXISTING GATE VALVE
--- EXISTING TELEPHONE LINE	○ EXISTING CONCRETE TREE
--- EXISTING CATCH BASIN, TYPE 1	○ EXISTING CONCRETE TREE
--- EXISTING CATCH BASIN, TYPE 2	○ EXISTING DECIDUOUS TREE
--- EXISTING SEWER MANHOLE	
--- EXISTING SEWER MANHOLE	
--- EXISTING POWER MANHOLE	

A PORTION OF NE 1/4, NE 1/4, SEC. 4, TWP. 25N, RGE. 5E, W.M.



ATTACHMENT 2P
S-IB-03-60

INNOVATIVE HOUSING DEMONSTRATION PHASE 1
PRELIMINARY STORM DRAINAGE AT

STACY PROF
CITY OF KIRKLAND

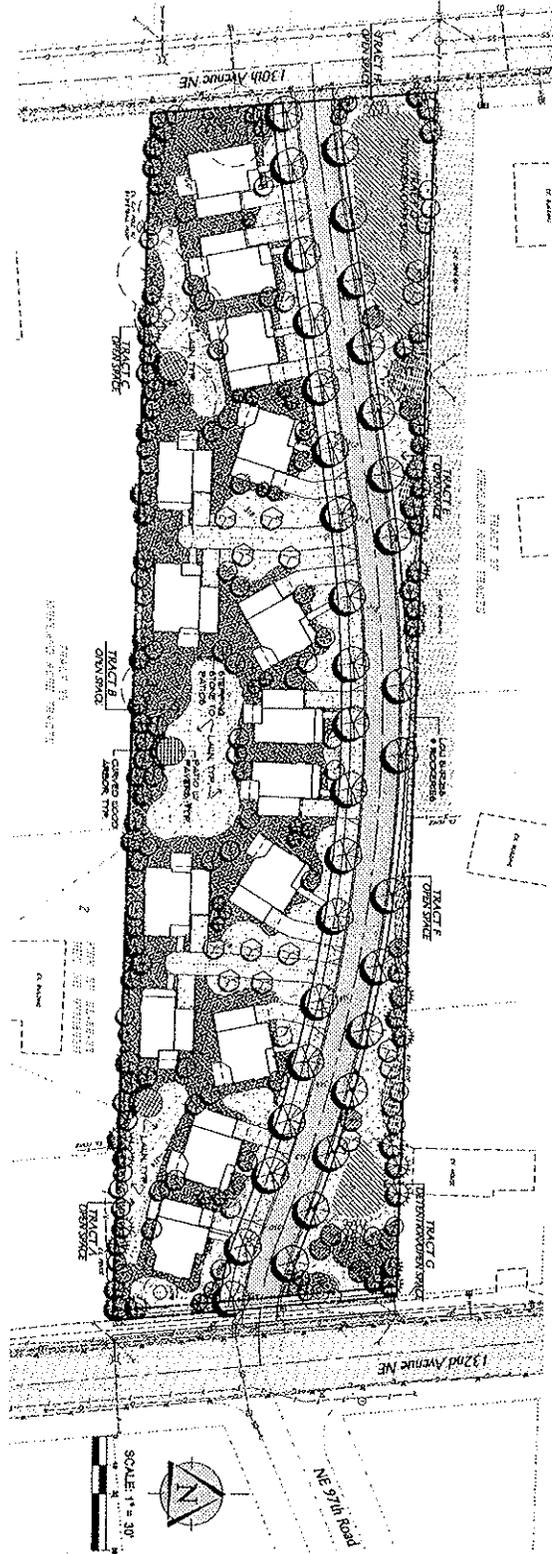
037

DATE: 02/15/03
PROJECT: STACY PROF
DRAWN BY: STACY PROF
CHECKED BY: STACY PROF
PROJECT LOCATION: STACY PROF
FIRST SUBMITTAL DATE: 2/15/03
SCALE: 1" = 30'

STAMP NOT VALID
(UNLESS SIGNED AND DATED)

DATE: 02/15/03
PROJECT: STACY PROF
DRAWN BY: STACY PROF
CHECKED BY: STACY PROF
PROJECT LOCATION: STACY PROF
FIRST SUBMITTAL DATE: 2/15/03
SCALE: 1" = 30'

02-141
2-3



Preliminary Plant List

-  **Street Trees - Deciduous (7" caliper, 1.25' O.C.)**
 Acer rubrum (Red Maple)
 Fraxinus nigricarpa (Black Locust)
 Quercus sp. (Oak)
 Tilia cordata (Small-leaf Linden)
 Tilia americana (American Linden)
 Tilia tomentosa (Large-leaf Linden)
 Tilia platyphyllos (Common Linden)
 Tilia amurensis (Amur Linden)
 Tilia argentea (Silver Linden)
 Tilia parvifolia (Littleleaf Linden)
 Tilia crumena (Crumen Linden)
 Tilia henryana (Henry Linden)
 Tilia asiatica (Asian Linden)
 Tilia japonica (Japanese Linden)
 Tilia henryana (Henry Linden)
 Tilia asiatica (Asian Linden)
 Tilia japonica (Japanese Linden)
-  **Accent Trees - Deciduous (1 1/2" caliper)**
 Acer glabrum (Smooth-barked Maple)
 Acer rubrum (Red Maple)
 Acer spicatum (Spicewood Maple)
 Acer saccharinum (Black Maple)
 Acer pennsylvanicum (Norway Spruce)
 Acer glabrum (Smooth-barked Maple)
 Acer rubrum (Red Maple)
 Acer spicatum (Spicewood Maple)
 Acer saccharinum (Black Maple)
 Acer pennsylvanicum (Norway Spruce)
-  **Coniferous Trees (5" - 8" H.)**
 Abies balsamea (Millers Pine)
 Picea canadensis (Millers Pine)
-  **Small Trees (2" - 3" H.)**
 Acer glabrum (Smooth-barked Maple)
 Acer rubrum (Red Maple)
 Acer spicatum (Spicewood Maple)
 Acer saccharinum (Black Maple)
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 Acer pennsylvanicum (Norway Spruce)

STACY PROI

ATTACHMENT 29

S-118-03-60

CITY OF KIRKLAND

DATE: 02-14-11

PROJECT: INNOVATIVE HOUSING DEMONSTRATION

PREPARED BY: STACY PROI

SCALE: 1" = 30'

039

02-141

3 of 3

DEVELOPMENT STANDARDS
CASE NO.: ZON03-00025
PCD FILE NO.:S-IIB-03-60

Date:
12/17/2003

BUILDING DEPARTMENT CONDITIONS

Buildings must comply with 1997 editions of the Uniform Building, Mechanical, Plumbing and Fire Codes 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 zone III, wind speed of 80 miles per hour and exposure B.

The applicant is cautioned to investigate the implications of the Federal Fair Housing Regulations and should contact HUD for further information. (Seattle Regional HUD Fair Housing Office, Phone # (206) 220-5175 - contact Lou Watkins).

Demolition permit(s) required for removal of existing structures. Ref.: UBC Section 106.1

All internal lot lines must be vacated. Contact Planning Department for information regarding regarding Lot Line Adjustment. Ref. UBC 503 & Table 5-A

All private roads shall have approved identifying signs posted prior to combustible construction. Identifying signs shall conform to the following: 1. All signs shall be 6" wide green painted aluminum with 4" white reflectorized letters. 2. All signs shall be mounted on 4" x 4" treated wooden posts or 2" schedule 40 galvanized pipe. 3. All signs shall be mounted with the bottom of the sign 7 feet above finished grade. 4. Signs posted at the intersection of private roads and public right-of-ways shall be designated "Private Road" below the road identification sign. "Private Road" signs shall be 6" wide green painted aluminum with 4" white reflectorized letters.

Overhangs (eaves) may extend no closer than 2' to property line. If overhang is between 2 to 3' to property line it must be of one hour construction. Ref.: UBC 503.2.1, 705

Land Surface Modification permit required. Inspections will be conducted by the Department of Public Works.

Open guardrails shall have intermediate rails or an ornamental pattern such that a sphere 4 inches in diameter cannot pass through. Exception: The triangular openings formed by the riser, tread and bottom element of a guardrail at open side of a stairway may be of such size that a sphere 6 inches in diameter cannot pass through. Ref.: UBC 509

Clothes dryer exhaust ducts shall terminate on the outside of the building and shall be equipped with a back-draft damper. Screens shall not be installed at the duct termination. Ducts for exhausting clothes dryers shall not be connected or installed with sheet metal screws or other fasteners which will obstruct the flow. Clothes dryer moisture exhaust ducts shall not be connected to a gas vent connector, gas vent or chimney. Unless otherwise permitted or required by the dryer manufacturer's installation instructions, and approved by the building official, domestic dryer moisture exhaust ducts shall not exceed a total combined horizontal and vertical length of 14 feet, including two 90-degree elbows. Two feet shall be deducted for each 90-degree elbow in excess of two. The installation of commercial clothes dryer exhaust ducts shall comply with the appliance manufacturer's installation instructions. UMC 504.3.2

Anchorage of Appliances: Appliances designed to be fixed in position shall be securely fastened in place. Supports for appliances shall be designed and constructed to sustain vertical and horizontal loads within the stress limitations specified in the Building Code. All floor supported mechanical equipment and fixed appliances shall be anchored to the structure to resist displacement vertically and on both horizontal axis due to seismic motion. Suspended mechanical equipment and appliances shall have rigid vertical hangers and be braced in both horizontal directions. Connections by pipes or ducts which are not themselves adequately anchored shall not be acceptable as equipment or appliance anchors. Approved factory-fabricated isolation cushions and dampers are permitted between supports or braces and the equipment housing. In no case shall flues or vents be used to support or restrain equipment or appliances. Ref.: UMC 304.4

As defined by WAC 51-32-223 these structures are of "unusually tight construction" and therefore gas fired hot water tanks and furnaces must be provided with outside combustion air. As such these appliances must be installed in an enclosure, insulated (walls, floor/ceiling, roof/ceiling and door) as required for the energy compliance path chosen. Ref.: UMC 701.2 (Note: Combustion air ducts shall not be installed so as to require openings in or penetrations through construction where fire dampers are required. Ref.: UMC 702.2

In addition to the required pressure relief valve, an approved, listed expansion tank or other device designed for intermittent operation for thermal expansion control shall be installed whenever the building supply pressure is greater than the required relief valve pressure setting or when any device is installed that prevents pressure relief through the building supply. The tank or device shall be sized in accordance with the manufacturer's recommendation. Ref.: 1991 UPC 1007 (c), second paragraph.

Standards for waterclosets. The guideline for maximum water use allowed in gallons per flush (gpf) for any of the following waterclosets is the following: Tank-type toilets - 3.5 gpf; Flushometer-valve toilets - 3.5 gpf; Flushometer-tank toilets - 3.5 gpf; Electromechanical hydraulic toilets - 3.5 gpf. Ref.: WAC 51-18-030.

The guideline for maximum water use allowed for any showerhead is 3.0 gallons per minute. Ref.: WAC 51-18-030

The guideline for maximum water use allowed in gallons per minute (gpm) for any of the following faucets and replacement aerators is the following: Bathroom faucets - 3.0 gpm; lavatory faucets - 3.0 gpm; kitchen faucets - 3.0 gpm; replacement aerators - 3.0 gpm. Ref.: WAC 51-18-030.

PUBLIC WORKS CONDITIONS:

CERTIFICATE OF CONCURRENCY: This project has been reviewed and approved for water, sewer, and traffic concurrency. Any water and sewer mitigating conditions are listed within the conditions below. Any traffic mitigating conditions will be found in an attached memorandum from the Public Works Traffic Engineering Analyst to the Planning Department Project Planner. Upon issuance of this permit, this project shall have a valid Certificate of Concurrency and concurrency vesting until the permit expires. This condition shall constitute issuance of a Certificate of Concurrency pursuant to chapter 25.12 of the Kirkland Municipal Code.

All street improvements and underground utility improvements (storm, sewer, and water) must be designed by a Washington State Licensed Engineer; all drawings shall bear the engineers stamp.

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.

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).

SANITARY SEWER CONDITIONS:

The applicant shall extend/improve the existing public sewer system to provide sanitary sewer service for each lot within the proposed project. The project will be required to construct the following sewer improvements:

- A) Extend an 8" sewer main along the property frontage on 130th Ave. NE and terminate with a manhole at the south end.
- B) Extend an 8" sewer main along NE 97th St (new access street) as shown on the revisions received October 31, 2003.
- C) Extend an 8" sewer main to 132nd Ave. NE at the northeast property corner as shown on the revisions received October 31, 2003.
- D) Extend a 6" side sewer stub through a 10' wide sewer easement to the property addressed 9545 132nd Ave. NE as shown on the revisions received October 31, 2003.

Provide a separate side sewer stub for each lot/house in the project.

Provide a plan and profile design for the sewer line extension.

WATER SYSTEM CONDITIONS:

The applicant shall extend/improve the existing public water system to provide potable water service for each lot. Extend an 8" water main along NE 97th Street between the existing water mains in 130th Ave. NE and 132nd Ave. NE.

Provide a separate 1" minimum water service from the water main to the meter for each lot/house; City of Kirkland will set the water meter.

Provide fire hydrants per the Fire Departments requirements.

STORM WATER CONDITIONS:

Provide temporary and permanent storm water control per the 1998 King County Surface Water Design Manual. The preliminary storm plans, which include a combination of infiltration, swales, a rain garden, and a detention pond, have been reviewed and approved by the City's Surface Water Engineer. Additional refinement of the design and submittal of the final calculations will be necessary.

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.

Provide a separate storm drainage connection for each lot/house.

Provide a plan and profile design for the storm sewer system.

Provide collection and conveyance of right-of-way storm drainage.

STREET IMPROVEMENT CONDITIONS:

047

The subject property abuts 130th Ave NE & 97th Ave. NE (neighborhood access type streets) and 132nd Ave. NE (an arterial type street). Zoning Code sections 110.10 and 110.25 require the applicant to make half-street improvements in rights-of-way abutting the subject property. Section 110.30-110.50 establishes that this street must be improved with the following:

Along the property frontage on 130th Ave. NE:

- 1) Remove and replace any cracked curb, gutter, or sidewalk.
- 2) Plant street trees 30 feet on-center behind the existing sidewalk except in the area where there are existing trees.
- 3) Dedicate a 5-ft wide public landscape and utility easement.

The applicant shall install the following half street improvements within 132nd Ave. NE along the subject property: widen the street to 22 ft. from centerline to face of curb, install storm drainage, curb and gutter, a 4.5 ft. planter strip with street trees 30 ft. on-center, and a 5 ft. wide sidewalk. A 5 ft. right-of-way dedication will be necessary to encompass the improvements

Along NE 97th St., the following will be required:

- A) Dedicate a minimum of 35 feet of right-of-way.
- B) In order to preserve the ability to install a private or public road or utility across Tract E, a portion of the tract shall be dedicated as public right-of-way. The dedication shall be 45 ft. in width and span between the north side of NE 97th St. and the north property line of the subject property. The dedication shall be centered on the north/south property line between the two single family lots directly to the north (addressed 9714 and 9716 130th Ave. NE).
- C) Pave the street 20 feet wide.
- D) Install storm drainage collection and conveyance along both sides as depicted on the civil engineering preliminary plans.
- E) Install a 2-ft. wide concrete gutter along both sides of the asphalt (gutter must be 6-inch minimum thickness). The gutter can be included in the required 20-ft wide street width.
- F) Install a 7-ft. wide planter strip with street trees 30 ft. on-center along both sides of the street. The trees should be planted 2.5-ft behind the gutter.
- G) Install a 5 ft. wide sidewalk along the south side of the street (behind the planter strip).
- H) A sidewalk will not be required along the north side of the street because the project does not "front" on that side of the street. Normally, when a development does not front on both sides of the street, only half-street improvements are required. In this case, the street is being fully improved but the sidewalk is not required.
- I) The plat recording mylar shall include language stating that the homeowners association shall be responsible for maintaining the landscaping in all of the tracts and right-of-way within the plat.

A 2-inch asphalt street overlay will be required where more than three utility trench crossings occur with 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.

The driveway for the lot/house closest to 132nd Ave. NE and 130th Ave. NE shall be located on the side of the house farthest from the street. The site plan shows the driveways on the wrong side of the house.

The driveway for each lot shall be long enough so that parked cars do not extend into the access easement or right-of-way (20 ft. min.).

Install "NO PARKING ANYTIME" signs along the north side of NE 97th Street.

Install new monuments at the intersection of NE 97th St. and 132nd Ave. NE and NE 97th St. and 130th Ave. NE

Prior to the final of the building or grading permit, pay for the installation of stop and street signs at the new intersections.

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.

Underground all new and "existing" on-site utility lines and overhead transmission lines.

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 infeasible. If undergrounding is not feasible, the applicant is required to sign a concomitant agreement to underground the overhead lines at a future date. In this case, the Public Works Director has determined that undergrounding of existing overhead utility lines on 132nd Ave. NE and 130th Ave. NE is infeasible at this time and the undergrounding of off-site/frontage transmission lines should be deferred with a concomitant agreement. The applicant shall submit a signed and notarized concomitant agreement, as set forth in Attachment _____, to underground all existing utility lines bordering the subject property to be approved by the Department of Public Works and recorded with the King County Records and Elections Division.

For any deferred improvements associated with a subdivision, the final recorded subdivision mylar shall include a condition requiring all associated lots to sign a concomitant agreement for the deferred improvement prior to the issuance of a building permit for said lot. The City Attorneys office will draft language for condition.

New street lights are required per Puget Power design and Public Works approval. Design must be submitted prior to issuance of a grading or building permit.

This project is subject to the traffic impact fees per Chapter 27.04 of the Kirkland Municipal Code. The impact fees shall be paid prior to issuance of the Building Permit(s) for the proposed project.

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.



CITY OF KIRKLAND

Planning and Community Development Department

123 Fifth Avenue, Kirkland, WA 98033 425.828.1257

www.ci.kirkland.wa.us

DEVELOPMENT STANDARDS LIST

File: Stacy Plat and Innovative Housing Project, S-IIB-03-60

Subdivision Standards

22.28.030 Lot Size. Unless otherwise approved in the preliminary subdivision or short subdivision approval, all lots within a subdivision must meet the minimum size requirements established for the property in the Kirkland zoning code or other land use regulatory document.

22.28.130 Vehicular Access Easements. The applicant shall comply with the requirements found in the Zoning Code for vehicular access easements or tracts.

22.28.210 Significant Trees. The applicant shall retain at least twenty-five percent of the healthy significant trees, together with any associated groundcover or understory vegetation necessary to assure long-term health and prevent erosion. In addition, the applicant shall retain all of the significant trees located within 10 feet of the existing property lines. A tree retention plan was submitted with the short plat. See the Planning Department's staff report for recommended modifications from the tree retention requirements. All trees designated to be saved under the tree retention plan must be retained, unless a modification to the tree retention plan is approved by the Department of Planning and Community Development.

22.32.010 Utility System Improvements. All utility system improvements must be designed and installed in accordance with all standards of the applicable serving utility.

22.32.030 Stormwater Control System. The applicant shall comply with the construction phase and permanent stormwater control requirements of the Municipal Code.

22.32.050 Transmission Line Undergrounding. The applicant shall comply with the utility lines and appurtenances requirements of the Zoning Code.

22.32.060 Utility Easements. Except in unusual circumstances, easements for utilities should be at least ten feet in width.

27.06.030 Park Impact Fees. New residential units are required to pay park impact fees prior to issuance of a building permit. The impact fee for new single-family dwelling units is \$612. The impact fee for new multifamily dwelling units is \$430. Exemptions and/or credits may apply pursuant to KMC 27.06.050 and DMC 27.06.060.

Prior to Recording:

22.16.030 Final Plat - Lot Corners. The exterior plat boundary, and all interior lot corners shall be set by a registered land surveyor.

22.16.040 Final Plat - Title Report. The applicant shall submit a title company certification which is not more than 30 calendar days old verifying ownership of the subject property on the date that the property owner(s) (as indicated in the report) sign(s) the subdivision documents; containing a legal description of the entire parcel to be subdivided; describing any easements or restrictions affecting the property with a

description, purpose and reference by auditor's file number and/or recording number; any encumbrances on the property; and any delinquent taxes or assessments on the property.

22.16.150 Final Plat - Improvements. The owner shall complete or bond all required right-of-way, easement, utility and other similar improvements.

22.32.020 Water System. The applicant shall install a system to provide potable water, adequate fire flow and all required fire-fighting infrastructure and appurtenances to each lot created.

22.32.040 Sanitary Sewer System. The developer shall install a sanitary sewer system to serve each lot created.

22.32.080 Performance Bonds. In lieu of installing all required improvements and components as part of a plat or short plat, the applicant may propose to post a bond, or submit evidence that an adequate security device has been submitted and accepted by the Northshore Utility District, for a period of one year to ensure completion of these requirements within one year of plat/short plat approval.

Prior to occupancy:

22.32.020 Water System. The applicant shall install a system to provide potable water, adequate fire flow and all required fire-fighting infrastructure and appurtenances to each lot created.

22.32.040 Sanitary Sewer System. The developer shall install a sanitary sewer system to serve each lot created.

22.32.90 Maintenance Bonds. A two-year maintenance bond may be required for any of the improvements or landscaping installed or maintained under this title.

Zoning Code Standards

85.25.1 Geotechnical Report Recommendations. The recommendations contained in the Geotechnical Report prepared by Associated Earth Sciences, Inc. dated November 20, 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.

105.10.2 Pavement Setbacks. The paved surface in an access easement or tract shall be set back at least 5 feet from any adjacent property which does not receive access from that easement or tract. An access easement or tract that has a paved area greater than 10 feet in width must be screened from any adjacent property that does not receive access from it. Screening standards are outlined in this section.

105.20 Required Parking. Two parking spaces are required for each single-family home.

110.60.8 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 between the hours of 8 p.m. and 7 a.m., Monday through Saturday, and all day on Sundays or holidays which are observed by the City, unless written permission is obtained from the Planning Official.

115.40 Fence Location. Fences over 6 feet in height may not be located in a required setback yard. A detached dwelling unit abutting a neighborhood access or collector street may not have a fence over 3.5 feet in height within the required front yard. No fence may be placed within a high waterline setback yard or within any portion of a north or south property line yard, which is coincident with the high waterline setback yard.

115.42 Floor Area Ratio (F.A.R.) limits. Floor area for detached dwelling units is limited to a maximum floor area ratio in low density residential zones. See Use Zone charts for the maximum percentages allowed. This regulation does not apply within the disapproval jurisdiction of the Houghton Community Council. See the Planning Department's Staff Report for recommended modifications from the FAR requirements.

115.43 Garage Setback Requirements for Detached Dwelling Units in Low Density Zones. The garage must be set back five feet from the remaining portion of the front façade of a dwelling unit if: the garage door is located on the front façade of the dwelling unit; and the lot is at least 50 feet wide at the front setback line; and the garage width exceeds 50 percent of the combined dimensions of the front facades of the dwelling unit and the garage. This regulation does not apply within the disapproval jurisdiction of the Houghton Community Council.

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 including: wood decks; access easements or tracts serving more than one lot that does not abut a right-of-way; detached dwelling unit driveways that are outside the required front yard; grass grid pavers; outdoor swimming pools; and pedestrian walkways. See Section 115.90 for a more detailed explanation of these exceptions and the Planning Department's Staff Report for recommended modifications from these requirements.

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.

115.115.3.g Rockerries and Retaining Walls. Rockeries and retaining walls are limited to a maximum height of four feet in a required yard unless certain modification criteria in this section are met. The combined height of fences and retaining walls within five feet of each other in a required yard is limited to a maximum height of 6 feet, unless certain modification criteria in this section are met.

115.115.3.n Covered Entry Porches. In low density residential zones, covered entry porches on detached dwelling units may be located within 13 feet of the front property line if certain criteria in this section are met. This incentive is not effective within the disapproval jurisdiction of the Houghton Community Council.

115.115.3.o Garage Setbacks. In low density residential zones, garages meeting certain criteria in this section can be placed closer to the rear property line than is normally allowed in those zones.

115.115.5.a Driveway Width and Setbacks. For a detached dwelling unit, a driveway and/or parking area shall not exceed 20 feet in width in any required front yard, and shall not be closer than 5 feet to any side property line unless certain standards are met.

115.135 Sight Distance at Intersection. Areas around all intersections, including the entrance of driveways onto streets, must be kept clear of sight obstruction as described in this section.

145.22.2 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 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.

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 (see Attachment __). It is a violation to pave or cover the landscape strip with impervious material or to park motor vehicles on this strip.

110.60.6 Mailboxes. Mailboxes shall be installed in the development in a location approved by the Postal Service and the Planning Official. The applicant shall, to the maximum extent possible, group mailboxes for units or uses in the development.

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.

95.15.4 Tree Protection Techniques. In order to provide the best possible conditions for the retention of significant trees, the applicant shall construct a temporary but immovable 4 foot high chain-link fence generally corresponding to the drip line of each tree or group of trees shown on the tree retention plan to be retained. Additional tree protection measures may be required of the applicant. The protective fencing must remain in place throughout the demolition, clearing, grading, excavation, and construction processes, including the construction of homes. No grading, operation of heavy equipment, stockpiling, or excavation may occur inside the protective fences.

Prior to occupancy:

85.25.3 Geotechnical Professional On-Site. The geotechnical engineer shall submit a final report certifying substantial compliance with the geotechnical recommendations and geotechnical related permit requirements.

107.90 Maintenance Bonds. The applicant shall establish a two-year maintenance bond to ensure maintenance of the storm water system.

110.75 Bonds. The City may require or permit a bond to ensure compliance with any of the requirements of the Required Public Improvements chapter.

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO AN INTERIM ZONING ORDINANCE TO REGULATE INNOVATIVE HOUSING DEMONSTRATION PROJECTS AND ESTABLISHING A SELECTION PROCESS FOR SUCH PROJECTS.

WHEREAS, the City has the authority to adopt an interim zoning ordinance pursuant to RCW 35A.63.220 and 36.70A.390; and

WHEREAS, the Kirkland City Council has determined that there is a need for an interim zoning ordinance to regulate innovative housing demonstration projects; and

WHEREAS, pursuant to RCW 35A.63.220 and 36.70A.390, a public hearing on the interim zoning ordinance herein established was held prior to the adoption of this ordinance.

NOW, THEREFORE, the City Council of the City of Kirkland do ordain as follows:

PART I.

Section 1. The Kirkland City Council makes the following findings:

a. The purpose of this interim zoning ordinance is to allow development of a limited number of projects that demonstrate housing choices not currently available in Kirkland's single-family neighborhoods.

b. The innovative housing styles that will be allowed in all RS and RSX zones under this ordinance are cottages, compact single-family homes, and duplexes and triplexes designed to look like single-family homes. Maximum unit sizes and the number of units allowed in lieu of each traditional single-family home (equivalent units) for each of these innovative housing styles are identified in Section 3 and Section 4 of this ordinance.

c. The goals of innovative housing are to:

i. Increase housing supply and the choice of housing styles available in the community through projects that are compatible with existing single-family developments; and

ii. Promote housing affordability by encouraging smaller homes.

d. The City is currently implementing a work plan to develop zoning code amendments that specifically address innovative housing projects; and

e. Until permanent ordinances regarding innovative housing projects can be implemented, there is a need to allow regulated innovative housing projects.

Section 2. Process IIB permit.

a. The City shall use Process IIB as described in Chapter 152 of the Kirkland Zoning Code to review and decide on innovative housing demonstration projects, except that the notice of the application shall be given to property owners within 500 feet of any boundary of the subject property. In addition, a neighborhood meeting following guidelines established by the Planning Department and including attendance by City staff shall be required prior to application submittal.

b. In addition to complying with the approval criteria stated in Section 152.70.3 of the Kirkland Zoning Code, the applicant must demonstrate that:

i. The impacts of the proposed development will be no greater than the traditional development that could be constructed on the property with respect to total floor area of structures and structure sizes.

ii. The proposal is not larger in scale and is compatible with surrounding development with respect to size of units, building heights, roof forms, building setbacks from each other and property lines, number of parking spaces, parking location and screening, access, and lot coverage.

iii. The proposal provides elements that contribute to a sense of community within the development by including elements such as front entry porches, common open space, and common buildings or common spaces within buildings.

iv. Any proposed modifications to requirements of the Kirkland Zoning Code, other than those specifically identified in Paragraph c. of this Section or in Sections 3 or Section 4 of this ordinance, are important to the success of the proposal as an innovative housing project.

c. In order to meet the goals of the innovative housing demonstration program, there will be flexibility with regard to some normally applicable regulations and requirements. Standards listed in this Paragraph c. as well as parameters identified in Sections 3 and 4 of this ordinance will apply to innovative housing demonstration projects and will prevail if they conflict with normal regulations. All other regulations and requirements of the City of Kirkland will continue to apply, except that applicants may propose additional modifications to the Kirkland Zoning Code, as provided for in paragraph b. of this Section.

i. The minimum lot size, restriction of not more than one dwelling unit per lot, maximum Floor Area Ratio, and minimum number of required parking spaces found in Kirkland Zoning Code Section 15.10 and 17.10 shall be replaced by the standards identified in Sections 3 or 4 of this ordinance.

ii. The vehicular access standards of Kirkland Zoning Code Section 105.10 shall be determined based on the number of single-family units that the equivalent innovative housing units are replacing. The modification provisions of Kirkland Zoning Code Section 105.103 may be used to allow

further flexibility to the vehicular access requirements for the proposed project.

iii. The density limitations identified in the Land Use Map of the Kirkland Comprehensive Plan shall be determined to have been met as long as the proposed project does not exceed the equivalent unit calculation identified in Sections 3 or 4 of this ordinance.

iv. Application fees for the Process IIB review of the proposed project shall be based on the number of single-family units that the equivalent innovative housing units are replacing.

v. Impact fees under Kirkland Municipal Code Chapters 27.04 and 27.06 for the proposed project shall be assessed at the rates for multifamily dwelling units, as identified in Appendix A of Kirkland Municipal Code Chapters 27.04 and 27.06.

d. The City's approval of an innovative housing project does not constitute approval of a subdivision, a short plat, or a binding site plan.

Section 3. This table sets forth parameters applicable to innovative housing project applications.

Parameters	
Housing Types	<ul style="list-style-type: none"> ▪ Cottages ▪ Compact Single-Family ▪ Duplexes or Triplexes designed to look like Single-Family as part of a development that includes at least one other housing type (the other housing type may be traditional single-family) ▪ Combinations of the above types
Unit Size Limits	<ul style="list-style-type: none"> ▪ Cottages = 1,000 square foot maximum gross floor area ▪ Compact Single-Family = 1,500 square foot maximum gross floor area ▪ Duplexes and Triplexes = 1,200 square foot maximum gross floor area per unit, total gross floor area for structure (including garages) not to exceed 40% of the minimum lot size in zone or actual lot size, whichever is less (e.g. 7,200 sq. ft. x 0.4 = 2,880 sq. ft. maximum in RS 7.2 zone) ▪ A covenant restricting any increases in unit size after initial construction shall be recorded against the property

Equivalent Units	<ul style="list-style-type: none"> ▪ Cottages = 2 per each single-family unit that could be built on the property ▪ Compact SF = 1.5 per each single-family unit that could be built on the property ▪ Duplexes and Triplexes = 2 or 3 per each single-family unit, overall development not to exceed 1.5 times the number of single-family units that could be built on the property ▪ Rounding up to the next whole number of equivalent units is allowed when the conversion from typical single-family units to equivalent units results in a fraction of 0.5 or above ▪ Existing single-family homes may remain on the subject property and will be counted as units in the equivalent unit calculation based on their gross floor area
Locations	<ul style="list-style-type: none"> ▪ City-wide, but not within 1,500' of another innovative housing proposal under this Ordinance ▪ Not more than two innovative housing proposals per city recognized neighborhood under this Ordinance
Number of Developments	<ul style="list-style-type: none"> ▪ Up to five, with no more than two projects demonstrating the same single housing type
Public Notice	<ul style="list-style-type: none"> ▪ Neighborhood meeting, including City staff attendance, required prior to application for Process IIB review ▪ Normal publishing and posting after application received ▪ Mailing of notice to adjacent residents and property owners within 500 feet of the proposed development after application received
Access Requirements	<ul style="list-style-type: none"> ▪ Determine flexibility for road widths, public vs. private, and turn-around requirements with input from Public Works and Fire Departments
Development Size	<ul style="list-style-type: none"> ▪ Minimum of 4 units, maximum of 24 units ▪ Cottages may have a maximum of 12 units per cluster
Parking Requirements	<ul style="list-style-type: none"> ▪ 1 stall per unit for units under 700 square feet in size ▪ 1.5 stalls per unit for units 700 to 1,000 square feet in size ▪ 2 stalls per unit for units over 1,000 square feet in size
Ownership Structure	<ul style="list-style-type: none"> ▪ Subdivision ▪ Condominium ▪ Single owner for entire project (to allow rental)

Section 4. This table sets forth additional parameters that supplement the parameters in Section 3 and are applicable to any cottage proposed to be part of an innovative housing project.

Additional Parameters: Cottages	
Front Setbacks	<ul style="list-style-type: none"> ▪ 20' minimum
Other Setbacks	<ul style="list-style-type: none"> ▪ 5' minimum from all property lines other than front property lines ▪ The average setback of all structures along any property line other than a front property line shall be 10'
Distance Between Structures	<ul style="list-style-type: none"> ▪ 10' minimum
Lot Coverage (all impervious surfaces)	<ul style="list-style-type: none"> ▪ 50% maximum
Common Open Space	<ul style="list-style-type: none"> ▪ 400 square feet minimum per cottage ▪ Cottages shall abut at least two sides ▪ Shall abut at least 50% of the cottages in the development and those units must be oriented to and have their main entry from the common open space ▪ All cottages shall be within 60' walking distance of the common open space
Private Open Space	<ul style="list-style-type: none"> ▪ 300 square feet minimum per cottage ▪ Shall be adjacent to each cottage and be for the exclusive use of the residents of that cottage ▪ Shall be in one contiguous and useable piece with a minimum dimension of 10' on all sides ▪ Shall be oriented to the common open space as much as is feasible
Attached Covered Porches	<ul style="list-style-type: none"> ▪ 80 square feet minimum per cottage ▪ Shall have a minimum dimension of 8' on all sides
Height	<ul style="list-style-type: none"> ▪ 18' maximum for all structures except 25' maximum for cottages with a minimum roof slope of 6:12 for all parts of the roof above 18'
Floor Area Limitations	<ul style="list-style-type: none"> ▪ 1,000 square foot maximum gross floor area ▪ 800 square foot maximum main floor area ▪ A minimum of 40% and no more than 50% of the cottages in a cluster shall have a main floor of 700 square feet or less
Exceptions to Floor Area Limitations	<ul style="list-style-type: none"> ▪ Attached porches up to 200 square feet in size ▪ Spaces with a ceiling height of 6' or less measured to the exterior walls, such as in a second floor area under the slope of the roof ▪ Unheated storage space located under the main floor of a cottage ▪ Architectural projections, such as bay windows, fireplaces or utility closets not greater than 18" in depth and 6' in width ▪ Detached garages or carports

Parking	<ul style="list-style-type: none"> ▪ Shall be provided on the subject property ▪ Shall be screened from public streets and adjacent residential uses by landscaping or architectural screening ▪ Shall be located in clusters of not more than 6 adjoining spaces ▪ Shall not be located in the front yard setback, except on a corner lot where it shall not be located in the front yard between the entrance to any cottage and the front property line ▪ Shall not be located within 40' of a public street except in a single loaded configuration where the stalls lie parallel to the street ▪ May be located between or adjacent to structures if it is located toward the rear of the structure and is served by an alley or driveway ▪ All parking structures shall have a pitched roof design with a minimum slope of 4:12
Community Buildings	<ul style="list-style-type: none"> ▪ Shall be clearly incidental in use and size to the cottages ▪ Shall be commonly owned by the residents of the cottages
Accessory Dwelling Units	<ul style="list-style-type: none"> ▪ Shall not be allowed as part of a cottage development

Section 5. Sections 1 through 5 of this ordinance shall constitute Part I of this ordinance. Part I of this ordinance shall go into effect as an interim zoning ordinance on December 1, 2002 and then shall be effective for six months (until June 1, 2003) and thereafter may be renewed for one or more six month periods if a subsequent public hearing is held and findings of fact are made prior to each renewal

Part II

Section 6. The City shall use a competitive selection process to determine which proposals will be allowed to apply for a Process IIB permit as an innovative housing demonstration project. The City may approve up to five innovative housing demonstration projects, with no more than two projects demonstrating the same single housing type. Applications to be part of the innovative housing demonstration program must be submitted by November 15, 2002 on forms to be provided by the Planning Department. The Planning Commission will determine which proposals will be allowed to submit a Process IIB application under this ordinance using the following criteria:

a. Consistency with the intent of the innovative housing goals of providing housing choice (specifically demonstrating those housing styles identified in this ordinance), compatibility with surrounding development, and improving housing affordability.

b. Not more than two innovative housing proposals shall be allowed per City recognized neighborhood and proposals must be at least 1,500 feet from any other innovative housing proposals under this ordinance.

The decision of the Planning Commission in selecting proposals as innovative housing demonstration projects shall be the final decision of the City.

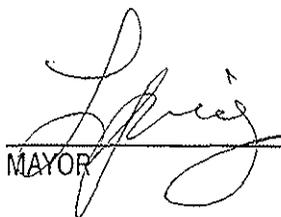
Section 7. Sections 6 and 7 of this ordinance shall constitute Part II of this ordinance. Part II of this ordinance shall go into effect on September 12, 2002. The text of Part I of this ordinance shall inform the process established by Part II even if Part I has not yet gone into effect as a City of Kirkland interim zoning ordinance.

Section 8. If any provision of this ordinance or its application to any person or circumstance is held invalid, the remainder of the ordinance, or the application of the provision to other persons or circumstances is not affected.

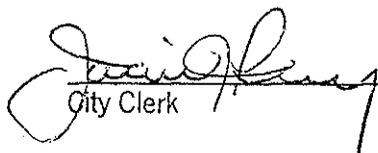
Section 9. This ordinance shall be in force and effect five days from and after its passage by the Kirkland City Council and publication, as required by law; provided that Part I of this ordinance shall go into effect as an interim zoning ordinance on December 1, 2002 as set forth in Section 5.

Passed by majority vote of the Kirkland City Council in open meeting this 3rd day of September, 2002.

Signed in authentication thereof this 3rd day of September, 2002.


MAYOR

Attest:


City Clerk

Approved as to Form:


City Attorney

Ord\interimhousing

ORDINANCE 3893

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO INNOVATIVE HOUSING DEMONSTRATION PROJECTS, AND EXTENDING AN INTERIM ZONING ORDINANCE TO REGULATE SUCH PROJECTS TO DECEMBER 1, 2003.

WHEREAS, the City has the authority to adopt an interim zoning ordinance pursuant to RCW 35A.63.220 and 36.70A.390; and

WHEREAS, the Kirkland City Council has determined that there is a need for an interim zoning ordinance to regulate innovative housing demonstration projects; and

WHEREAS, pursuant to RCW 35A.63.220 and 36.70A.390, a public hearing on the interim zoning ordinance herein established was held prior to the adoption of this ordinance; and

WHEREAS, the City Council desires to extend the interim zoning ordinance which was part of Ordinance 3856 passed on September 3, 2002;

NOW, THEREFORE, the City Council of the City of Kirkland do ordain as follows:

Section 1. Pursuant to Ordinance 3856, two proposals for innovative housing demonstration projects have been selected to be allowed to apply for Process IIB permits. The City Council finds that renewal or extension of an interim zoning ordinance until December 1, 2003 is necessary to regulate the two demonstration projects. Sections 2, 3, and 4 of this Ordinance shall serve as the interim zoning ordinance for the two projects.

Section 2. Process IIB permit.

a. The City shall use Process IIB as described in Chapter 152 of the Kirkland Zoning Code to review and decide on innovative housing demonstration projects, except that the notice of the application shall be given to property owners within 500 feet of any boundary of the subject property. In addition, a neighborhood meeting following guidelines established by the Planning Department and including attendance by City staff shall be required prior to application submittal.

b. In addition to complying with the approval criteria stated in Section 152.70.3 of the Kirkland Zoning Code, the applicant must demonstrate that:

i. The impacts of the proposed development will be no greater than the traditional development that could be constructed on the property with respect to total floor area of structures and structure sizes.

ii. The proposal is not larger in scale and is compatible with surrounding development with respect to size of units, building heights, roof forms, building setbacks from each other and property lines, number of parking spaces, parking location and screening, access, and lot coverage.

iii. The proposal provides elements that contribute to a sense of community within the development by including elements

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ATTACHMENT 4 b
S-IIB-03-60

such as front entry porches, common open space, and common buildings or common spaces within buildings.

iv. Any proposed modifications to requirements of the Kirkland Zoning Code or KMC Title 22 (subdivision ordinance), other than those specifically identified in Paragraph c. of this Section or in Sections 3 or Section 4 of this ordinance, are important to the success of the proposal as an innovative housing project.

c. In order to meet the goals of the innovative housing demonstration program, there will be flexibility with regard to some normally applicable regulations and requirements. Standards listed in this Paragraph c. as well as parameters identified in Sections 3 and 4 of this ordinance will apply to innovative housing demonstration projects and will prevail if they conflict with normal regulations. All other regulations and requirements of the City of Kirkland will continue to apply, except that applicants may propose additional modifications to the Kirkland Zoning Code or KMC Title 22 (subdivision ordinance), as provided for in Paragraph b. of this Section.

i. The minimum lot size, restriction of not more than one dwelling unit per lot, maximum Floor Area Ratio, and minimum number of required parking spaces found in Kirkland Zoning Code Section 15.10 and 17.10 shall be replaced by the standards identified in Sections 3 or 4 of this ordinance.

ii. The vehicular access standards of Kirkland Zoning Code Section 105.10 shall be determined based on the number of single-family units that the equivalent innovative housing units are replacing. The modification provisions of Kirkland Zoning Code Section 105.103 may be used to allow further flexibility to the vehicular access requirements for the proposed project.

iii. The density limitations identified in the Land Use Map of the Kirkland Comprehensive Plan shall be determined to have been met as long as the proposed project does not exceed the equivalent unit calculation identified in Sections 3 or 4 of this ordinance.

iv. Application fees for the Process IIB review of the proposed project shall be based on the number of single-family units that the equivalent innovative housing units are replacing.

v. Impact fees under Kirkland Municipal Code Chapters 27.04 and 27.06 for the proposed project shall be assessed at the rates for multifamily dwelling units, as identified in Appendix A of Kirkland Municipal Code Chapters 27.04 and 27.06.

d. The City's approval of an innovative housing project does not constitute approval of a subdivision, a short plat, or a binding site plan.

Section 3. This table sets forth parameters applicable to innovative housing project applications.

Parameters	
Housing Types	<ul style="list-style-type: none"> ▪ Cottages ▪ Compact Single-Family ▪ Duplexes or Triplexes designed to look like Single-Family as part of a development that includes at least one other housing type (the other housing type may be traditional single-family) ▪ Combinations of the above types

Unit Size Limits	<ul style="list-style-type: none"> ▪ Cottages = 1,000 square foot maximum gross floor area ▪ Compact Single-Family = 1,500 square foot maximum gross floor area ▪ Duplexes and Triplexes = 1,200 square foot maximum gross floor area per unit, total gross floor area for structure (including garages) not to exceed 40% of the minimum lot size in zone or actual lot size, whichever is less (e.g. 7,200 sq. ft. x 0.4 = 2,880 sq. ft. maximum in RS 7.2 zone) ▪ A covenant restricting any increases in unit size after initial construction shall be recorded against the property
Equivalent Units	<ul style="list-style-type: none"> ▪ Cottages = 2 per each single-family unit that could be built on the property ▪ Compact SF = 1.5 per each single-family unit that could be built on the property ▪ Duplexes and Triplexes = 2 or 3 units per each single-family unit, number of units in overall development not to exceed 1.5 times the number of single-family units that could be built on the property ▪ Rounding up to the next whole number of equivalent units is allowed when the conversion from typical single-family units to equivalent units results in a fraction of 0.5 or above ▪ Existing single-family homes may remain on the subject property and will be counted as units in the equivalent unit calculation based on their gross floor area
Locations	<ul style="list-style-type: none"> ▪ City-wide, but not within 1,500' of another innovative housing proposal under this Ordinance ▪ Not more than two innovative housing proposals per city recognized neighborhood under this Ordinance
Number of Developments	<ul style="list-style-type: none"> ▪ Up to five, with no more than two projects demonstrating the same single housing type
Public Notice	<ul style="list-style-type: none"> ▪ Neighborhood meeting, including City staff attendance, required prior to application for Process IIB review ▪ Normal publishing and posting after application received ▪ Mailing of notice to adjacent residents and property owners within 500 feet of the proposed development after application received
Access Requirements	<ul style="list-style-type: none"> ▪ Determine flexibility for road widths, public vs. private, and turn-around requirements with input from Public Works and Fire Departments

Development Size	<ul style="list-style-type: none"> ▪ Minimum of 4 units, maximum of 24 units ▪ Cottages may have a maximum of 12 units per cluster
Parking Requirements	<ul style="list-style-type: none"> ▪ 1 stall per unit for units under 700 square feet in size ▪ 1.5 stalls per unit for units 700 to 1,000 square feet in size ▪ 2 stalls per unit for units over 1,000 square feet in size
Ownership Structure	<ul style="list-style-type: none"> ▪ Subdivision ▪ Condominium ▪ Single owner for entire project (to allow rental)

Section 4. This table sets forth additional parameters that supplement the parameters in Section 3 and are applicable to any cottage proposed to be part of an innovative housing project.

Additional Parameters: Cottages	
Front Setbacks	<ul style="list-style-type: none"> ▪ 20' minimum
Other Setbacks	<ul style="list-style-type: none"> ▪ 5' minimum from all property lines other than front property lines ▪ The average setback of all structures along any property line other than a front property line shall be 10'
Distance Between Structures	<ul style="list-style-type: none"> ▪ 10' minimum
Lot Coverage (all impervious surfaces)	<ul style="list-style-type: none"> ▪ 50% maximum
Common Open Space	<ul style="list-style-type: none"> ▪ 400 square feet minimum per cottage ▪ Cottages shall abut at least two sides ▪ Shall abut at least 50% of the cottages in the development and those units must be oriented to and have their main entry from the common open space ▪ All cottages shall be within 60' walking distance of the common open space
Private Open Space	<ul style="list-style-type: none"> ▪ 300 square feet minimum per cottage ▪ Shall be adjacent to each cottage and be for the exclusive use of the residents of that cottage ▪ Shall be in one contiguous and useable piece with a minimum dimension of 10' on all sides ▪ Shall be oriented to the common open space as much as is feasible
Attached Covered Porches	<ul style="list-style-type: none"> ▪ 80 square feet minimum per cottage ▪ Shall have a minimum dimension of 8' on all sides
Height	<ul style="list-style-type: none"> ▪ 18' maximum for all structures except 25' maximum for cottages with a minimum roof slope of 6:12 for all parts of the roof above 18'

Floor Area Limitations	<ul style="list-style-type: none"> ▪ 1,000 square foot maximum gross floor area ▪ 800 square foot maximum main floor area ▪ A minimum of 40% and no more than 50% of the cottages in a cluster shall have a main floor of 700 square feet or less
Exceptions to Floor Area Limitations	<ul style="list-style-type: none"> ▪ Attached porches up to 200 square feet in size ▪ Spaces with a ceiling height of 6' or less measured to the exterior walls, such as in a second floor area under the slope of the roof ▪ Unheated storage space located under the main floor of a cottage ▪ Architectural projections, such as bay windows, fireplaces or utility closets not greater than 18" in depth and 6' in width ▪ Detached garages or carports
Parking	<ul style="list-style-type: none"> ▪ Shall be provided on the subject property ▪ Shall be screened from public streets and adjacent residential uses by landscaping or architectural screening ▪ Shall be located in clusters of not more than 6 adjoining spaces ▪ Shall not be located in the front yard setback, except on a corner lot where it shall not be located in the front yard between the entrance to any cottage and the front property line ▪ Shall not be located within 40' of a public street except in a single loaded configuration where the stalls lie parallel to the street ▪ May be located between or adjacent to structures if it is located toward the rear of the structure and is served by an alley or driveway ▪ All parking structures shall have a pitched roof design with a minimum slope of 4:12
Community Buildings	<ul style="list-style-type: none"> ▪ Shall be clearly incidental in use and size to the cottages ▪ Shall be commonly owned by the residents of the cottages
Accessory Dwelling Units	<ul style="list-style-type: none"> ▪ Shall not be allowed as part of a cottage development

Section 5. Sections 2, 3, and 4 of this ordinance shall go into effect on June 1, 2003 as an interim zoning ordinance and then shall be effective for six months (until December 1, 2003) and thereafter may be renewed for one or more six month periods if a subsequent public hearing is held and findings of fact are made prior to each renewal.

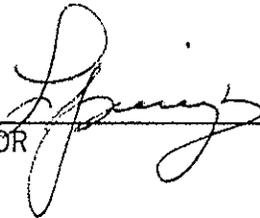
Section 6. If any provision of this ordinance or its application to any person or circumstance is held invalid, the remainder of the ordinance, or the application of the provision to other persons or circumstances is not affected.

Section 7. This ordinance shall be in force and effect five days from and after its passage by the Kirkland City Council and publication pursuant to Section 1.08.107, Kirkland Municipal Code in the summary form attached to

the original of this ordinance and by this reference approved by the City Council.

Passed by majority vote of the Kirkland City Council in open meeting this 20th day of May, 2003.

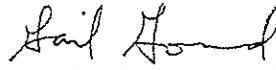
Signed in authentication thereof this 20th day of May, 2003.


MAYOR

Attest:


City Clerk

Approved as to Form:


City Attorney

Ord\inthouext1

PUBLICATION SUMMARY
OF ORDINANCE NO. 3893

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO INNOVATIVE HOUSING DEMONSTRATION PROJECTS, AND EXTENDING AN INTERIM ZONING ORDINANCE TO REGULATE SUCH PROJECTS TO DECEMBER 1, 2003.

SECTION 1. Provides for regulation of selected demonstration projects by interim zoning ordinance.

SECTIONS 2. - 4. Set forth content of interim zoning ordinance to regulate innovative housing demonstration projects.

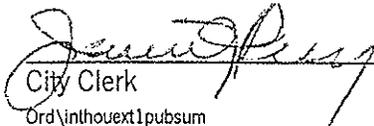
SECTION 5. Makes interim zoning ordinance effective for 6 months.

SECTION 6. Provides a severability clause for the ordinance.

SECTION 7. Authorizes publication of the ordinance by summary, which summary is approved by the City Council pursuant to Section 1.08.017 Kirkland Municipal Code and establishes the effective date as five days after publication of summary.

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 meeting on the 20th day of May, 2003.

I certify that the foregoing is a summary of Ordinance 3893 approved by the Kirkland City Council for summary publication.



City Clerk
Ord\inthouext1pubsum

Ref desk

ORDINANCE 3913

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO INNOVATIVE HOUSING DEMONSTRATION PROJECTS AND EXTENDING AN INTERIM ZONING ORDINANCE TO REGULATE SUCH PROJECTS TO JUNE 1, 2004.

WHEREAS, the Kirkland City Council has the authority to adopt an interim zoning ordinance pursuant to RCW 35A.63.220 and 36.70A.390; and

WHEREAS, the Kirkland City Council has determined that there is a need for an interim zoning ordinance to regulate innovative housing demonstration projects; and

WHEREAS, pursuant to RCW 35A.63.220 and 36.70A.390, a public hearing on the interim zoning ordinance herein extended was held prior to the adoption of this ordinance; and

WHEREAS, the City Council desires to extend Ordinance 3893 until June 1, 2004;

NOW, THEREFORE, the City Council of the City of Kirkland do ordain as follows:

Section 1. The City Council finds that renewal or extension of Ordinance 3893 until June 1, 2004 is necessary to regulate the two proposals for innovative housing demonstration projects.

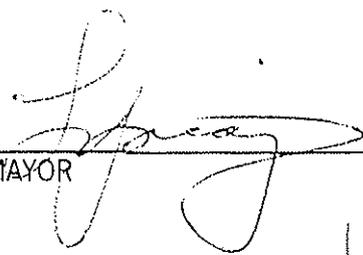
Section 2. Ordinance 3893, and each Section of it, shall be effective until June 1, 2004 and thereafter may be renewed for one or more six month periods if a subsequent public hearing is held and findings of fact are made prior to each renewal.

Section 3. If any provision of this ordinance or its application to any person or circumstance is held invalid, the remainder of the ordinance, or the application of the provision to other persons or circumstances is not affected.

Section 4. This ordinance shall be in force and effect five days from and after its passage by the Kirkland City Council and publication, as required by law.

Passed by majority vote of the Kirkland City Council in open meeting this 18th day of November, 2003.

Signed in authentication thereof this 18th day of November, 2003.


MAYOR

073

ATTACHMENT 4C
S-ITB-03-60

Subj: **file number s-11b-03-60**
Date: 8/16/03 10:09:12 PM Pacific Daylight Time
From: christine.anderson19@verizon.net
To: ronwhanson@aol.com
Sent from the Internet (Details)

To Whom It May Concern

My family and I live at 9541 130th ave ne in Kirkland across from the proposed site for the Stacey Project #S-11B-03-60. This is a quiet neighborhood residence with affordable housing. The traffic here is minimal and the children who go to the neighboring school, Mark Twain Elementary, can walk to their school safely.

On several occassion in the last year we have witnessed a family of deer emerging from and disappearing into the proposed construction site. This family of deer consist of a 4 point buck and at least three does. Large predatory birds such as hawks and eagles appear to frequent this site. I believe a great deal of consideration should be given to the environmental impact this construction site will have on the wildlife that live there now. Where can these beautiful animals go if you develop their last bit of sanctuary?

Sincerely,

Christine Anderson
Emily Anderson
Marvin Brown

075

ATTACHMENT 5a
S-11B-03-60

RECEIVED

AUG 18 2003

12647 NE 87 Street
Kirkland, WA 98033

PLANNING DEPARTMENT
BY _____

August 17, 2003

Ron Hanson
Planning Department, City of Kirkland
123 5th Avenue
Kirkland, WA 98033

Re: Innovative Housing Demonstration File Number S-IIB-03-60

I attended presentations of innovative housing in the Kirkland City Council chambers some time ago and then more recently we discussed this concept again when working on the updating of the North Rose Hill Neighborhood Plan. This was prior to the City Council's adoption of Ordinance 3856. There was a brief presentation of the Camwest proposal at a North Rose Hill Neighborhood Association meeting. There was also a meeting at Mark Twain School for neighbors in the immediate vicinity of the proposed project which I attended.

Over the years I have also been concerned about a couple of PUD's in our neighborhood and worked with developers as a member of the NRHNA. I am not an expert on the rules and regulations of these developments but I do have some comments to make.

I think that the Camwest proposal resembles the local PUD's more than the innovative housing models we were shown in the presentations. Camwest has compact single family homes on small lots but each home has a driveway and garage for one car (the Ordinance calls for 2 parking stalls for units over 1,000 sq. ft.) and the neighbors were concerned about parking and traffic in an already congested area. The school buses use 130 NE which adds to what is perceived as a current problem. I also think that the impervious surfaces created by 15 driveways and common lanes within the development will add to water run-off with no-where to go but into surface pools (for breeding mosquitoes?). In the innovative models that we were shown in the presentations, the houses had a common parking area not connected to each home. Also, these demonstration compact houses will sell for approximately the same amount as a regularly developed project.

I think someone will have to put up some comparisons to differentiate this "innovative housing" from existing PUD's so that any objective decision might be made as to whether this type of housing is desirable. Right now it appears to me to be another way to get as many houses as possible on as little land as possible which would seem to benefit the developer mainly: if he can sell 15 houses at the same prices he can sell 10 houses on the same area of land, he should make a greater profit. What is the advantage to the neighborhood?

I have to admit that I am in favor of the innovative housing concepts that were presented over the past months. I live very happily in what might be called an innovative house but it is an Auxiliary Dwelling Unit. I would hope that many different styles are assessed before final decisions are made but of course, once the demonstration housing is built, it will be there whether it is good or bad.

Sincerely,

Betty Lou Crampton

077

ATTACHMENT 56

S-IIB-03-60

PAGES 79 THROUGH 150 OF THE STAFF ADVISORY REPORT (EXHIBIT A TO THE HEARING EXAMINER RECOMMENDATION) ARE LOCATED IN THE OFFICIAL FILE IN THE PLANNING DEPARTMENT. A COPY OF THESE PAGES CAN ALSO BE REVIEWED IN THE COUNCIL STUDY. THESE PAGES INCLUDE ATTACHMENTS 6 (ENVIRONMENTAL DOCUMENTS) AND 7 (TRANSPORTATION ANALYSIS / CONCURRENCY MEMO) TO THE STAFF ADVISORY REPORT.

