



**CITY OF KIRKLAND**  
**Planning and Community Development Department**  
**123 Fifth Avenue, Kirkland, WA 98033 425.587.3225**  
**www.kirklandwa.gov**

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## **CITY OF KIRKLAND NOTICE OF JOINT HEARING**

**REQUEST:** 2012 Miscellaneous Zoning Code amendments and Kirkland Municipal Code amendments pursuant to KZC 135 and 160 and KMC 22.04.050. No policy amendments promote clarity, eliminate redundancy, or correct inconsistencies. Minor policy amendments change existing regulations, but are not considered significant policy issues. Moderate policy amendments are considered more substantive changes to existing regulations. The following Zoning or Municipal Code sections are proposed to be amended, removed, or created:

Kirkland Zoning Code "No Policy" Changes:

Chapter 18- Single Family Residential (RSA) Zones: Section 18.10.010 Special Regulation 2 Minimum Lot Size per Dwelling Unit

Chapter 95- Trees and Landscaping: Section 95.23.5.e.1 Tree Removal Allowances

Chapter 55- Totem Lake 9B (TL9B) Zone: Section 55.64.020 Detached, Attached, Stacked Dwelling Units Special Regulation Minimum Density

Chapter 105- Parking Areas, Vehicle and Pedestrian Access, and Related Improvements: Section 105.103.3.3.c Parking Modification

Chapter 115- Animals in Residential Zones: Reformat

Chapter 145- Process I: Section 145.22.2.a Notice of Application and Comment Period

Chapter 152- Process III: Section 152.10: Proposals Requiring Approval through Process III

Kirkland Zoning Code "Minor Policy" changes:

Chapter 30- Waterfront Districts (WD I, II, & III) Zones: Sections 30.10, 20, & 30 General Regulation Rear Yard Setbacks

Chapter 115- Required Yards: Section 115.115.3.o Second Story Detached Garages in Low Density Residential Zones

Chapter 115- Vehicles, Boats & Trailers Size in Residential Zones Limited: Section 115.150.2. Exception

Chapters 15, 17, and 18- Single Family Residential (RS, RSX, & RSA) Zones: Sections 15.10.010, 17.10.010, and 18.10.010 Special Regulation Flexible Front Yard & Definition Section 5.10.326.5 Front Facade

Kirkland Zoning Code "Moderate Policy" changes:

Chapter 90- Drainage Basins: Section 90.127 Heron Habitat Protection Areas and Chapter 180- Plates: Plate 39 Heron Habitat Protection Area

Chapter 115- Miscellaneous Regulations: Accessory Dwelling Units Section 115.07.8 Small Lot Single-Family and Historic Preservation Subdivisions

Chapter 115- Floor Area Ratio: Section 115.42 Exemptions

Chapter 60 - PLA 16 Zone: Sections 60.180.3 General Regulation; 60.182.010. Special Regulations Equestrian, and Chapter 115- Miscellaneous Regulations Animals in Residential Zones, Large Domestic Animals: Section 115.20.5.e Horses

Chapter 115- Miscellaneous Regulations Animals in Residential Zones, Small Domestic Animals: Section 115.20.5.c Chickens

Chapter 115- Hazardous Liquid Pipelines: Section 115.52 and Chapter 55- Totem Lake (TL 7) Zone: Section 55.49.5 General Regulation Hazardous Liquid Pipelines

Chapter 162- Nonconformance: Section 162.60 Special Provisions for continued Uses- Density:

Chapter 117- Personal Wireless Service Facilities: Sections 117.15 Definitions; 117.20 Applicability; 117.80 Departures from Chapter Provisions; 117.105 Complete Compliance Required.  
Various Chapters - Extension of Land Use Permit Approvals: Sections 90.140, 113.45, 117.100, 125.80, 142.55, 145.115, 150.135, 152.115, KMC 22.16.010, 22.16.130, 22.20.370  
Various Chapters- Electronic Readerboards at Junior High/Middle Schools & High Schools: Sections 15.10.030, 17.10.030, 18.10.030 and 56.20.120  
Various Chapters- Entertainment, Cultural and Recreation Uses: Definitions Sections 5.10.140, .153; .042, .279; Chapters 40, 45, 50, 52, 55, and 60.  
Chapter ? New Single Room Occupancy regulations

Kirkland Municipal Code "No Policy" Changes:

Title 1- General Provisions: Chapter 1.12.050. (d). (6) Code Enforcement Hearing Before the Hearing Examiner

Kirkland Municipal Code "Moderate Policy" Changes

Title 2- Chapter 22.28.042: Subdivisions Lots-Small Lot Single Family

Title 2- Chapter 22.28.048- Subdivisions Lots-Historic Preservation

Title 8- Chapter 8.08: Fowl

The proposal affects property city-wide.

**APPLICANT:** City of Kirkland

**PUBLIC HEARING:** A joint public meeting will be held by the PLANNING COMMISSION and HOUGHTON COMMUNITY COUNCIL on June 14, 2012 at 7:00 p.m., or as soon thereafter as possible in the Council Chamber at 123 5th Avenue.

The Houghton Community Council's public meeting is to allow the Community Council to make recommendations to the Planning Commission and City Council. The Planning Commission's hearing is the official hearing of the City. The Planning Commission will prepare a recommendation to the City Council for their final decision at a public meeting. The date of the City Council meeting is tentatively set for July 17, but is subject to change.

**PUBLIC COMMENT:** During the meeting, anyone may speak or submit written comments. Before the meeting, written comments may be submitted to the Houghton Community Council and/or the Planning Commission in care of Joan Lieberman-Brill of the Planning Department. Please refer to Permit No. ZON12-00002 and include your name, mailing address and email address.

**FOR MORE INFORMATION:** You may view the official file (Permit No.ZON12-00002), available at the Planning Department or contact project planner, Joan Lieberman-Brill at (425) 587-3254. More information is also available at

[http://www.kirklandwa.gov/depart/Planning/Code\\_Updates/Miscellaneous\\_Code\\_Amendments\\_2012.htm](http://www.kirklandwa.gov/depart/Planning/Code_Updates/Miscellaneous_Code_Amendments_2012.htm)

People requiring a disability accommodation may call (425) 587-3000 or for TTY service call (425) 587-3111 prior to the meeting(s).



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PLANNING & COMMUNITY DEVELOPMENT**  
123 5<sup>th</sup> Avenue, Kirkland, WA 98033 425.587.3225  
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## HOW TO PARTICIPATE IN A PUBLIC HEARING

### Follow these two (2) simple steps:

1. In the Public Notice (either posted on the large white sign erected on the subject property, on the bulletin board at City Hall, or the publishing notice in the Seattle Times) make a note of the deadline date, the hearing date, and the hearing body.
  - The deadline date is the last day you may submit written comments if you will not attend the public hearing or if there will be a hearing on the proposal/project.
  - The hearing date is the day you may submit written and/or oral comments if you will attend the public hearing.
  - The hearing body is the group or individual who will consider the written and oral testimony.
2. You may participate in the public hearing process in either or both of the following ways:
  - Submit written comments to the appropriate hearing body either by:
    - a. Delivering these comments to the Kirkland Planning Department, 123 5<sup>th</sup> Avenue, Kirkland 98033, by the deadline date; or
    - b. Giving your written comments directly to the hearing body at the public hearing.

For the Planning Commission and Houghton Community Council, the Planning Department encourages you to submit any written comments at least 8 days before the hearing date so they will be able to receive and read the comments prior to the meeting.

  - Appear in person, or through a representative, at the hearing and giving oral comments directly to the hearing body.

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### To find out more:

1. Contact the City staff planner whose name and telephone number appears on the public notice and/or;
  2. Come to the Kirkland Planning Department between 8:00 a.m. and 5:00 p.m. and request to see the project file (the project file number is noted in the public notice). The file will contain proposed site plans and building elevations (if applicable) and other information.
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Should you have additional questions, please contact the Planning Department: (425) 587-3225.