



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

MEMORANDUM

To: Houghton Community Council

From: Nancy Cox, AICP, Development Review Manager
Tony Leavitt, Associate Planner

Date: April 20, 2009

Subject: Northwest University Change of Use Permit, ZON08-00020

RECOMMENDATION

The Houghton Community Council should take final action on Resolution 4756 (see Enclosure 1). On April 7, 2009 the City Council adopted Resolution R-4756 approving the Northwest University Change of Use zoning permit application (ZON08-00020) as recommended by the Kirkland Hearing Examiner. The Houghton Community Council can proceed under one of the following options:

1. Approve the application. A majority of the entire membership of the Houghton Community Council could vote by resolution to approve the project as granted by the City Council.
2. Disapprove the application. A majority of the entire membership of the Community Council could vote by resolution to disapprove the application.
3. Take No Action. Resolution 4756 goes into effect if no action is taken by the Houghton Community Council within 60 calendar days of the City Council adoption date of Resolution 4756.

A resolution to approve the project as granted by the City Council is enclosed.

BACKGROUND DISCUSSION

Proposal

Change of Use Zoning Permit, per KZC Section 60.12.010, to allow Northwest University to occupy the former Seattle Seahawks Facility for administrative and faculty offices, meeting rooms, and storage (see Enclosure 2). No additions to the existing facility are being proposed. The former practice fields, including the pneumatic seasonal cover ("the bubble"), will be used exclusively by Northwest University athletic practices and intramural activities.

Public Hearing

The Hearing Examiner and Houghton Community Council held an open record public hearing on February 23, 2009. City Staff and Dan Neary, Northwest University Executive Vice President, testified and answered questions from the Hearing Examiner and the Houghton Community Council during the hearing (see Enclosure 3).

After the conclusion of the public hearing, the Houghton Community Council deliberated and drafted a recommendation of approval with conditions per Staff's recommendation (see Enclosure 2, Exhibit B). On February 25, 2009, the Hearing Examiner recommended approval of the application with conditions per Staff's recommendation (see Enclosure 2).

City Council Action

On April 7th, 2009 the City Council adopted Resolution 4756 approving the application per the Hearing Examiner's Recommendation.

ENCLOSURES

1. Resolution 4756
2. Hearing Examiner Recommendation and Exhibits
3. February 23rd Hearing Examiner/ HCC Joint Public Hearing Minutes

RESOLUTION R-4756

A RESOLUTION OF THE CITY OF KIRKLAND APPROVING THE ISSUANCE OF A PROCESS IIB PERMIT AS APPLIED FOR IN DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT FILE NO. ZON08-00020 BY STEVE SANKEY OF NORTHWEST UNIVERSITY BEING WITHIN A PLANNED AREA 1 ZONE, AND SETTING FORTH CONDITIONS TO WHICH SUCH PROCESS IIB PERMIT SHALL BE SUBJECT.

WHEREAS, the Department of Planning and Community Development has received an application for a Process IIB permit, filed by Steve Sankey of Northwest University, representing the owner of the property described in said application and located within Planned Area (PLA) 1 zone; and

WHEREAS, pursuant to the City of Kirkland's Concurrency Management System, Kirkland Municipal Code Title 25, a concurrency application has been submitted to the City of Kirkland, reviewed by the responsible Public Works official, the concurrency test passed, and a concurrency test notice issued; and

WHEREAS, pursuant to the State Environmental Policy Act, RCW 43.21C, and the Administrative Guidelines and local ordinance adopted to implement it, an environmental checklist has been submitted to the City of Kirkland, reviewed by the responsible official of the City of Kirkland, and a negative determination reached; and

WHEREAS, said environmental checklist and determination have been available and accompanied the application through the entire review process; and

WHEREAS, the application has been submitted to the Hearing Examiner who held a hearing thereon at her special meeting of February 23, 2009; and

WHEREAS, after the public hearing and consideration of the recommendations of the Department of Planning and Community Development, the Hearing Examiner adopted Findings, Conclusions, and Recommendation and recommended approval of the Process IIB permit subject to the specific conditions set forth in said recommendation; and

WHEREAS, the City Council, in regular meeting, considered the environmental documents received from the responsible official, together with the recommendation of the Hearing Examiner;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Kirkland as follows:

Section 1. The findings, conclusions, and recommendation of the Hearing Examiner as signed by the Hearing Examiner and filed in the Department of Planning and Community Development File No. ZON08-00020 are adopted by the Kirkland City Council as though fully set forth herein.

Section 2. The Process IIB permit shall be issued to the applicant subject to the conditions set forth in the recommendations hereinabove adopted by the City Council.

Section 3. Nothing in this resolution shall be construed as excusing the applicant from compliance with any federal, state, or local statutes, ordinance, or regulations applicable to this project, other than expressly set forth herein.

Section 4. Failure on the part of the holder of the permit to initially meet or maintain strict compliance with the standards and conditions to which the Process IIB permit is subject shall be grounds for revocation in accordance with Ordinance 3719, as amended, the Kirkland Zoning Ordinance.

Section 5. Notwithstanding any recommendation heretofore given by the Houghton Community Council, the subject matter of this resolution and the permit herein granted are, pursuant to Ordinance 2001, subject to the disapproval jurisdiction of the Houghton Community Council or the failure of said Community Council to disapprove this resolution within sixty days of the date of the passage of this resolution.

Section 6. A complete copy of this resolution, including Findings, Conclusions and Recommendation adopted by reference, shall be certified by the City Clerk who shall then forward the certified copy to the King County Department of Assessments.

Section 7. A copy of this resolution, together with the findings, conclusions, and recommendation herein adopted shall be attached to and become a part of the Process IIB permit or evidence thereof delivered to the permittee.

PASSED by majority vote in open meeting of the Kirkland City Council on the 7th day of April, 2009.

SIGNED IN AUTHENTICATION thereof this 7th day of April, 2009.



Mayor

Attest:



City Clerk

**CITY OF KIRKLAND HEARING EXAMINER
FINDINGS, CONCLUSIONS AND RECOMMENDATIONS**

I. INTRODUCTION

APPLICANT: Steve Sankey of Northwest University

FILE NO: ZON08-00020

APPLICATION:

1. Applicant: Steve Sankey of Northwest University
2. Site Location: 11220 NE 53rd Street (see Attachment 1 to Department Report)
3. Request: Change of Use Zoning Permit, per KZC Section 60.12.010, to allow Northwest University to occupy the former Seattle Seahawks Facility for administrative and faculty offices, meeting rooms, and storage (see Attachment 2 and 3). No additions to the existing facility are being proposed. The former practice fields will be used exclusively by Northwest University athletic practices and intramural activities
4. Review Process: Process IIB, Houghton Community Council and Hearing Examiner conduct a public hearing and make recommendations; City Council makes final decision. The Houghton Community Council has disapproval jurisdiction over the land use proposal.
5. Summary of Key Issues and Conclusions:
 - Compliance with Zoning Permit Approval Criteria (see Section II.F)
 - Compliance with Applicable Development Regulations (see Section II.G)

SUMMARY OF RECOMMENDATIONS:

Department of Planning and Community Development: Approve with conditions

Houghton Community Council: Approve with conditions

Hearing Examiner: Approve with conditions

PUBLIC HEARING:

The Hearing Examiner and the Houghton Community Council held a joint public hearing on this application at 6:30 p.m. on February 23, 2009, in City Hall Council Chamber, 123 Fifth Avenue, Kirkland, WA. The

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Examiner visited the site on February 23, 2009. The record was held open to receive the Community Council's written recommendation on the application, which was submitted on February 24, 2009. A verbatim recording of the hearing is available in the City Clerk's office. The minutes of the hearing and exhibits will be available for public inspection in the Department of Planning and Community Development.

The following persons spoke at the public hearing:

From the City: Tony Leavitt, Associate Planner

From the Applicant: Dan Neary, Northwest University

No one from the general public offered comments at the hearing.

II. FINDINGS OF FACT AND CONCLUSIONS

For purposes of this recommendation, all section numbers refer to the Kirkland Zoning Code (KZC or Code) unless otherwise indicated. After considering the evidence in the record and the recommendation of the Houghton Community Council, and inspecting the site, the Examiner enters the following Findings of Fact and Conclusions. All references to Attachments below refer to Attachments to the Department Advisory Report.

SITE DESCRIPTION

1. Site Development and Zoning:

a. Facts:

(1) Size: 10.26 acres

(2) Land Use:

(a) Current Land Use: Former Seahawks Practice Facility which was classified as a "Professional Football, Baseball, or Soccer Practice or Play Facility". The site currently contains a 45,786 square foot building, 2,300 square foot garage structure, 2 grass practice fields, 1 Astroturf practice field with pneumatic seasonal cover ("the bubble"), and 139 parking stalls.

(b) Proposed Land Use: Private College and Related Facilities. Special Regulation 3.d.4 states that a Process IIB zoning permit review process is required for a change in all or any part of the Seahawks facility to a use

other than a professional football team office and practice facility

- (3) Zoning: Planned Area (PLA) 1
- (4) Terrain: A majority of the site is relatively flat. The southeast corner of the site is slopes upwards to the upper parking lot and the upper entrance to the building.
- (5) Vegetation: The site is well landscaped with significant landscape buffers on the north and south property lines.

b. Conclusions:

- (1) Size, terrain, and vegetation are not relevant factors in the review of this application.
- (2) Land use and zoning are relevant factors in the review of this application, due to the fact that the PLA 1 Use Zone Chart states that a Process IIB zoning permit review process is required for a change in all or any part of the Seahawks facility to a use other than a professional football team office and practice facility

2. Neighboring Development and Zoning:

a. Facts: The neighboring properties are zoned as follows and contain the following uses:

North: Zoned RS 8.5, Developed with single-family residences

West: Zoned PLA 1, Northwest University Campus, Developed with multi-family residences

South: Zoned RS 8.5, Developed with single-family residences

East: Zoned PLA 1, Northwest University Campus, Campus Buildings and Parking

b. Conclusion: The neighboring development and zoning are factors in the review of the application.

HISTORY

1. Facts:
 - a. In 1985, the City Council and Houghton Community Council approved the zoning permit to amend the Northwest College Master plan to allow the Seattle Seahawks Professional Football Team to locate on the subject property.
 - b. In 1999, as part of a Master Plan Amendment, the PLA 1 Use Zone Chart was amended to require a Process IIB zoning permit review process for a change in all or any part of the Seahawks facility to a use other than a professional football team office and practice facility (see Attachment 5).
 - c. The Seahawks have terminated their lease with the University and have vacated the facility. The University now proposes to utilize the existing facility as described in Attachment 2 to the staff Advisory Report.
2. Conclusion: Previously approved zoning permits and amendments are relevant factors in the review of the application.

PUBLIC COMMENT

The initial public comment period ran from November 26, 2008 to December 26, 2008. The Planning Department received no comments during this initial comment period. No written or oral public comments were submitted to the Hearing Examiner prior to or during the public hearing.

STATE ENVIRONMENTAL POLICY ACT (SEPA)

1. Facts: A Determination of Nonsignificance (DNS) was issued on January 16, 2008. The Environmental Checklist, Determination, and additional environmental information are included as Attachment 6.
2. Conclusion: The applicant and the City have satisfied the requirements of SEPA.

CONCURRENCY

1. Facts: The Public Works Department has reviewed the application for concurrency. A concurrency test was passed for traffic on November 12, 2008 (see Attachment 6, Enclosure 5).
2. Conclusion: The project has complied with Traffic Concurrency requirements.

APPROVAL CRITERIA

1. GENERAL ZONING CODE CRITERIA
 - a. Fact: Zoning Code section 152.70.3 states that a Process IIB application may be approved if:
 - It is consistent with all applicable development regulations and, to the extent there is no applicable development regulation, the Comprehensive Plan; and
 - It is consistent with the public health, safety, and welfare.
 - b. Conclusion: The proposal complies with the criteria in section 152.70.3. It is consistent with all applicable development regulations (see Sections II.G) and the Comprehensive Plan (see Section II.H). In addition, it is consistent with the public health, safety, and welfare because it will allow Northwest University to occupy and use the former Seahawks Facilities while minimizing impacts on neighboring properties.

DEVELOPMENT REGULATIONS

1. REQUIRED PARKING SPACES
 - a. Facts:
 - (1) The applicant is proposing no changes to the existing parking areas on the subject property.
 - (2) The onsite parking was included in the campus wide parking stall maximum established as part of the 1999 Master Plan approval.
 - (3) The site contains a total of 139 parking stalls. 97 stalls are in the lower lot accessed from the Butterfield Chapel parking area immediately to the

South of the subject property and 42 stalls are in the upper lot accessed directly off of NE 53rd street

- (4) As part of the 2002 Northwest College Master Plan Amendment, a campus wide parking ratio of 1.78 stalls per 1,000 gross square feet was approved.
- (5) The parking ratio for the proposed use of the former Seahawks Facility by the applicant will be 3.08 stalls per 1,000 gross square feet.

b. Conclusions:

- (1) The parking stalls on the subject property will not increase the total number of stalls campus wide.
- (2) The proposed use will comply with the approved campus wide parking ratio.

2. REQUIRED LANDSCAPE BUFFERS

a. Facts:

- (1) The PLA 1 Use Zone Chart requires that a “Professional Football Facility” install perimeter buffering per the approved Master Plan.
- (2) The Northwest College Master Plan requires that a 30 foot wide landscape buffer be provided around the campus perimeter. The buffer shall be planted pursuant to KZC Section 95.25.2 (see Attachment 7).
- (3) The applicant submitted an existing landscape plan that shows the location of existing trees on subject property (see Attachment 8).
- (4) KZC Section 95.50.2 requires that all onsite landscaping be maintained throughout the life of the development.

b. Conclusions:

- (1) The existing landscape buffer complies with requirements of the Northwest College Master Plan as outlined in KZC Section 60.12.010.
- (2) To ensure continual maintenance of this buffer, prior to occupancy of the building the applicant should submit an agreement to maintain and replace all landscaping that is required by the City (see Attachment 9).

3. USE OF THE “BUBBLE”

a. Facts:

- (1) As part of the 1985 Master Plan for the Seahawks Facility, the use of a pneumatic cover, “the bubble”, for practices only was permitted each season from October 15th through January 31st. The Seahawks requested occasional exceptions to this time frame, which the Planning Director reviewed after getting letters of support from neighboring property owners. A copy the Planning Director approval was sent to the Houghton Community Council for their information. Additionally, Northwest College was permitted to use “the bubble” for athletic practices.
- (2) The applicant states in their application that “whether the university will keep and maintain the “the bubble” has yet to be determined”. However, the applicant would like the ability to continue use of the bubble during the same period of dates as the Seahawks and the ability to request exceptions in the same way. The bubble use would be exclusively for Northwest University athletic practices and intramural activities.

- b. Conclusion: The use of the pneumatic cover, “the bubble”, by Northwest University for athletic practices and intramural activities should be allowed from October 15 through January 31st. Any request for use of the bubble outside of this time period should be administratively reviewed by the Planning Director and include letters of support from neighboring property owners. A copy of the approval should be sent to the Houghton Community Council.

4. TRAFFIC IMPACTS

a. Facts:

- (1) Public Works Department Staff determined that the proposed use will have less PM peak hours traffic than the former Seahawks use (see Attachment 6, Enclosure 5).
- (2) As part of the Northwest College (University) Master Plan Approval, the following SEPA Mitigation Measure was incorporated:

A traffic signal along 108th Avenue NE (at one of three predetermined locations) shall be installed

when both of the following occur:

- Any one of the traffic signal warrants 1, 2, 9, or 11 at the intersection of 108th Avenue NE and NE 53rd Street is met.
 - The College generates 315 new trips per day through the intersection of NE 53rd Street and 108th Avenue NE. These numbers shall be total cumulative additional trips above the 1995 level of 1,946 trips on NE 53rd Street.
- (3) Public Works Department Staff reviewed the Signal Warrant Analysis prepared by William Popp Associates and concluded that the project does not meet the traffic signal installation requirements (see Attachment 6, Enclosure 7).
- b. Conclusion: The proposed use complies with applicable traffic impact requirements.

COMPREHENSIVE PLAN

1. Fact: The subject property is located within the Central Houghton neighborhood. The Central Houghton Neighborhood Land Use Map designates the subject property as an institutional use (see Attachment 10).
2. Conclusion: The proposal is consistent with the institutional use designation within the Comprehensive Plan

DEVELOPMENT STANDARDS

1. Fact: Additional comments and requirements placed on the project are found on the Development Standards, Attachment 4.
2. Conclusion: The applicant should follow the requirements set forth in Attachment 4.

III. RECOMMENDATIONS

Based on the Findings of Fact and Conclusions, the Hearing Examiner recommends that the City Council **APPROVE** of this application, subject to the following conditions (referenced attachments are found in the Department Advisory Report):

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 4, 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 4, the condition of approval shall be followed.

2. Prior to occupancy of the building, the applicant shall submit an agreement to maintain and replace all landscaping that is required by the City (see "Required Landscape Buffers" above).
3. The use of the pneumatic cover, "the bubble", by Northwest University for athletic practices and intramural activities shall be allowed from October 15 through January 31st. Any request for use of the bubble outside of this time period shall be administratively reviewed by the Planning Director and include letters of support from neighboring property owners. A copy of the approval should be sent to the Houghton Community Council (see "Use of the 'Bubble'" above).

Entered this 25th day of February, 2009.

Anne Watanabe
Hearing Examiner

SUBSEQUENT MODIFICATIONS

Modifications to the approval may be requested and reviewed pursuant to the applicable modification procedures and criteria in effect at the time of the requested modification.

CHALLENGES AND JUDICIAL REVIEW

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

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. A party who signed a petition may not challenge unless such party also submitted independent written comments or information. 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

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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.

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.

LAPSE OF APPROVAL

Under Section 152.115 of the Zoning Code, the applicant must begin use of land 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.

EXHIBITS

The following exhibits are entered into the record for this application:

Exhibit A: Department Advisory Report with Attachments

Exhibit B: Houghton Community Council Recommendation, 2/24/09

PARTIES OF RECORD

Applicant: Steve Sankey, Director of Campus Planning & Construction,
Northwest University, 5520 108th Avenue NE, Kirkland, WA 98033

Agent: Eric Drivdahl, Gelotte Hommas, 3025 112th Avenue NE, Suite 110,
Bellevue, WA 98004

Dan Neary, Northwest University, 5520 108th Avenue NE, Kirkland, WA 98033
Department of Planning and Community Development
Department of Public Works
Department of Building and Fire Services

Exhibit A (Staff Report and Attachments) of the Hearing Examiner Recommendation has not been included due to its size and the fact that it was presented at the February 23rd Joint Hearing.

An electronic version of the Staff Report and Attachments can be found here:

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



Houghton Community Council

CITY OF KIRKLAND

123 Fifth Avenue, Kirkland, WA 98033 425.587-3225
www.ci.kirkland.wa.us

MEMORANDUM

To: Anne Watanabe, Hearing Examiner

From: _____
Bill Goggins, Vice-Chair, Houghton Community Council

Date: February 23, 2009

Subject: NORTHWEST UNIVERSITY CHANGE OF USE PERMIT, ZON08-00020
RECOMMENDATION OF HOUGHTON COMMUNITY COUNCIL

Recommendation to the Hearing Examiner:

After consideration of the testimony and record presented at the public hearing on File ZON08-00020 held on February 23, 2009, the Houghton Community Council (HCC) concurs with the staff analysis and recommendation of approval.

Motion – To approve this recommendation regarding the Northwest University Change of Use as written. (5 yes, 0 no).



**KIRKLAND HOUGHTON COMMUNITY COUNCIL & HEARING
EXAMINER MEETING
February 23, 2009**

1. CALL TO ORDER/ROLL CALL (6:30 PM)

Members Present: Bill Goggins~Vice-Chair, Lora Hein, John Kappler, Betsy Pringle, Elsie Weber, and Anne Watanabe ~ Hearing Examiner.

Members Absent: Kathleen McMonigal, and Rick Whitney~Chair.

Staff Present: Nancy Cox, Tony Leavitt, and Susan Hayden~Recording Secretary.

2. ANNOUNCEMENT OF AGENDA (6:31 PM)

Anne Watanabe, Hearing Examiner, opened the hearing and explained the agenda at this time.

John Kappler stated that an acquaintance was in the audience tonight. No audience members stated that it would be inappropriate for any of the Councilmembers to participate in the hearing.

The Hearing Examiner swore in audience members and staff at this time.

3. PUBLIC HEARING (6:37 PM)

A. Northwest University Change of use Permit File NUMBER ZON08-00020

Tony Leavitt, Associate Planner, presented at this time.

His presentation included the proposal, review requirements, code requirements, staff recommendations.

Mr. Leavitt responded to the Council's question regarding public comment and noticing.

The Hearing Examiner asked the Council to hold remaining questions for Mr. Leavitt until after all testimony.

Dan Neary, Executive Vice President, NW University, 5520 108th Avenue NE, Kirkland came forward to present at this time.

Mr. Neary briefly reviewed the proposed uses of this property, stating that the current application underutilizes property. He reviewed the goals for the buildings, parking lots and fields. Further uses of the property will not be ready for an application until the university has worked with neighbors including City of Kirkland. However, he views tonight's application as a small step that will lead to more extensive uses of the property.

Mr. Neary responded to the Council's questions regarding public comment and any interaction that has taken place with neighbors regarding uses of the property.

Mr. Neary responded to the Council's questions regarding renting the field out for other sports activities in the future.

Mr. Leavitt responded to the Council's questions regarding holding events on the campus.

Mr. Neary responded to question regarding parking access for the 6710 108th Avenue building.

Mr. Neary responded to the Council's questions regarding access points for parking on the west end of property.

Mr. Leavitt responded to the Hearing Examiner's questions regarding the administrative process for gathering support from the neighbors for a bubble date exception.

Mr. Neary responded to the Hearing Examiner and Council's questions regarding future plans for the property and extensive use of the bubble on the weekends.

There were no further questions. There was no further testimony on the application.

The Hearing Examiner closed the hearing at this time.

The Hearing Examiner stated that she will provide a written recommendation within eight (8) calendar days of tonight's hearing. She also stated that she requires input from the HCC before the end of the eight (8) calendar days.

Motion to prepare a letter for the Hearing Examiner that states the HCC concurs with staff's recommendations as stated in the staff report.

Moved by John Kappler, seconded by Lora Hein

Vote: Motion carried 5-0

Yes: Bill Goggins~Vice-Chair, Lora Hein, John Kappler, Betsy Pringle, and Elsie Weber.

4. **ADJOURNMENT (7:02 PM)**

Planning Staff
Department of Planning and Community Development

RESOLUTION 2009-5

A RESOLUTION OF THE HOUGHTON COMMUNITY COUNCIL APPROVING RESOLUTION R-4756 ADOPTED BY THE KIRKLAND CITY COUNCIL ON APRIL 7, 2009, RELATING TO LAND USE; APPROVING A ZONING PERMIT AS APPLIED FOR BY STEVE SANKEY OF NORTHWEST UNIVERSITY IN DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT FILE NO. ZON08-00020 AND SETTING FORTH CONDITIONS OF THE APPROVAL.

WHEREAS, the Houghton Community Council has received Kirkland City Council Resolution R-4756, approving a zoning permit filed by Steve Sankey of Northwest University as Department of Planning and Community Development File No. ZON08-00020 for the Northwest University Change of Use; and

WHEREAS, the subject matter of Resolution R-4756, pursuant to Ordinance 2001, is subject to the disapproval jurisdiction of the Houghton Community Council and shall become effective within the Houghton Community Municipal Corporation only upon approval by the Houghton Community Council or the failure of said Community Council to disapprove Resolution R-4756 within 60 days of the date of passage; and

WHEREAS, the subject matter of Resolution R-4756 was reviewed and discussed by the Houghton Community Council at meetings held on April 27, 2009, and at said meetings the Houghton Community Council provided recommendations on said subject matter; and

WHEREAS, the subject matter of Resolution R-4756 will serve the interests and promote the health, safety, and welfare of the Houghton Community Municipal Corporation;

NOW, THEREFORE, be it resolved that Resolution R-4756 is hereby approved and effective within the Houghton Community Municipal Corporation.

PASSED by majority vote of the Houghton Community Council in regular, open meeting this _____ day of _____, 2009.

SIGNED IN AUTHENTICATION thereof this _____ day of _____, 2009.

Chair, Houghton Community Council

City Clerk