

Kerry Isbister / Vicki Bennett  
340-11<sup>th</sup> Avenue West  
Kirkland, Washington, 98033  
June 20, 2014

Kirkland Department of Planning  
City of Kirkland  
123 Fifth Avenue  
Kirkland, Wa, 98033  
Attention: Angela Ruggeri

Re: CAR for parcel #388580 2150.... Rezoning from RS 7.2 to RS 6.3

Dear Angela Ruggeri:

Thank you for handling the Citizen Amendment Requests on behalf of the City of Kirkland. Please find attached our submission for a rezoning of the property at 340 11<sup>th</sup> Avenue West, Kirkland (PIN # 388580 2150) from RS 7.2 to RS 6.3.

If you require additional information or have questions, my wife and I would be happy to respond, and we can be reached at:

Kerry Isbister ([kisbister@comcast.net](mailto:kisbister@comcast.net))  
Vicki Bennett ([Vickiben@comcast.net](mailto:Vickiben@comcast.net))  
or at:

340 11<sup>th</sup> Avenue West  
Kirkland, Washington, 98033  
Ph: 425 629 3683

Sincerely,

Handwritten signatures of Kerry Isbister and Vicki Bennett in blue ink.

Kerry Isbister / Vicki Bennett

Attachment: CAR application, Map Property Information report



**CITY OF KIRKLAND**  
**PLANNING AND COMMUNITY DEVELOPMENT**  
 123 Fifth Avenue, Kirkland, WA 98033  
[www.kirklandwa.gov](http://www.kirklandwa.gov), 425.587.3225

**APPLICATION FOR 2014 CITIZEN AMENDMENT LAND USE REQUESTS TO  
 THE COMPREHENSIVE PLAN, ZONING CODE AND ZONING MAP**

*Directions: You may use this form or answer questions on separate pages.*

**I. CONTACT INFORMATION:**

- A. Applicant Name: Kerry isbister / Vicki Bennett
- B. Mailing Address: 340 11th Avenue West, Kirkland, Washington, 98033
- C. Telephone Number: 425-629-3683
- D. Email Address: kisbister@comcast.net / VickiBen@comcast.net
- E. Property Owner Name (if different than applicant): Same as above
- F. Mailing Address: \_\_\_\_\_
- G. Telephone Number: \_\_\_\_\_
- H. Email Address: \_\_\_\_\_

*Note: If the applicant is the property owner, or is representing the property owner, then the property owner must sign the last page. If the applicant is representing the property owner, then the property owner must be notified in writing with a copy of the letter provided to the City.*

*A link to the Planning Commission packet containing the staff report will be sent by email unless you request to the project planner that you want copies mailed to you.*

**II. PROPERTY INFORMATION:**

- A. Address of proposal: (if vacant provide nearest street names):  
340 11th Avenue West, Kirkland, Wa, 98033
- B. King County Tax Parcel number(s): 3885802150
- C. Describe improvements on property if any: None
- D. Attach a map of the site that includes adjacent street names. Attached
- E. Current Zoning on the subject property: RS 7.2
- F. Current land use designation and permitted density shown on the City's land use map.  
Low Density Residential

**III. REQUEST INFORMATION AND REASONS:**

A. Description of Request:

Rezone Parcel from RS 7.2 to RS 6.3'

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B. Description of the specific reasons for making the request:

Rezoning this lot to RS 6.3 is a proactive step to creating more "transition buffer housing" between Market Street and the surrounding area. This aligns with the Comprehensive Plan's Framework Goal "FG-3 - Maintain vibrant and stable residential neighborhoods and mixed use development, with housing for diverse incomes, ages and lifestyles".

Further, with this parcel's proximity to bike lanes and public transportation, a rezoning allows increased housing density without significantly adding to Market Street congestion and traffic safety concerns.

From a longer term perspective, by allowing the rezoning of this parcel, KCC would be sending an encouraging message to the business owners and property owners within MSC 1 and 2, that City Council is hearing their concerns, and is taking steps to make MSC1 and MSC 2 more commercially viable by allowing nearby "infill housing".

Finally, this application is consistent with the approach taken in the area directly east of Market Street, in which the zoning was changed to RS 6.3, in order to provide more housing development flexibility (e.g. two smaller houses on two lots rather than a single large house on an oversize lot).

C. Based on the above review consideration, explain why the request should be considered as part of the Comprehensive Plan Update process.

I believe the Comprehensive Plan Framework Goals remain relevant and consistent with Kirkland's vision. I also believe the update process is the time to consider the implementation strategies that support the Framework Goals. To that end, I urge Council to consider adopting an RS 6.3 zoning change thereby allowing a controlled increase in housing density between commercial areas such as MSC 1 and 2, and low density areas such as RS 7.2.

In addition to the reference to FG-3 in Section B above, this strategy is very consistent with many other Framework Goals, goals such as

- FG-7: "Encourage a sustainable community";

(continued on next page)

- FG-9: *“Provide safety and accessibility for those who use alternative modes of transportation within and between neighborhoods, public spaces, and business districts and to regional facilities”; and,*
- FG-14: *“Plan for a fair share of regional growth, consistent with State and regional goals to minimize low-density sprawl and direct growth to urban areas”*

Finally, this parcel rezoning proposal is consistent with other aspects of the Comprehensive Plan such as:

- 2. Vision Statement – *“Alternative housing options will help to provide for a changing and diverse population by supplying more housing choices”*
- 5. Land Use:
  - Goal M-3 – *“Retain neighborhood character while accommodating compatible infill development”*
  - Goal M-4 – *“Allow alternative residential development options that are compatible with surrounding developments”*
  - Policy M4.1 – *“Allow a variety of development styles that provide more housing choices in low density areas....  
It is important to encourage the provision of housing infill options for a wide spectrum of households in response to demographic trends.  
Alternative housing types can provide more choice in meeting changing demographics such as smaller households.”*

Thank you for your attention to this request.

**IV. PROPERTY OWNER'S SIGNATURE OR SERVICE OF AFFIDAVIT:**

A. *If the applicant is the property owner, or is a legal representative of the property owner, then the property owner must sign below.*

**ORIGINAL SIGNATURES ONLY/ NO COPIES**

Name -sign: *Kerry Isbister* *V Bennett*  
 Name - print: Kerry Isbister / Vicki Bennett  
 Property owner or Legal Representative? Same as above  
 Date: June 20, 2014  
 Address: 340 11<sup>th</sup> Avenue West, Kirkland, Washington, 98033  
 Telephone: 425 629 3683 (home)

B. *If the applicant is neither the property owner nor a legal representative of the property owner, then the affected property owner must be notified as follows:*

1. Send or hand-deliver a copy of this completed application to all affected property owners (Exhibit A or Exhibit B); and
2. Complete the attached Affidavit of Service that confirms that a copy of the completed application form has been provided to all property owners. Submit the Affidavit of Service along with Exhibit A and/or Exhibit B with the application form and fee.

**Attachments:**

- Affidavit of Service (OCD-06AB)
- Exhibit A for mailing document
- Exhibit B for hand delivering document
- Methods to Request Changes to Density Land Use Zoning Code Regs

Attach: Cover Letter, Property Information Report, Map



340 11th Ave W  
Kirkland, WA 98033 - see location details  
Street View - Aug 2011

Image capture: Aug 2011 © 2014 Google

<https://www.google.com/maps/@47.684773,-122.210914,3a,75y,49h,93.81t/data=!3m4!1e1!3m2!1s2RSmei...> 6/20/2014



Map data ©2014 Google 20 ft



City of Kirkland  
Property Information Report

Date: May 22,2014

<b>Information Provided by King County Assessor's Office</b>	
Parcel (PIN): 3885802150	
Lot Size(sq.ft.): 11893	
Year Built: 1930	
Present Use: 2	
Building Size(gross sq.ft.):	
Land value: \$767,000.00	
Improvement value: \$1,000.00	
Grid: G5	
Quarter Section-Section-Township-Range: NE-S6-T25-R5	

<b>Information Provided by the City of Kirkland</b>
Site Address: 340 11TH AVE W
Zoning: RS 7.2,Low Density Residential      Neighborhood: Market
Located Within Houghton Community Council Disapproval Jurisdiction: No
Seattle City Light Easement: No
Design District:
Overlay:
Sewer District - verify that you are a current customer of: City of Kirkland
Water District - verify that you are a current customer of: City of Kirkland

Wind Exposure: C
<b>Information Provided by the City of Kirkland regarding MAPPED Environmental Areas</b>
Drainage Basin: Moss Bay,Secondary Basin
Is this property within 125 feet of wetland shown on GIS? No
Is this property within 100 feet of a stream shown on GIS? No
Is this property within shoreline jurisdiction and within 250 feet of a wetland shown on GIS? No
Shoreline Environment: NA
Landslide: NA
Seismic: No
Floodplain: No
Bald Eagle Protection Area: No

Produced by the City of Kirkland. © 2014 City of Kirkland, all rights reserved. No warranties of any sort, including but not limited to accuracy, fitness, or merchantability, accompany this product.

The information above is from the City of Kirkland's geographic information system (GIS), which has been developed from a wide variety of sources including King County Department of Assessments property records. For the property described in this report, a site visit or more detailed technical review by city staff may reveal conditions not shown in the city GIS.



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**APPLICATION FOR 2014 CITIZEN AMENDMENT LAND USE REQUESTS TO THE  
 COMPREHENSIVE PLAN, ZONING CODE AND ZONING MAP**

*Directions: You may use this form or answer questions on separate pages.*

**I. CONTACT INFORMATION:**

- A. Applicant Name: Victoria Newland  
 B. Mailing Address: 12625-100<sup>th</sup> Ave NE, Kirkland, WA 98034  
 C. Telephone Number: 425-823-6422  
 D. Email Address: victoria.newland@comcast.net  
 E. Property Owner Name (if different than applicant): Estate of Barbara J. Newland  
 F. Mailing Address: 12625-100<sup>th</sup> Ave NE, Kirkland, WA 98034  
 G. Telephone Number: 425-823-6422  
 H. Email Address: victoria.newland@comcast.net

*Note: If the applicant is the property owner, or is representing the property owner, then the property owner must sign the last page. If the applicant is representing the property owner, then the property owner must be notified in writing with a copy of the letter provided to the City.*

*A link to the Planning Commission packet containing the staff report will be sent by email unless you request to the project planner that you want copies mailed to you.*

**II. PROPERTY INFORMATION:**

- A. Address of proposal: (if vacant provide nearest street names) 12625-100<sup>th</sup> Ave NE  
 B. King County Tax Parcel number(s): Kirkland, WA 98034  
 C. Describe improvements on property if any: House  
 D. Attach a map of the site that includes adjacent street names.  
 E. Current Zoning on the subject property: zoned for 7 houses  
 F. Current land use designation and permitted density shown on the City's land use map. 7 Houses

**III. REQUEST INFORMATION AND REASONS:**

A. Description of Request:

*rezone to accommodate multi family housing*

B. Description of the specific reasons for making the request:

*would like to sell the property to someone who will build a multi-family development.*

C. Based on the above review consideration, explain why the request should be considered as part of the Comprehensive Plan Update process.

*It's rezoning. Will fit with the neighborhood.*

**IV. PROPERTY OWNER'S SIGNATURE OR SERVICE OF AFFIDAVIT:**

- A. *If the applicant is the property owner, or is a legal representative of the property owner, then the property owner must sign below.*

**ORIGINAL SIGNATURES ONLY/ NO COPIES**

Name – sign: Victoria Newland  
 Name – print: Victoria Newland  
 Property owner or Legal Representative? OWNER  
 Date: \_\_\_\_\_  
 Address: 17625-100TH AVE NE, Kirkland, WA 98034  
 Telephone: 425-823-6422

- B. *If the applicant is neither the property owner nor a legal representative of the property owner, then the affected property owner must be notified as follows:*

1. Send or hand-deliver a copy of this completed application to all affected property owners (Exhibit A or Exhibit B); and
2. Complete the attached Affidavit of Service that confirms that a copy of the completed application form has been provided to all property owners. Submit the Affidavit of Service along with Exhibit A and/or Exhibit B with the application form and fee.

**Attachments:**

- Affidavit of Service (OCD-06AB)
- Exhibit A for mailing document
- Exhibit B for hand delivering document
- Methods to Request Changes to Density Land Use Zoning Code Regs



### Attachment 28

Online Offers

[Kirkland Hotels](#)

[Kirkland Hotels](#)

Search  
12625 100th Ave NE, Kirkland, WA 98034-2785

[Clear Map](#)

12625 100th Ave NE  
Kirkland, WA 98034-2785

[Directions](#) [Search Nearby](#) [Save](#)

Online Offers:

[Kirkland Hotels](#)

[Kirkland Hotels](#)



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on the Prilosec OTC product

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[Maps & Driving Directions - getitveryfast.com/Maps](#) - Enter Your Location & Destination, Get Maps & Directions w/Toolbar





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PLANNING DEPARTMENT

BY \_\_\_\_\_

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**APPLICATION FOR 2014 CITIZEN AMENDMENT LAND USE REQUESTS TO THE  
 COMPREHENSIVE PLAN, ZONING CODE AND ZONING MAP**

*Directions: You may use this form or answer questions on separate pages.*

**I. CONTACT INFORMATION:**

- A. Applicant Name: Kevin Healy
- B. Mailing Address: 8506 NE 129th Pl Kirkland, WA 98034
- C. Telephone Number: 206-940-9955
- D. Email Address: healydawg@yahoo.com
- E. Property Owner Name (if different than applicant): Michael / Mary Healy
- F. Mailing Address: Same as above
- G. Telephone Number: Same as above
- H. Email Address: Same as above

*Note: If the applicant is the property owner, or is representing the property owner, then the property owner must sign the last page. If the applicant is representing the property owner, then the property owner must be notified in writing with a copy of the letter provided to the City.*

*A link to the Planning Commission packet containing the staff report will be sent by email unless you request to the project planner that you want copies mailed to you.*

**II. PROPERTY INFORMATION:**

- A. Address of proposal: (if vacant provide nearest street names) 8506 NE 129th Pl Kirkland 98034
- B. King County Tax Parcel number(s): 630180-0255-08 630180-0240-06
- C. Describe improvements on property if any: 630180-0250-03
- D. Attach a map of the site that includes adjacent street names.
- E. Current Zoning on the subject property: RSA-4
- F. Current land use designation and permitted density shown on the City's land use map. RSA-4

### III. REQUEST INFORMATION AND REASONS: Please see attached letter

A. Description of Request:

Up-zone from RSA-4 to RSA-6. My family owns a home and two additional adjoining lots and would like to create 1-2 more lots out of the three properties combined.

B. Description of the specific reasons for making the request:

Balance out neighborhood. The lot sizes are much smaller in the neighborhood than the 3 lots our family owns.  
Create 1-2 additional lots

Generate more single family housing across from elementary/middle schools.

C. Based on the above review consideration, explain why the request should be considered as part of the Comprehensive Plan Update process.

This action would add additional housing and balance out the neighborhood without altering the uniformity.

**IV. PROPERTY OWNER'S SIGNATURE OR SERVICE OF AFFIDAVIT:**

- A. *If the applicant is the property owner, or is a legal representative of the property owner, then the property owner must sign below.*

**ORIGINAL SIGNATURES ONLY/ NO COPIES**

Name – sign: Kevin Healy  
 Name – print: Kevin Healy  
 Property owner or Legal Representative? Yes  
 Date: 6/20/2014  
 Address: 8506 NE 129<sup>th</sup> Pl Kirkland, WA. 98034  
 Telephone: 206-940-9955

- B. *If the applicant is neither the property owner nor a legal representative of the property owner, then the affected property owner must be notified as follows:*

1. Send or hand-deliver a copy of this completed application to all affected property owners (Exhibit A or Exhibit B); and
2. Complete the attached Affidavit of Service that confirms that a copy of the completed application form has been provided to all property owners. Submit the Affidavit of Service along with Exhibit A and/or Exhibit B with the application form and fee.

**Attachments:**

- Affidavit of Service (OCD-06AB)
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- Methods to Request Changes to Density Land Use Zoning Code Regs

June 20, 2014

Planning Commission

City of Kirkland

123 Fifth Avenue

Kirkland WA 98033-6189

RE: Up-zoning in the Finn Hill Neighborhood

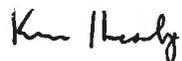
Dear Planning Commission Members:

My family owns a home and 2 adjoining lots (total of 34,929 SF) in the Finn Hill Neighborhood and falls under the RSA-4 zoning. The surrounding vicinity is zoned RSA-6 or RSA-8 with the exception of Carl Sandberg Elementary School (RSA-4) to the west and a ravine (RSA-4) to the east. I would like the planning commission to please review the area and consider the possibility of an up-zone from RSA-4 to RSA-6 that will allow 1-2 more lots to be created out of the 34,929 SF (combination of existing home plus 2 adjoining lots). The final outcome is to have a total of 4-5 lots. This will balance out the neighborhood and clearly rectify the lack of cohesion produced by the 3 large lots.

- The average lot size bordering our property is 7,261 SF.
- Our home`s lot size is 13,516 SF.
- The first adjoining lot`s size is 12,411 SF.
- The second adjoining lot`s size is 9,797 SF.

Much needed additional single family homes could be constructed without the disruption of the existing neighborhood and this action will also improve the subdivision aesthetically. The address of the property is 8506 NE 129<sup>th</sup> PI Kirkland 98033. Thank you for your time.

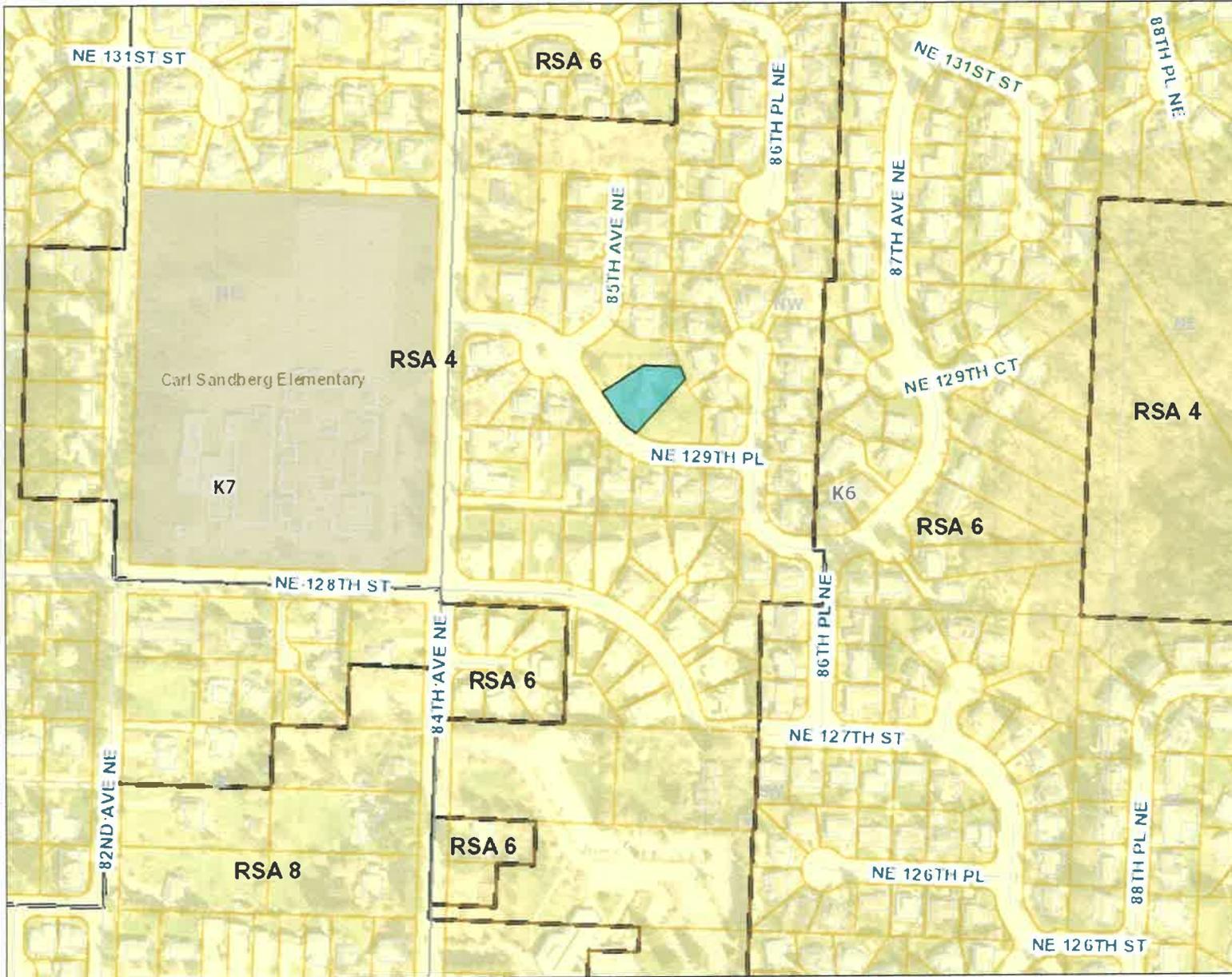
Sincerely,



Kevin Healy



# GIS MAPPING PORTAL ~ City of Kirkland, Washington ~ Department of Information Technology



### Legend

- City Limits
- Grid
- QQ Grid
- Streets
- Parcels
- Buildings
- Parks
- Schools
- Zoning
- Commercial
- Industrial
- Transit Oriented Development
- Office
- High Density Residential
- Medium Density Residential
- Low Density Residential
- Institutions
- Park/Open Space
- z\_Image09
- Red: Band\_1
- Green: Band\_2
- Blue: Band\_3

1: 3,567



0.1 0 0.06 0.11 Miles

NAD\_1983\_StatePlane\_Washington\_North\_FIPS\_4601\_Feet  
Produced by the City of Kirkland. © 2013 City of Kirkland, Washington, all rights reserved.

No warranties of any sort, including but not limited to accuracy, fitness or merchantability, accompany this product.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

### Notes

Enter Map Description



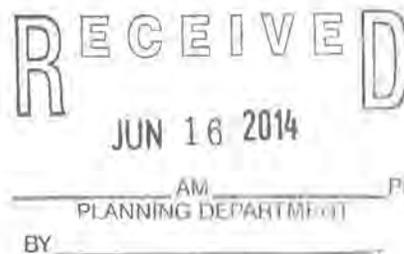
June 12, 2014

Kurt Geibel

12809 NE 84<sup>th</sup> St

Kirkland, Wa 98033

206-755-0968



Dear Teresa,

We spoke on the phone last month and you asked me to send you a letter for request of re-zoning. The purpose of this letter is to ask you to review my home address and see if my property could be changed to Multi-Family since it is next in line it looks like to the City of Kirkland's comprehensive zoning plan. I have enclosed a copy of my property that I downloaded from the the current City of Kirkland website comprehensive zoning plan. Please let me know your result, my email is [kgseattle@hotmail.com](mailto:kgseattle@hotmail.com).

Sincerely,



F



App. # 1420700075

**CITY OF KIRKLAND**  
**PLANNING AND COMMUNITY DEVELOPMENT**  
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**APPLICATION FOR 2014 CITIZEN AMENDMENT LAND USE REQUESTS TO THE COMPREHENSIVE PLAN, ZONING CODE AND ZONING MAP**

Directions: You may use this form or answer questions on separate pages.

**I. CONTACT INFORMATION:**

- A. Applicant Name: Kurt Greibel
- B. Mailing Address: 12809 NE 84th ST, KIRKLAND 98033
- C. Telephone Number: 206-755-0968
- D. Email Address: kayseattle@hotmail.com
- E. Property Owner Name (if different than applicant): \_\_\_\_\_
- F. Mailing Address: above
- G. Telephone Number: 206-755-0968
- H. Email Address: \_\_\_\_\_

Note: If the applicant is the property owner, or is representing the property owner, then the property owner must sign the last page. If the applicant is representing the property owner, then the property owner must be notified in writing with a copy of the letter provided to the City.

A link to the Planning Commission packet containing the staff report will be sent by email unless you request to the project planner that you want copies mailed to you.

**II. PROPERTY INFORMATION:**

- A. Address of proposal: (if vacant provide nearest street names) above
- B. King County Tax Parcel number(s): 1420700025 ?
- C. Describe Improvements on property if any: single-family home. (TS 6/25)
- D. Attach a map of the site that includes adjacent street names.
- E. Current Zoning on the subject property: RSK 7.2 (TS 6/25)
- F. Current land use designation and permitted density shown on the City's land use map. Low Density Residential (LDR) 6

**III. REQUEST INFORMATION AND REASONS:**

A. Description of Request:

re-zone to multi-family

B. Description of the specific reasons for making the request:

every property surrounding my property except for one is zoned multi-family. I would like to build a duplex on my property.

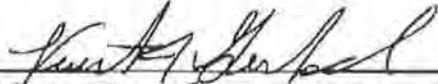
C. Based on the above review consideration, explain why the request should be considered as part of the Comprehensive Plan Update process.

all property surrounding me is multi-family except one!

**IV. PROPERTY OWNER'S SIGNATURE OR SERVICE OF AFFIDAVIT:**

A. *If the applicant is the property owner, or is a legal representative of the property owner, then the property owner must sign below.*

**ORIGINAL SIGNATURES ONLY/ NO COPIES**

Name – sign:   
 Name – print: KURT GEIBEL  
 Property owner or Legal Representative? \_\_\_\_\_  
 Date: 6-25-14  
 Address: 12809 NE 84TH ST. 98030  
 Telephone: 206-955-0968

B. *If the applicant is neither the property owner nor a legal representative of the property owner, then the affected property owner must be notified as follows:*

1. Send or hand-deliver a copy of this completed application to all affected property owners (Exhibit A or Exhibit B); and
2. Complete the attached Affidavit of Service that confirms that a copy of the completed application form has been provided to all property owners. Submit the Affidavit of Service along with Exhibit A and/or Exhibit B with the application form and fee.

**Attachments:**

- Affidavit of Service (OCD-06AB)
- Exhibit A for mailing document
- Exhibit B for hand delivering document
- Methods to Request Changes to Density Land Use Zoning Code Regs





RECEIVED

JUN 13 2014

AM PM  
PLANNING DEPARTMENT  
BY \_\_\_\_\_

**CITY OF KIRKLAND**  
**PLANNING AND COMMUNITY DEVELOPMENT**  
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**APPLICATION FOR 2014 CITIZEN AMENDMENT LAND USE REQUESTS TO THE COMPREHENSIVE PLAN, ZONING CODE AND ZONING MAP**

Directions: You may use this form or answer questions on separate pages.

**I. CONTACT INFORMATION:**

- A. Applicant Name: ARVIND & JANET SHENOY
- B. Mailing Address: 7822 115<sup>TH</sup> PL NE, KIRKLAND, WA 98033
- C. Telephone Number: 425-208-5367 OR 425-208-2700
- D. Email Address: ARVINDMSHENOY@GMAIL.COM
- E. Property Owner Name (if different than applicant): SELF
- F. Mailing Address: ABOVE
- G. Telephone Number: ABOVE
- H. Email Address: ABOVE

Note: If the applicant is the property owner, or is representing the property owner, then the property owner must sign the last page. If the applicant is representing the property owner, then the property owner must be notified in writing with a copy of the letter provided to the City.

A link to the Planning Commission packet containing the staff report will be sent by email unless you request to the project planner that you want copies mailed to you.

**II. PROPERTY INFORMATION:**

- A. Address of proposal: (if vacant provide nearest street names) 7830 115<sup>TH</sup> PL NE, KIRKLAND
- B. King County Tax Parcel number(s): \_\_\_\_\_
- C. Describe improvements on property if any: NONE
- D. Attach a map of the site that includes adjacent street names. ATTACHED
- E. Current Zoning on the subject property: ~~LDR5~~ RS8.5
- F. Current land use designation and permitted density shown on the City's land use map. LDR5

III. REQUEST INFORMATION AND REASONS:

A. Description of Request:

CHANGE/AMEND ZONING FROM RS 8.5 → RS 7.2  
FOR PARCELS AP # 1239400441 &  
AP # 1239400440

B. Description of the specific reasons for making the request:

① ENABLE MEANINGFUL USE OF PARCEL # AP 1239400440 WHICH  
CURRENTLY HAS A DIFFERENT STREET/MAILING ADDRESS → 7830 115TH PL  
NE

C. Based on the above review consideration, explain why the request should be considered as part of the Comprehensive Plan Update process.

- THIS CHANGE IN ZONING IS NOT INCONSISTENT WITH THE COMPREHENSIVE PLAN

- SEE ATTACHED PAGES OF CITY OF KIRKLAND COMPREHENSIVE PLAN }  
- PAGE VI-3 - DEFINITION OF LOW-DENSITY RESIDENTIAL  
- PAGE VI-7 - TABLE LU-3  
- PAGE VI-10 - POLICY LU-2.2  
- PAGE VI-13 - POLICY LU-4.3

- SEE ATTACHED PRINTS OF PARCEL # AP 1239400440

- SEVERAL SINGLE-FAMILY HOMES HAVE RECENTLY BEEN CONSTRUCTED IN THE NEIGHBOURHOOD ON MUCH SMALLER LOT SIZES.

**IV. PROPERTY OWNER'S SIGNATURE OR SERVICE OF AFFIDAVIT:**

A. *If the applicant is the property owner, or is a legal representative of the property owner, then the property owner must sign below.*

**ORIGINAL SIGNATURES ONLY/ NO COPIES**

Name – sign: *[Handwritten Signature]*  
 Name – print: ARVIND SHENOY, Janet Shenoj  
 Property owner or Legal Representative? \_\_\_\_\_  
 Date: 13 JUN 2014  
 Address: 2822 115TH PL NE, KIRKLAND, WA  
 Telephone: 425-208-5367 OR 425-208-2700

B. *If the applicant is neither the property owner nor a legal representative of the property owner, then the affected property owner must be notified as follows:*

1. Send or hand-deliver a copy of this completed application to all affected property owners (Exhibit A or Exhibit B); and
2. Complete the attached Affidavit of Service that confirms that a copy of the completed application form has been provided to all property owners. Submit the Affidavit of Service along with Exhibit A and/or Exhibit B with the application form and fee.

**Attachments:**

- Affidavit of Service
- Exhibit A for mailing document
- Exhibit B for hand delivering document



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### King County Department of Assessments

Fair, Equitable, and Understandable Property Valuations

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Department of Assessments  
900 Fourth Avenue,  
Suite ADM-AS-0709,  
Seattle, WA 98104

Office Hours:  
Mon - Fri  
8:30 a.m. to 4:30 p.m.

TEL: 206-296-7200  
FAX: 206-296-5107  
TTY: 206-296-7858

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#### PARCEL

Parcel Number	123940-0441
Name	SHENOY ARVIND+JANEF
Site Address	7822 115TH PL NE 98033
Legal	BURKE-FARRAR'S KIRKLAND DIV # 16 FOR WLY OF LN BEG 155 FT W OF NE COR TH S 75 FT LESS ST HWY

#### BUILDING 1

Year Built	1914
Total Square Footage	1650
Number Of Bedrooms	2
Number Of Baths	1.75
Grade	7 Average
Condition	Very Good
Lot Size	10421
Views	N
Waterfront	



#### Reference Links:

[King County Taxing Districts, Codes and Levies \(PDF\)](#)

[King County Tax Links](#)

[Property Tax Advisor](#)

[Washington State Department of Revenue \(External link\)](#)

[Washington State Board of Tax Appeals \(External link\)](#)

[Board of Appeals/Equalization](#)

[Districts Report](#)

[Map](#)

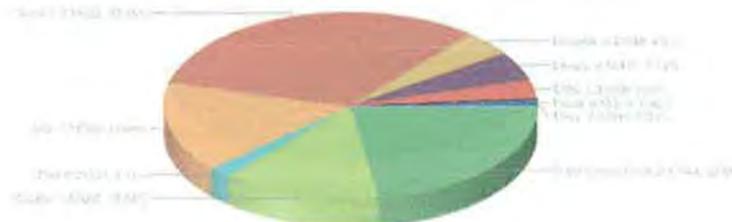
[Recorder's Office](#)

[Scanned images of surveys and other map documents](#)

[Scanned images of plats](#)

#### TOTAL LEVY RATE DISTRIBUTION

Tax Year: 2014 Levy Code: 1700 Total Levy Rate: \$10.95339 Total Senior Rate: \$7.09961



35.18% Voter Approved

[Click here to see levy distribution comparison by year.](#)

#### TAX ROLL HISTORY

Valued Year	Tax Year	Appraised Land Value (\$)	Appraised Imps Value (\$)	Appraised Total (\$)	Taxable Land Value (\$)	Taxable Imps Value (\$)	Taxable Total (\$)
2013	2014	339,000	4,000	343,000	339,000	4,000	343,000
2012	2013	291,000	3,000	294,000	291,000	3,000	294,000
2011	2012	291,000	3,000	294,000	291,000	3,000	294,000
2010	2011	303,000	3,000	306,000	303,000	3,000	306,000
2009	2010	363,000	11,000	374,000	363,000	11,000	374,000
2008	2009	357,000	56,000	413,000	357,000	56,000	413,000
2007	2008	384,000	102,000	486,000	384,000	102,000	486,000
2006	2007	304,000	92,000	396,000	304,000	92,000	396,000
2005	2006	254,000	113,000	367,000	254,000	113,000	367,000
2004	2005	231,000	98,000	329,000	231,000	98,000	329,000
2003	2004	210,000	85,000	295,000	210,000	85,000	295,000
2002	2003	191,000	71,000	262,000	191,000	71,000	262,000
2001	2002	178,000	50,000	228,000	178,000	50,000	228,000
2000	2001	98,000	177,000	275,000	98,000	177,000	275,000
1999	2000	85,000	147,000	232,000	85,000	147,000	232,000
1998	1999	81,000	110,000	191,000	81,000	110,000	191,000
1997	1998	0	0	0	85,000	104,000	189,000
1996	1997	0	0	0	65,000	104,000	169,000
1994	1995	0	0	0	60,000	70,000	130,000









## VI. LAND USE

### B. THE LAND USE CONCEPT

The fundamental goal of the Land Use Element is to maintain a balanced and complete community by retaining the community's character and quality of life, while accommodating growth and minimizing traffic congestion and service delivery costs. To accomplish this, the Element:

- ◆ Seeks a balanced and complete community with shops, services and employment close to home; numerous civic activities and entertainment options; high-quality educational facilities; numerous parks; and a variety of housing choices.
- ◆ Identifies the values which must be weighed in managing growth. Goals and policies promote a land use pattern that is orderly, compact, well-designed, and responsive both to the natural and physical environment.
- ◆ Proposes a land use pattern that supports a multi-modal transportation system and results in more efficient service delivery. Placing urban neighborhoods around commercial areas – called “centers” or “villages” in other communities – allows residents to walk or bicycle to corner stores or neighborhood centers, and then connect by transit to other commercial areas. High-capacity transit could connect and serve larger commercial areas, both inside and outside of the community.
- ◆ Protects existing residential neighborhoods. Goals and policies support a stable nucleus of single-family housing and more housing options. Higher-density residential areas continue to be located near commercial centers and transportation hubs.
- ◆ Supports a range of employment opportunities in the City and sets out standards for vibrant commercial areas. Opportunities for new growth are provided in the Totem Lake Center and Downtown Kirkland. Other existing commercial areas in the City are maintained and strengthened. While not encouraging heavy industry, goals and policies work to preserve opportunities for higher-paying jobs to locate in the City.

- ◆ Encourages preservation of an open space network, including environmentally sensitive areas, recreational facilities, and the shoreline; and
- ◆ Acknowledges the City's regional role in working with other jurisdictions and the County to site regional facilities.

### C. LAND USE MAP AND DEFINITIONS

While the Land Use Element goals and policies set forth general standards for locating land uses, the Comprehensive Plan Land Use Map (Figure LU-1) indicates, geographically, where certain types of uses may be appropriate.

The Comprehensive Plan Land Use Map identifies areas for a range of housing densities and a variety of nonresidential uses. The Comprehensive Plan Land Use Map contains land use designations reflecting the predominant use allowed in each area. These designations are reflected in a broad variety of zoning districts on the Kirkland Zoning Map. Within some of these land use designations are mixed-use developments.

Land use can be affected by regulations that protect sensitive areas and their buffers and limit development on seismic and landslide hazard areas. The Sensitive Areas Map in the Comprehensive Plan depicts the approximate locations of known sensitive areas which include streams, minor lakes, wetlands, drainage basins, and 100-year floodplains. The geological map in the Comprehensive Plan notes the approximate locations of seismic and landslide hazard areas.

The land use categories mapped on the Comprehensive Plan Land Use Map are:

*Low-Density Residential* – single-family residential uses from one to nine dwelling units per acre for detached residential structures and one to seven dwelling units per acre for attached residential structures in certain low-density areas where the Plan allows clustered development through a PUD. Detached single-

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## VI. LAND USE

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family dwelling units are physically separated by setbacks from other dwelling units. Attached single-family dwelling units, only allowed in specified areas, are physically connected by means of one or more common walls; each unit has its own exterior entrance; dwelling units are not stacked above or below one another; and density and height limitations associated with single-family zoning classifications are met.

*Medium-Density Residential* – detached residential uses at 10 to 14 dwelling units per acre and attached or stacked residential uses at eight to 14 dwelling units per acre.

*High-Density Residential* – detached, attached, or stacked residential uses at 15 or more dwelling units per acre.

*Office* – uses providing services other than production, distribution, or sale or repair of goods or commodities. Depending on the location, these uses may range from single-story, residential-scale buildings to multistory buildings and/or multibuilding complexes.

*Office/Multifamily* – areas where both office and medium- or high-density residential uses are allowed. Uses may be allowed individually or within the same building.

*Commercial* – may include retail, office, and/or multifamily uses, depending on the location. Retail uses are those which provide goods and/or services directly to the consumer, including service uses not usually allowed within an office use. Commercial areas can range in size and function from small residential markets serving the immediate neighborhood to regional draws such as in Totem Lake and Downtown.

*Industrial* – uses predominantly connected with manufacturing, assembly, processing, wholesaling, warehousing, distribution of products, and high technology.

*Light Manufacturing Park* – places of business activity that includes light manufacturing, high-technology enterprises, warehousing, wholesale activities, and limited retail and office uses. Light manufacturing

park uses do not require large signs or customer parking facilities and do not involve activities which create significant off-site noise, light or glare, odors, smoke, water quality degradation, visual blight, or similar impacts.

*Institutions* – existing uses such as educational facilities and hospitals for which special planning districts have been developed.

*Public Facilities* – existing public uses such as schools and government facilities.

*Parks/Open Space* – natural or landscaped areas used to meet active or passive recreational needs, protect environmentally sensitive areas, and/or preserve natural landforms and scenic views.

*Transit-Oriented Development (TOD)* – area where a higher intensity mix of uses is allowed, together with transit facilities, in order to support the increased use of transit and reduce reliance on roads and single-occupant vehicles.

*Greenbelt/Urban Separator* – areas planned for permanent low density residential within the Urban Growth Area that protect adjacent resource land, environmentally sensitive areas, or rural areas, and create open space corridors within and between the urban areas which provide environmental, visual, recreational and wildlife benefits. The King County Countywide Planning Policies have designated the RSA 1 zone as an urban separator.

## VI. LAND USE

Table LU-3 below provides a range of residential densities described in the Comprehensive Plan with comparable zoning classifications.

**Table LU-3**

**Residential Densities and Comparable Zones**

General Residential Densities	Residential Densities as Specified in Comprehensive Plan in Units per Net Acres (d/a)	Comparable Zoning Classification
GREENBELT/URBAN SEPARATOR	Up to 1 d/a	RSA – 1
LOW DENSITY	Up to 1 d/a	RS – 35,000, RSX – 35,000
	Up to 3 d/a	RS – 12,500, RSX – 12,500
	4 – 5 d/a	RS – 8,500, RSX – 8,500, RS – 7,200, RSX – 7,200, RSA – 4
	6 d/a	RS – 7,200, RSX – 7,200, RSA – 6
	7 d/a	RS – 6,300
	8 – 9 d/a	RS – 5,000, RSX – 5,000, RSA – 8
MEDIUM DENSITY	8 – 9 d/a	RM – 5,000, RMA – 5,000
	10 – 14 d/a	RM – 3,600, RMA – 3,600
HIGH DENSITY	15 – 18 d/a	RM – 2,400, RMA – 2,400, BNA
	19 – 24 d/a	RM – 1,800, RMA – 1,800, BNA
	48 d/a	BN, MSC 2

Higher unit per acre counts may occur within each classification if developed under the City's PUD, innovative or affordable housing programs.

## VI. LAND USE

sure a high standard of environmental quality, and to prevent undue costs to property owners, neighbors, and the City.

**Goal LU-2: Promote a compact land use pattern in Kirkland to:**

- ◆ *Support a multimodal transportation system;*
- ◆ *Minimize energy and service costs;*
- ◆ *Conserve land, water, and natural resources; and*
- ◆ *Efficient use of land to accommodate Kirkland's share of the regionally adopted 20-year population and employment targets.*

**Policy LU-2.1: Support a range of development densities in Kirkland, recognizing environmental constraints and community character.**

The Countywide Planning Policies establish two broad categories of lands: urban and rural. Urban lands are those which are inside the Urban Growth Area, ranging from the suburban densities of much of the Eastside to the very high urban densities found in downtown Seattle. The Countywide Planning Policies identify all of Kirkland as an urban area.

**Policy LU-2.2: Use land efficiently, facilitate infill development or redevelopment, and, where appropriate, preserve options for future development.**

As with any natural resource, land can be used either efficiently or inefficiently. The intent of this policy is to ensure that Kirkland's land is used in the most efficient manner possible.

Some land in or adjacent to developed areas has been skipped over as development shifted to outlying areas. In some cases, natural constraints or other factors may have rendered the land unsuitable for development. It is not the intent of this policy to encourage development in environmentally sensitive areas or preclude the use of undeveloped land for open space. However, infill development is encouraged when environmental protection is ensured.

Redevelopment of existing development (for example, converting a parking lot to a new building with structured parking) may also occur as land use plans change. As in all cases, however, the benefits to be achieved under this policy must be weighed against the values expressed in other policies of this Plan – such values as historic preservation and maintenance of existing affordable housing.

This policy also extends the notion of “recycling” to land use. As with other natural resources, land can be developed in a way that permits the land to be used again. For example, in cases where a property owner wishes to retain a large lot for personal use, but subdivide the rest of the property, the option for future subdivision of the large lot should be preserved, if possible.

**Policy LU-2.3: Ensure an adequate supply of housing units and commercial floorspace to meet the required growth targets through efficient use of land.**

As growth occurs, the need for new housing units and commercial floorspace will increase. Kirkland is required to accommodate growth targets for household units and employment established by the King County Growth Management Planning Council as mandated by the Growth Management Act. The community must balance this need with the desire to retain existing community character and with the City's ability to provide infrastructure and public services to serve the new growth. The City should monitor its existing residential and nonresidential capacity to determine how fast and where new growth is occurring and whether Kirkland can accommodate the required growth targets. Available capacity is a calculation of likely development potential in the foreseeable future based on certain assumptions and factors and assumed to cover a 20-year time horizon. Table LU-4 below shows that the City can accommodate the 2022 growth targets with its available capacity.

## VI. LAND USE

that the community will be growing and that a balance must be struck between providing more housing units and preserving the neighborhoods as they are today.

Several of the most important housing issues – affordability, special needs housing, and accessory units – are not addressed in this Element. They are discussed, instead, in the Housing Element.

***Goal LU-4: Protect and enhance the character, quality, and function of existing residential neighborhoods while accommodating the City's growth targets.***

***Policy LU-4.1: Maintain and enhance Kirkland's single-family residential character.***

The community vision, as described in the Vision Statement of this Plan, is that Kirkland's residential areas are diverse with a variety of housing choices including single-family detached, attached, stacked, cottage, carriage styles and accessory dwelling units.

***Policy LU-4.2: Locate the most dense residential areas close to shops and services and transportation hubs.***

Denser residential areas such as apartments and condominiums should continue to be sited close to or within commercial areas and transportation hubs to increase the viability of the multimodal transportation system.

***Policy LU-4.3: Continue to allow for new residential growth throughout the community, consistent with the basic pattern of land use in the City.***

Although the Land Use Element states that opportunities for new housing units should be dispersed throughout the community, significantly greater densities are not targeted for low-density neighborhoods. Instead, infill development is expected in these areas based on availability of developable land, while higher densities are clustered near existing commercial areas.

***Policy LU-4.4: Consider neighborhood character and integrity when determining the extent and type of land use changes.***

Protection of community character is a theme woven throughout the Land Use Element. Community character is most clearly expressed through the Neighborhood Plans. It is the intent of this policy to direct specific consideration of the unique characteristics of neighborhoods, as described in the Neighborhood Plans, before committing to major area-wide residential land use changes.

### COMMERCIAL LAND USES

Commercial land uses are a critical part of the Kirkland community. They provide shopping and service opportunities for Kirkland residents, and also create employment within the City. The tax revenues generated by business help fund the capital facilities and public services that residents enjoy.

In return, the quality of life in the City's neighborhoods provides a main attraction for both businesses and their patrons. The proximity to Lake Washington, the fine system of parks, the availability of a regional medical center with good medical care, top notch educational facilities, the environmental ethic of the community, and quality infrastructure attract outsiders to Kirkland and make the City a good place to do business – for employers, employees, and customers.

Problems that the community faces – traffic congestion, particularly – create concerns for commercial land uses. Ease of transporting goods and adequate parking are especially important. An underlying premise of the Land Use Element, expressed in the Vision Statement, is that, in the future, residents of the City will not drive as much as they do presently to minimize traffic congestion and reduce parking needs. To that end, the Element attempts to promote commercial land use patterns that support alternative transportation modes and locate housing in commercial areas where appropriate.

Along with the need to provide new housing units for future residents, the City will need to designate adequate land area for commercial uses, some of which may employ Kirkland residents. If the opportunity for local employment is increased, the high proportion of residents who work outside the community may be re-

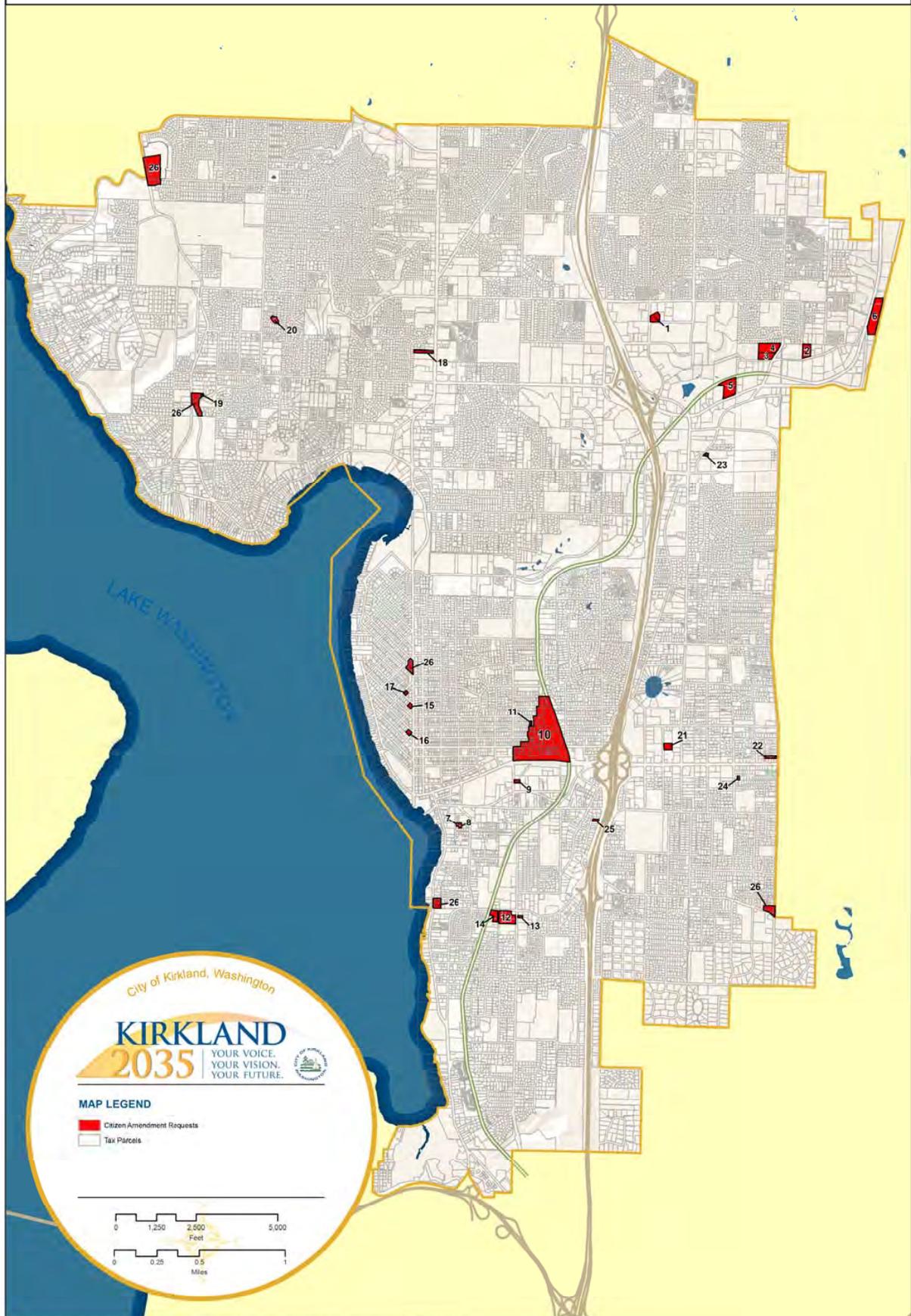


Map # Citizen Amendment Requests As of June 25, 2014

	Name	Address	PIN	Description	Neighborhood
1	Evergreen Healthcare	12040 NE 128th ST	2826059206	Include parcel in Evergreen Healthcare Master Plan. Rezone TL1B (MF) zone to TL 3A (institutional) zone	Totem Lake
2	Brian and Susan Morris	132XX NE 126th PI	2726059007	Rezone vacant parcel from Totem Lake 7 (industrial) to RMA 3.6 or greater density (multifamily)	Totem Lake
3	Gregg Rairdon/RC 124th LLC	12601 132nd PI NE	2826059128	Rezone parcel from TL 9A (industrial) to TL 7 (industrial with wider range of retail uses) zone	Totem Lake
4	Gregg Rairdon/RC 124th LLC	130XX 132nd Place NE	2826059004	Rezone parcel from TL 9B (single & multifamily) to TL 7 (industrial/commercial) zone	Totem Lake
5	T. J. Woosley/Totem Commercial Center	12700-12704 NE 124th Street	2826059039 2826059059	Increase allowable height and expand allowable uses in the Totem Lake (TL) 7 zone	Totem Lake
6	Diana Suzuki/Astronics Corporation	vacant - north of 12950 Willows Rd NE	2726059002 2226059027	Increase height in Totem Lake (TL) 7 zone	Totem Lake
7	Francine and Jason Nelson	202 & 208 2nd St. So	1875000095		Moss Bay
8	Tom Cruikshank	207 and 211-3rd St South	1875000090 1875000105 1875000115	Rezone two lots from PLA6C (single family) PLA6A (multifamily) Rezone two single family lots from PLA6C (SF) to higher density	Moss Bay
9	Doug Waddell/Watermark East	220-6th Street	1238900115	Remove requirement for common recreational open space for multifamily consistent with CBD to west and change affordable housing requirement from 50% of medium income to 80% of medium income	Moss Bay
10	Lynn Booth	Light Industrial Technology zone (LIT)	area wide	Provide buffer between residents on 8th & 9th and LIT zone using office or apartments (request to restrict commercial use of alley east of 6th St forwarded to Public Works for signage consideration)	Norkirk
10	Chris Dammann	same	area wide	Change area west of 8th St and north of 7th Ave from LIT to Residential	Norkirk
10	Susan McCarron	same	area wide	Rezone area to the south side of 8th Ave and 9th Ave from LIT to Residential	Norkirk
10	Christy Reichhelm	same	area wide	Rezone 8th Ave and south side of 9th from LIT to Residential (request to restrict commercial use of alley east between 8th & 9th Ave forwarded to Public Works for signage)	Norkirk
10	Xu and Jie Zhou	same	area wide	Rezone the Norkirk LIT on 8th and 9th to Residential	Norkirk
10	Kylie Hansen & Kris Vandenberg	same	area wide	Preserve current zoning that excludes residential & retail, but add low-density residential work loft as allowed use	Norkirk/ Everest
11	Robert Hendsch	642 9th Ave	3885805465	Rezone from RS7200 ( residential) to LIT/mixed use zone	Norkirk
12	Thomas Markl/Nelson Legacy Group	10601-10721 NE 68th St (Houghton Shopping Center)	7882600270 7882600273 7882600272 7882600274 0825059021 0825059054	Zoning code amendments for Commercial Business (BC) zone to make the regulations reflect Comprehensive Plan Goals CH-6 and CH-7 and related polices	Central Houghton
13	Jeff Nouwens	108th Ave/NE 68th St (parking lot east of)	0825059313	Permit five story residential suites (structure with single room living units with shared kitchen and/or bathroom facilities)	Central Houghton
14	Houghton Court Apartments/Doug Waddell	6719 & 6705 106th Ave NE	7882600432 7882600430	Change zoning regulations to allow 5 stories and higher density to reflect existing Comprehensive Plan Policy CH5.4	Central Houghton
15	Robb Dibble	1029 Market Street (office)	3885801885	Reduce front yard setbacks to zero, reduce setbacks along alley to allow 2nd floor overhang of alley parking, increase floor	Market Street



# CITIZEN AMENDMENT REQUESTS



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**CITY OF KIRKLAND  
PLANNING AND COMMUNITY DEVELOPMENT  
123 Fifth Avenue, Kirkland, WA 98033  
425.587.3225 ~ [www.kirklandwa.gov](http://www.kirklandwa.gov)**

**MEMORANDUM**

**Date:** April 16, 2014

**To:** Interested Parties

**From:** Planning Department

**Subject:** **2014 CITIZEN AMENDMENT REQUESTS RELATED TO KIRKLAND 2035 COMPREHENSIVE PLAN UPDATE, LAND USE, ZONING REGULATIONS AND ZONING MAP**

With the review of the Kirkland 2035 Comprehensive Plan update, the City will be considering changes to its existing Plan goals and policies, land use and/or related zoning. The Department of Planning and Community Development is accepting applications as part of the Plan Update for an individual wanting to change the Comprehensive Plan, Zoning Map or zoning regulations pertaining to a specific property. For information about the 2035 Comprehensive Plan update process visit <http://www.kirklandwa.gov/Community/Kirkland2035.htm>

**I. HOW TO APPLY AND WHAT IS THE DEADLINE FOR SUBMITTING A REQUEST?**

If you would like to submit a Citizen Amendment Request, please read the following information. Application request forms need to be submitted no later than **5:00 p.m. on Friday June 20, 2014** to Angela Ruggeri at the Kirkland Department of Planning and Community Development at 123 5<sup>th</sup> Avenue, Kirkland WA 98003 or by email at [aruggeri@kirklandwa.gov](mailto:aruggeri@kirklandwa.gov). For questions or more information, contact Angela Ruggeri by email or at 425-587-3256. There is no fee for the request.

**II. WHO MAY PROPOSE AN AMENDMENT?**

Any individual, property owner, neighborhood organization, or other group may propose to amend the Comprehensive Plan, Zoning Map or development regulations pertaining to a specific property. If the property owner or property owner's representative is not making the request, then the property owner must be notified of the request in writing (see attached Affidavit of Service).

**III. WHAT IS AN APPROPRIATE AMENDMENT REQUEST PROPOSAL?**

A citizen may request to amend the Comprehensive Plan, Zoning Map or Zoning Code for a site specific property. A request that involves a significant major policy change in a neighborhood may be deferred to a future update to the applicable neighborhood plan or Comprehensive Plan update.

#### IV. WHAT WILL BE THE REVIEW PROCESS TO CONSIDER AMENDMENT REQUESTS?

The table below describes the general review process the City will use to decide which requests will be included for further study as part of the Comprehensive Plan Update. *Please note that time frame is subject to change:*

<b>Deadline and Review Process</b>	<b>Time Frame</b>
Deadline for submittal of citizen amendment requests	June 20, 2014
Planning Commission will make recommendation on which requests to study and then City Council will make final decision	July-August 2014
Planning Commission will study citizen amendment requests	Sept-Dec 2014
Planning Commission will hold public hearing on the requests as part of Draft Plan and then make recommendation to the City Council	Jan 2015
Preparation of Environmental Impact Statement including the requests	Aug 2014-May 2015
City Council will make final decision on requests as part of adoption of the Plan Update	July 2015

The staff report in the Planning Commission packet for each meeting can be viewed at [http://www.kirklandwa.gov/depart/planning/Planning\\_Commission.htm](http://www.kirklandwa.gov/depart/planning/Planning_Commission.htm).

#### V. WHAT CONSIDERATIONS WILL BE USED TO REVIEW THE CITIZEN AMENDMENT REQUESTS?

The City will consider the following in evaluating whether to study the request as part of the Plan Update:

- The City has the resources, including staff and budget, necessary to review the proposal; and
- One or more of the following:
  - Proposal corrects an inconsistency within or makes a clarification to a provision of the Comprehensive Plan; or
  - Proposal demonstrates a strong potential to serve the public interest by implementing specifically identified goals and policies of the Comprehensive Plan; or
  - Proposal shows a substantial relation to public health, safety, or welfare; or
  - Conditions have substantially changed since the property was given its current zoning.

**Dorian Collins**

---

**From:** Angela Ruggeri  
**Sent:** Monday, June 16, 2014 5:18 PM  
**To:** Dorian Collins  
**Subject:** FW: CAM 13-00465 Rairdon Car to rezone Pin 2826059004 - 13000 123nd place

**Follow Up Flag:** Flag for follow up  
**Flag Status:** Flagged

---

**From:** PACCAR Club 13 [mailto:PACCAR.Club.13@PACCAR.com]  
**Sent:** Monday, June 16, 2014 2:41 PM  
**To:** Angela Ruggeri  
**Cc:** PACCAR Club 13  
**Subject:** CAM 13-00465 Rairdon Car to rezone Pin 2826059004 - 13000 123nd place

Dear Ms. Ruggeri,

My home is adjacent to the upper parcel being considered for rezoning and am very worried about the proposed change due to the fact that open spaces in Kirkland should be preserved for the quality of life for the people of Kirkland and also the animals. The parcel contains small streams, wetlands and a many number of trees that are home to a number of wild species. I understand there is a 100 feet buffer zone in place to preserve the natural land and ask you to please keep the natural space as such.

Kelie Ashwell  
13119 ne 128<sup>th</sup> place

206-718-4389

**Dorian Collins**

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**From:** Angela Ruggeri  
**Sent:** Monday, June 16, 2014 5:10 PM  
**To:** Dorian Collins  
**Subject:** FW: Rezone the 124th LLC application

---

**From:** Ken Bell [mailto:kenbellrealestate@gmail.com] **On Behalf Of** Ken Bell  
**Sent:** Monday, June 16, 2014 4:16 PM  
**To:** Angela Ruggeri  
**Subject:** Rezone the 124th LLC application

I am writing to express our concern about a rezone request for a property owned by Greg Rairdon. The Rairdon rezone application seeks to change PIN 2826059004 from TL 9B to TL 7. Specifically, our concern is that rezoning will not preserve the 100 foot green belt buffer (along the north end of the subject property) that now exists within the TL 9B zoning and designated land use MDR 8-9. We live on the hill (in the Kingsgate/Evergreen Hill neighborhood) above and directly adjoining the northern edge of the Rairdon property and we are very worried that future soil removal will cut the hill so much as to create the potential for a disastrous landslide, e.g., one that would endanger our lives and our neighbors' lives. Retaining the 100 foot green belt buffer is a necessary safety measure to avoid a future catastrophe. In the strongest terms, we urge retention of the 100 foot buffer should the Planning Commission recommend this property be rezoned to TL 7.

Sincerely,

Ken Bell  
 President  
 REALTY EXECUTIVES Brio  
 13010 NE 20<sup>th</sup> Street, Suite 200  
 Bellevue, WA 98005  
 425-646-8557



**Dorian Collins**

---

**From:** Larry Kilbride <kilbride23@comcast.net>  
**Sent:** Thursday, June 19, 2014 12:44 PM  
**To:** Angela Ruggeri; Planning Commissioners; Dorian Collins  
**Cc:** kilbride23@comcast.net; leskennk@comcast.net; Johanna Palmer; julie604@gmail.com; ellefsen4@comcast.net; rwhite@wolfnet.com; kenbell@realtyexecutives.com; laurengems@comcast.net; Toby Nixon  
**Subject:** Rairdon Citizen Request

Dear Planning Commissioners, Ms. Angela Ruggeri and Ms. Dorian Collins;

This note is to share concern over a CAR from Greg Raidon seeking to rezone PIN 2826059004 from TL9B to TL 7.

As I am sure you know:

The City of Kirklands Comprehensive Plan has had a lot of input on this area in the past.

Actually in the May 2009 Plan there are 11 items that The Citizens, The Planning Commission AND The City Council

all thought important enough to our Natural Environment to put in the plan. I will not bore you with data. The reasons NOT to rezone are ALREADY in the plan..

Each successive investor tries to rezone and get their way. They all know when they buy how the hillside is unstable and how it is zoned when they buy it.

Also please note--The Executive Summary in the June 2011 Urban Tree Canopy Assessment Report talks about SAVING our trees not cutting them down.

Please do not turn our homes into another "Oso" disaster...

Your acknowledgement of receipt would be appreciated.

Respectfully,

Larry Kilbride  
13125 ne 128th Pl  
Kirkland Wa.  
98034

**Dorian Collins**

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**From:** Les and Kenn Kullberg <leskennk@comcast.net>  
**Sent:** Monday, June 16, 2014 12:42 PM  
**To:** Planning Commissioners; Angela Ruggeri; Dorian Collins  
**Cc:** johanna@thepalmers.com; Julie Ritter; ellefsen4@comcast.net; Les & Kenn Kullberg; rwhite@wolfenet.com; kilbride23@comcast.net; kenbell@realtyexecutives.com; laurensgems@comcast.net; Toby Nixon  
**Subject:** CAM13-00465 / / Rairdon CAR to rezone PIN 2826059004, 13000 132nd Place, from Totem Lake 9B (Multifamily) to Totem Lake 7 (Industrial)  
**Attachments:** CAR Application - Rairdon #2.pdf  
**Follow Up Flag:** Flag for follow up  
**Flag Status:** Flagged

Dear Planning Commissioners, Ms Angela Ruggeri, and Ms Dorian Collins:

We are writing to express our concern with a CAR submitted by legal representative, Trisna Tanus (Law firm of Johns Monroe Mitsunaga Kolouskova) , on behalf of property owner Greg Rairdon. The Rairdon CAR (attached) seeks to rezone PIN 2826059004 from TL 9B to TL 7. Specifically, our concern is that rezoning will not preserve the 100 foot green belt buffer (along the north end of the subject property) that now exists within the TL 9B zoning and designated land use MDR 8-9. We live on the hill (in the Kingsgate/Evergreen Hill neighborhood) above and nearly adjoining the northern edge of the Rairdon property and we are very worried that future soil removal will cut the hill so much as to create the potential for a disastrous landslide, e.g., one that would endanger our lives and our neighbors' lives. Retaining the 100 foot green belt buffer is a necessary safety measure to avoid a future catastrophe. In strongest terms, we urge retention of the 100 foot buffer should the Planning Commission recommend this property be rezoned to TL 7.

Please acknowledge receipt of our email. Thank you.

Sincerely,

Kenn and Leslie Kullberg  
 13037 NE 128th Place  
 Kirkland WA 98034

425.821.0136

1 attachment: CAR Application – Rairdon #2

**Dorian Collins**

---

**From:** Les and Kenn Kullberg <leskennk@comcast.net>  
**Sent:** Thursday, June 19, 2014 4:53 PM  
**To:** Angela Ruggeri; Planning Commissioners; Dorian Collins  
**Cc:** johanna@thepalmers.com; Julie Ritter; ellefsen4@comcast.net; rwhite@wolfenet.com; kilbride23@comcast.net; kenbell@realtyexecutives.com; laurengems@comcast.net; Toby Nixon  
**Subject:** Re: CAM13-00465 // Rairdon CAR to rezone PIN 2826059004, 13000 132nd Place, from Totem Lake 9B (Multifamily) to Totem Lake 7 (Industrial)

Dear Planning Commissioners, Ms Angela Ruggeri, and Ms Dorian Collins:

We've just become aware of a city map that shows the hill is clearly in a Landslide Hazard Area (High Hazard). The map is located at :

[http://www.kirklandwa.gov/Assets/Planning/Planning+PDFs/CompEIS/Deis\\_Maps\\_Printer/Fig32+Map.pdf](http://www.kirklandwa.gov/Assets/Planning/Planning+PDFs/CompEIS/Deis_Maps_Printer/Fig32+Map.pdf)

This a major negative factor against rezoning. We are even more worried about the stability of the hill we live on and that any excavation could undermine its current stability. We request no changes be made to the current zoning, and request the buffer be extended from 100 feet to 300 feet. We don't want to become "Oso II".

Please acknowledge receipt of our email and append this email to our previous one, same subject. Thank you.

Sincerely,

Kenn and Leslie Kullberg  
 13037 NE 128th Place  
 Kirkland WA 98034-7902

**From:** [Angela Ruggeri](#)  
**Sent:** Monday, June 16, 2014 5:24 PM  
**To:** [Les and Kenn Kullberg](#) ; [Planning Commissioners](#) ; [Dorian Collins](#)  
**Cc:** [johanna@thepalmers.com](#) ; [Julie Ritter](#) ; [ellefsen4@comcast.net](#) ; [rwhite@wolfenet.com](#) ; [kilbride23@comcast.net](#) ; [kenbell@realtyexecutives.com](#) ; [laurengems@comcast.net](#) ; [Toby Nixon](#)  
**Subject:** RE: CAM13-00465 // Rairdon CAR to rezone PIN 2826059004, 13000 132nd Place, from Totem Lake 9B (Multifamily) to Totem Lake 7 (Industrial)

Thank you for your comments. This is to acknowledge receipt of your email. Angela Ruggeri

---

**From:** Les and Kenn Kullberg [mailto:leskennk@comcast.net]  
**Sent:** Monday, June 16, 2014 12:42 PM  
**To:** Planning Commissioners; Angela Ruggeri; Dorian Collins  
**Cc:** johanna@thepalmers.com; Julie Ritter; ellefsen4@comcast.net; Les & Kenn Kullberg; rwhite@wolfenet.com; kilbride23@comcast.net; kenbell@realtyexecutives.com; laurengems@comcast.net; Toby Nixon  
**Subject:** CAM13-00465 // Rairdon CAR to rezone PIN 2826059004, 13000 132nd Place, from Totem Lake 9B (Multifamily) to Totem Lake 7 (Industrial)

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Please acknowledge receipt of our email. Thank you.

Sincerely,

.

Kenn and Leslie Kullberg  
13037 NE 128th Place  
Kirkland WA 98034

425.821.0136

1 attachment: CAR Application – Rairdon #2

**Dorian Collins**

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**From:** Les and Kenn Kullberg <leskennk@comcast.net>  
**Sent:** Thursday, June 19, 2014 7:43 PM  
**To:** Angela Ruggeri; Planning Commissioners; Dorian Collins  
**Cc:** johanna@thepalmers.com; Julie Ritter; ellefsen4@comcast.net; rwhite@wolfenet.com; kilbride23@comcast.net; kenbell@realtyexecutives.com; laurengems@comcast.net; Toby Nixon  
**Subject:** Re: CAM13-00465 // Rairdon CAR to rezone PIN 2826059004, 13000 132nd Place, from Totem Lake 9B (Multifamily) to Totem Lake 7 (Industrial)

Dear Planning Commissioners, Ms Angela Ruggeri, and Ms Dorian Collins:

We have acquired a copy of the Fiat Site North Lot (Preliminary Grading Plan) prepared for Greg Rairdon by GFK Consulting, Inc. In this Plan (drawing), there are substantial west-east retaining walls proposed for the north end of the Fiat parking lots. Heights generally vary from about 8 feet to about 15 feet. We are concerned that these retaining walls will act as dams, holding back subterranean drainage water that should flow downward inside the hill and then exit naturally from the hill. If this damming effect happens, then the top layers of the hill will be resting on fluid soil and we believe this could eventually cause a catastrophic hill collapse. We request Planning take a very careful look at the consequences of these major retaining walls and their effects on the stability of the hill during Planning's evaluation of the Rairdon CAR.

Please add this email to our previous correspondence and please acknowledge receipt. Thank you.

Kenn and Leslie Kullberg  
 13037 NE 128th Place  
 Kirkland WA 98034-7902

425 821 0136

**From:** [Angela Ruggeri](#)  
**Sent:** Monday, June 16, 2014 5:24 PM  
**To:** [Les and Kenn Kullberg](#) ; [Planning Commissioners](#) ; [Dorian Collins](#)  
**Cc:** [johanna@thepalmers.com](#) ; [Julie Ritter](#) ; [ellefsen4@comcast.net](#) ; [rwhite@wolfenet.com](#) ; [kilbride23@comcast.net](#) ; [kenbell@realtyexecutives.com](#) ; [laurengems@comcast.net](#) ; [Toby Nixon](#)  
**Subject:** RE: CAM13-00465 // Rairdon CAR to rezone PIN 2826059004, 13000 132nd Place, from Totem Lake 9B (Multifamily) to Totem Lake 7 (Industrial)

Thank you for your comments. This is to acknowledge receipt of your email. Angela Ruggeri

**From:** Les and Kenn Kullberg [mailto:leskennk@comcast.net]  
**Sent:** Monday, June 16, 2014 12:42 PM  
**To:** Planning Commissioners; Angela Ruggeri; Dorian Collins  
**Cc:** johanna@thepalmers.com; Julie Ritter; ellefsen4@comcast.net; Les & Kenn Kullberg; rwhite@wolfenet.com; kilbride23@comcast.net; kenbell@realtyexecutives.com; laurengems@comcast.net; Toby Nixon  
**Subject:** CAM13-00465 // Rairdon CAR to rezone PIN 2826059004, 13000 132nd Place, from Totem Lake 9B (Multifamily) to Totem Lake 7 (Industrial)

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Please acknowledge receipt of our email. Thank you.

Sincerely,

.

Kenn and Leslie Kullberg  
13037 NE 128th Place  
Kirkland WA 98034

425.821.0136

1 attachment: CAR Application – Rairdon #2

**Dorian Collins**

---

**From:** johanna@thepalmers.com  
**Sent:** Wednesday, June 25, 2014 1:53 PM  
**To:** Roland White  
**Cc:** Angela Ruggieri; Dorian Collins; Larry Kilbride; Toby Nixon; LesKennK@comcast.net; bill-lauren@comcast.net; julie604@gmail.com; kenbell@realtyexecutives.com; ellefsen4@comcast.net; laurenjanderson@comcast.net  
**Subject:** Re: Comments On Citizen Amendment Requests

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Roland, and everyone else,

That is a great letter Roland and I agree. However, on two of you point towards the end, you refer to needed road and parking infrastructure on NE 128th when it should be NE 126th, the entrance to in the Totem Valley Business park.

Johanna

On 2014-06-25 12:09, Roland White wrote:

Angela, Dorian

Attached are comments from myself and my wife in the form of a Word document regarding two Citizen Amendment Requests that are currently under consideration. The parcels are 12601 132nd Place NE and 130XX 132nd Place NE, both owned by Greg Rairdon. I hope these reach you in a timely manner, and are helpful in the consideration of the requests.

Also, I have Cc's this email to other members of the neighborhood. For any of you in that Cc, please feel free to forward this to other neighborhood members that may be interested, and that I have missed.

Roland White  
Cell 206 755-1144

Jan White

**From:** Chris Park <cparkfire@gmail.com>  
**Sent:** Friday, June 20, 2014 4:25 PM  
**To:** Angela Ruggeri  
**Subject:** 13000 - 132nd Place NE

Hello Angela-- I am writing to you regarding the proposed construction by Rairdon to build a Light Industrial zone. I am quite concerned as we live adjacent to the proposed zone.

I want to ensure that a 100 foot buffer remains intact if the City approves the zoning change.

Please feel free to contact me if you have any questions.

Thanks,  
Christopher Park

425-968-5820

**Dorian Collins**

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**From:** Dorian Collins  
**Sent:** Thursday, June 19, 2014 3:13 PM  
**To:** Dorian Collins  
**Subject:** FW: We are writing to express our concern with a CAR submitted by legal representative, Trisna Tanus (Law firm of Johns Monroe Mitsunaga Kolouskova) , on behalf of property owner Greg Rairdon. The Rairdon CAR (attached) seeks to rezone PIN 2826059004 from

**From:** Julie Ritter [<mailto:julie604@gmail.com>]  
**Sent:** Thursday, June 19, 2014 11:30 AM  
**To:** Angela Ruggeri  
**Cc:** [johanna@thepalmers.com](mailto:johanna@thepalmers.com); [ellefsen4@comcast.net](mailto:ellefsen4@comcast.net); [rwhite@wolfenet.com](mailto:rwhite@wolfenet.com); [kilbride23@comcast.net](mailto:kilbride23@comcast.net); [kenbell@realtymax.com](mailto:kenbell@realtymax.com); Lauren Reynolds; Toby Nixon; [leskennk@comcast.net](mailto:leskennk@comcast.net)  
**Subject:** We are writing to express our concern with a CAR submitted by legal representative, Trisna Tanus (Law firm of Johns Monroe Mitsunaga Kolouskova) , on behalf of property owner Greg Rairdon. The Rairdon CAR (attached) seeks to rezone PIN 2826059004 from ...

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Our home is sitting on the hillside above the property in question. A few years after we purchased the property there was substantial eroding at the back side of our property. Our back yard was disappearing. We would also like to state that the instability of the hillside and that some these homes were built on fill was not disclosed to us when we purchased the property. We spent hundreds of dollars to try to stabilize the property. We brought in many loads of fill dirt, laid jute across and down the slop and planted foliage to hopefully stop the erosion. We then built a rock retaining wall. Because of the instability of the hillside, the entire wall collapsed the very first winter. The next spring we planted laurel bushes because the nursery said they have deep roots and would help with the erosion. We have been able to maintain the area behind our home with these measures and very concerned that all this will be compromised and very dangerous if at the very least the 100 foot buffer is not kept in place. A dangerous slide would be very likely and loss of life possible.

In the early 80's the then owner wanted to build back on the hillside and before any permits were granted he began boring and removing trees. As a neighborhood we meet with him and his attorneys. there was a soil sample done at the time and the hillside was found to have a high water count and unstable. The work was halted but not before there was substantial structural damage to many homes. Our fireplace shifted by 1/2 inch and unknown to us the firewall slipped, this cause a chimney fire the next time we started a fire. There was lots of damage and loss to us because of this. When we noticed the damage and tried to get some result, we were ignored. In fact when one neighbor asked what would happen if we ended up down the hill we were told we would be sued for trespassing. This information is to let you know about some of the history behind this hillside.

We would not only want to keep the buffer zone but be assured that any structural damage be fixed by the contractor or owner.

Thank you,

Julia and Bill Ritter  
13029 NE 128th PL  
Kirkland, WA 98034

**Angela Ruggeri**

---

**From:** dougrough@aol.com  
**Sent:** Thursday, June 12, 2014 12:42 PM  
**To:** Angela Ruggeri  
**Subject:** Rezone of parcel on 100th Avenue NE near 126th street

I am against this rezone. I think I can find a fair number of folks who agree with me on this. Please let me know how I can make sure my concerns as well as many others are addressed. Thank you.

--Doug Rough 425-821-5529 [RoughHouse.org](http://RoughHouse.org) -- [RetreatsAndReunions.com](http://RetreatsAndReunions.com)

Date: June 25<sup>th</sup>, 2014

To: Kirkland Planning Department  
Angela Ruggeri  
Dorian Collins

From: Roland and Jan White  
13117 NE 129<sup>th</sup> St  
Kirkland, WA 98034

Subject: Comments Regarding Two 2014 Citizen Amendment Requests:

1. 12601 132<sup>nd</sup> Place NE – Parcel 2826059128 – Owner Greg Rairdon
2. 130XX 132<sup>nd</sup> Place NE – Parcel 2826059004 – Owner Greg Rairdon

### Introduction

The comments I wish to make for each of the two proposed Citizen Amendment Requests will be combined into one response, because the issues for each parcel are related, and because for the first time ever both parcels are now owned by the same owner, which allows for the potential to develop both as one project. The first parcel listed above has existing development on it, and is at the bottom of the hillside at this location. These comments will refer to the first parcel as the lower parcel.

The second parcel listed above is situated North of the first parcel, and extends up the hillside at this location. It currently has no development on it. These comments will refer to the second parcel as the upper parcel. Because of the apparent desire for the new owner to develop these two parcels as one project, and his desire to have them both zoned the same, these two requests to study further possible zoning changes really should be considered and discussed together, and because of that relationship, the comments we make may get more complicated than usual.

As additional introduction, the upper undeveloped parcel currently serves as open space and green belt, and has protections stated in the Kirkland Comprehensive Plan in the Totem Lake Neighborhood Plan section that spell out a series of limitations on development. These protections were then reflected in the special zoning for the upper parcel, that currently limits the type of development to residential, and limits the intensity of development, and includes a 100 foot wide strip along the North edge of the property that is to be permanent natural open space, which serves as natural green space and habitat for the benefit of all the citizens of Kirkland. That 100 foot greenbelt also contains some of the steepest portions of this parcel, and so the 100 foot restriction also prevents disturbance of those very steep portions during any development of the rest of the parcel. And additionally the 100 greenbelt does provide some buffer between the residential uses to the North and the more industrial uses that extend across the whole Totem Lake Valley to the South.

I also find it very unusual that the applicant makes no mention in his request for change of the current restrictions that exist on the upper parcel, and just generally requests the TL 7 zoning, which by its self would eliminate the protections that currently exist on that parcel, and allow significant development at high density.

**Summary Of Comments Of Our Personal Recommendations for these two parcels.**

For the lower parcel, we believe that further consideration of a change in zoning is merited, to provide for a slight increase in the allowed activities on the parcel. We believe that the zoning not be changed to TL 7, but rather that it become a special zoning designation that has some additional restrictions not contained in TL 7. The special zoning designation, if defined to also include protections desirable for the upper parcel, would allow the two parcels to share the same zoning, and thus allow for combined development. Any consideration of a zoning change, either independent of the upper parcel or common with it, should carefully consider the issues on the site, which include the desirability to access the site from the South off of NE 126<sup>th</sup> Place, and at the same time the limitations of traffic access to the site because of the small width that 126<sup>th</sup> Place currently has. We also think that a lower height limit or some restriction that limits the scale of structure at this location should be considered.

For the upper parcel, it is our view that it is critical that some form of protections, similar or ideally with more restrictions, continue for this undeveloped parcel. Because there is no way to know if a consideration of zoning change to TL 7 might result in the Comprehensive Plan protective wording being removed, and the zoning change approved as requested, we are opposed to further considering the request for zoning change of the upper parcel as originally submitted. If the applicant for both parcels were to amend the requests, and indicate that a special zoning for both parcels was acceptable, and indicate that the modified requests should include significant protections and restrictions over a major portion of the upper parcel, then we would be comfortable with the modified requests be further considered as part of the Citizen Amendment process. The key specific restrictions that we would like to see in a modified request would include increasing the greenbelt restriction along the North edge of the parcel from 100 feet to 200 feet, limiting access to the property to be from the South for both parcels and not at all from the busy arterial hill to the East, and providing a setback of 15 feet along the East side of the upper half of the lower parcel, and along all of the East side of the upper parcel, to prevent structure or pavement within the setback, and thus to act as a partial screening for the site, where some significant trees could be preserved, and others trees could be planted.

Now that these two parcels are under common ownership, the potential exists to provide the owner with reasonable development potential and at the same time preserve a significant portion of the hillside. In our view, the ideal outcome would be that the revised special zoning for both parcels would retain significant restrictions and increase the greenbelt size for this location in the Comprehensive Plan. Then, when development of the property under the revised special zoning including restrictions occurs, the enlarged 200 greenbelt could be dedicated as permanent open space as a requirement for granting of the development on the rest of the site. That would add this parcel to the others to the West to preserve the hillside for the benefits of all the Citizens of Kirkland.

### General Issues And Concerns For The Areas Along This Hillside

The following list is highlights of issues and concerns that exist for these two parcels, as well as other parcels along the North hillside of the Totem Lake Valley. These are briefly mentioned here as factors that should be considered in the planning and zoning regulations for the area. The reasons for considering these issues are well explained and expressed in the Comprehensive Plan for most of them, and we all need to remember the balance between development and preservation that the Plan works hard to maintain.

- Preservation of habitat in the form of open space that is in a primarily natural state.
- Preservation of green space and significant trees along the length of the valley to provide vistas and provide a gateway for this entrance to Kirkland.
- Maximizing of trees and vegetation on the hillside to slow water runoff and to minimize erosion on the steep areas.
- Minimizing development in areas where steep and potentially unstable hillsides exist.
- Maintain existing preservations of open space, or increase them when practical, to benefit all the Citizens of Kirkland.
- Provide some visual and sound buffering between the general industrial uses of the valley and the nearby residential uses.
- Keep development density low in areas were sensitive areas such as streams and wetlands and steep hillsides exist on parcels.
- Continue the protections for sensitive areas such as streams and wetlands by upholding the buffer requirements and other sensitive area development requirements.
- Consider issues related to water runoff from property uphill from the hillside, especially in older developments that did not include storm water retention facilities.
- Where possible, limit the scale and height of development at the base of the hillside and on the hillside it's self to avoid structures that are out of place.
- Avoid allowing or adding any access points on the busy hill of Slater Ave NE ( 132<sup>nd</sup> Ave NE )
- Provide an adequate road infrastructure at NE 128<sup>th</sup> Place, including potential widening, for any increase in road traffic due to development, or for changes to the use of existing development.
- Find ways to prevent car dealers from unloading cars off of car carrier trucks while parked on the nearby major arterials, and especially to prevent that during high traffic volume hours.
- Consider ways to maintain or provide some green buffering on Slater Ave NE as it goes up the hill, to provide for a better gateway to the Kingsgate/Evergreen Hill Neighborhood.
- Find ways to mitigate the demand for on street parking that exists on NE 128<sup>th</sup> place from some businesses in the area that do not have enough on site parking.

Thank you very much for your consideration of these comments as input to the first step in the process of evaluating these two Citizen Amendment requests. Because of my suggestion that the applicant might amend his request, I would appreciate that you forward these comments to him promptly.

Roland White  
Jan White

**Angela Ruggeri**

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**From:** Paul Stewart  
**Sent:** Monday, July 07, 2014 1:56 PM  
**To:** Teresa Swan; Angela Ruggeri  
**Subject:** FW: Comprehensive Plan and Zoning Changes

---

**From:** Marv Scott [mailto:mavio@comcast.net]  
**Sent:** Monday, July 07, 2014 7:52 AM  
**To:** Planning Commissioners  
**Subject:** Comprehensive Plan and Zoning Changes

Thank you for your service to the community.

I would like to comment on requests coming from developers for taller buildings, greater density and relaxed parking requirements. I have lived in the Houghton neighborhood just south of the Metropolitan market for 40 years. In that time I have seen density increase dramatically and even worse, traffic has increased to the point where we have our own rush hour traffic tangle twice a day.

I know there is a push to build five and six story buildings on either side of NE 68<sup>th</sup> street. I feel this would absolutely destroy our neighborhood. I'm getting pretty old now so maybe it won't happen while I am still around but it seems a shame to destroy our neighborhood or all the other neighborhoods around the city. Let's keep the increase in density to the area best suited to handle the increase. The Totem Lake area. This is not a neighborhood now but could be. It already has all the amenities needed for a neighborhood and can handle thousands of additional living units.

Thanks for your consideration.

Marvin Scott

**Angela Ruggeri**

---

**From:** Eric Shields  
**Sent:** Wednesday, July 09, 2014 10:10 AM  
**To:** Angela Ruggeri; Teresa Swan  
**Subject:** FW: Public comments on 0825059313 (five story residential suites)

Eric Shields

---

**From:** brian@playtank.com [mailto:brian@playtank.com]  
**Sent:** Tuesday, July 08, 2014 6:26 PM  
**To:** Kurt Triplett; Planning Commissioners; Houghton Council  
**Subject:** Public comments on 0825059313 (five story residential suites)

fThese are my public comments on the following citizen zoning amendment:

13 Jeff Nouwens  
 108th Ave/NE 68th St (parking lot east of)  
 0825059313  
 Permit five story residential suites (structure with single room  
 Central Houghton  
 living units with shared kitchen and/or bathroom facilities)\

I have two main objections, and one observation regarding the so-called “apodments” in this area.

First of all, this type of dwelling is out of character with the area. It does not seem like having a five story residential building makes sense in this area.

Secondly, while the comprehensive plan for this area does permit five stories, there has been substantial neighborhood resistance to the comprehensive plan itself. Making a zoning decision while we are still ostensibly working on the comprehensive plan as part of Kirkland 2035 seems like a move that is based more on timing than on anything else. We should not make such a zoning change until the comprehensive plan is in a less hotly debated state

And finally, we have yet to see the actual impact of this “Apodment” model in the Kirkland area. We are still constructing our first instance in downtown Kirkland. There are numerous assumption that they will have owners with fewer cars, or have negligible impact on traffic. There is no substantive evidence, however, to back this up. We should analyze the impact of the currently approved project, once it is completed, before we take these assumptions at face value. In the meantime, the traffic situation for Houghton and Everest is already overflowing at peak usage, and we need to be very careful of adding any more vehicles to the traffic flow.

For all of these reasons, I would ask that we do not adopt this zoning change at this time.

Brian Marshall  
 745 7th St S., Everest.

**Angela Ruggeri**

---

**From:** Eric Shields  
**Sent:** Wednesday, July 09, 2014 10:10 AM  
**To:** Angela Ruggeri; Teresa Swan  
**Subject:** FW: Comments on Citizen Amendments 13 and 14, June

Eric Shields

---

**From:** brian@playtank.com [mailto:brian@playtank.com]  
**Sent:** Tuesday, July 08, 2014 6:14 PM  
**To:** Planning Commissioners; Houghton Council; Kurt Triplett  
**Subject:** Re: Comments on Citizen Amendments 13 and 14, June

Please amend this to refer to the following two zoning requests:

- MarkI/Nelson Legacy Group: 10601-10721 NE 68th St (Houghton Shopping Center)
- Wadell/Houghton Court Apartments: 6719 & 6705 106th Ave NE

Thanks,

Brian Marshall

On Jul 8, 2014, at 6:09 PM, [brian@playtank.com](mailto:brian@playtank.com) wrote:

I would like to make a public comment regarding the citizen zoning requests listed below:

13 Jeff Nouwens  
 108th Ave/NE 68th St (parking lot east of)  
 0825059313  
 Permit five story residential suites (structure with single room  
 Central Houghton  
 living units with shared kitchen and/or bathroom facilities)  
 14  
 Houghton Court Apartments/Doug Waddell 6719 & 6705 106th Ave NE 7882600432  
 7882600430  
 Change zoning regulations to allow 5 stories and higher density  
 to reflect existing Comprehensive Plan Policy CH5.4 Central Houghton

The point that I would like to make is that there is a large amount of the Everest neighborhood, and many in Houghton, who are against the initial changes to the comprehensive plan that are being used to change the zoning. The Comprehensive plan is supposed to be built using input from the neighborhoods, both the residents and businesses, and with all stake-holder involved. This did not happen in the Houghton-Everest shared business district. Everest was completely bypassed in this process, and we were given no information that such a plan change was in consideration until it was made, at which time the city tried to rezone the area to match the revised comp plan.

We had extremely strong opposition from our residents and some business owners to such a re-zoning two years ago. We raised enough voices that the city put a halt to their plans to re-zone. At that time, the perceived agreement with the city was that the comprehensive plan was up for further discussion as part of the 2035 planning, and that the zoning was not going to be moved forward. Most of us in Everest were actually unaware that the revised comp plan was actually

put to a vote and passed by the city council. If we had known, we would have fought even harder to reverse it.

I am not opposed to zoning changes on principle. If we have a specific request for a zoning change for an active development process, I would be happy to have it discussed and work with the Everest Neighborhood association, Houghton, and the city to do the right thing for the area. But passing zoning amendments simply to bring zoning in line with an already disputed comprehensive plan is not the right thing to do.

Passing these amendments would be a definite breach of the implied relationship we expect to have between the neighborhoods and the city. There is already a growing sense that we are seeing “process” being used to manipulate the outcome of the zoning in this area, which is making it harder for those of us who wish to negotiate a robust, strong, and amicable partnership between the business district and the residents who use their services. I want a vibrant neighborhood with strong business. But making zoning changes while there is a dispute on the fundamental plan on which the zoning would be changed would be a major mistake, further breaking down the trust between the neighborhoods and the city.

Please do not accept these amendments. Let us make amendments when we have opportunity, active development, and can work together. Don't use the process to drive a farther wedge between the city and the neighborhoods.

Thank you,  
Brian Marshall  
Everest Neighborhood Association Vice Chair.

## XV.H. TOTEM LAKE NEIGHBORHOOD NATURAL ENVIRONMENT

### ***Policy TL-16.2:***

In landscaped areas of the greenbelt, encourage landscape materials that complement adjoining natural areas.

Certain portions of the greenway, particularly extending west from Totem Lake and across I-405 to the Juanita Creek corridor, should be landscaped to provide a continuous green path through the neighborhood. To the extent possible, these areas should be landscaped with materials that complement the natural areas of the greenway and continue the appearance of a natural greenway.

### ***Policy TL-16.3:***

In natural areas of the greenway, maintain the natural vegetation to the greatest extent possible.

Within the natural areas of the greenway, natural vegetation should be maintained to the greatest extent possible. This may include management to replace invasive non-native plants with native vegetation. This will enhance the overall habitat and stormwater control function of these areas.

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***Goal TL-17: Protect potentially hazardous areas, such as landslide, seismic and flood areas, through limitations on development and maintenance of existing vegetation.***

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High and moderate landslide areas are located throughout the Totem Lake Neighborhood. Primary areas at risk for landslide include the slope northeast of Totem Lake, the slope south and west of the Heronfield wetlands, Welcome Hill, and isolated areas in Par Mac and along the north side of Juanita Creek (see Figure TL-5). Some of these areas are primarily in low-lying soft soil areas around Totem Lake, along Juanita Creek and the Heronfield wetlands. Currently, the only residential development in the Totem Lake Neighborhood is located around Totem Lake. Policies in this section provide general guidance regarding these features.

Text addressing  
land in TL 9 -  
Rairdon CAR.

### ***Policy TL-17.1:***

Maintain existing vegetation in high or moderate landslide areas.

In all landslide areas, most of the existing vegetation should be preserved in order to help stabilize the slopes as well as maintain natural drainage patterns. In particular, areas with significant existing vegetation, such as the wooded ridge along NE 116th Street (District TL 10B on Figure TL-11), and the hillside northeast of Totem Lake (District TL 9), should retain vegetative cover to the maximum extent possible.

### ***Policy TL-17.2:***

Require slope stability analyses in high or moderate landslide areas and regulate development to minimize damage to life and property.

Construction on or adjacent to landslide hazard areas may cause or be subject to erosion, drainage or other related problems. Therefore, a slope stability analysis is required prior to development. Development should be regulated on these slopes to minimize damage to life and property.

### ***Policy TL-17.3:***

Restrict development in identified landslide hazard areas to ensure public safety and conformity with natural constraints.

High ground water with soft soil conditions in the low-lying parts of the neighborhood may limit or require special measures for development. The presence of loose saturated soils increases the risk for differential settlement and seismically induced soil liquefaction. In these areas, development must demonstrate methods to prevent the settlement of structures and utility systems and to withstand seismic events.

The steep, heavily vegetated hillside in the northeastern portion of the neighborhood lies within an identified high landslide area (see Figures TL-5 and TL-11, District TL 9). Although a range of office, industrial or multifamily uses are permitted in

## XV.H. TOTEM LAKE NEIGHBORHOOD NATURAL ENVIRONMENT

the southern portion of the hillside north of NE 126th Place, this development and all development on the hillside are subject to the following conditions:

- (1) Development should be subject to public review and discretionary approval through the City's Process IIA process.
- (2) The base density for residential development on the slope should be eight dwelling units per acre.
- (3) Lot coverage for development should be lower than that allowed for the less environmentally sensitive properties to the south, to enable the preservation of vegetation and watercourses on the site.
- (4) Vegetative cover should be maintained to the maximum extent possible. Clustering of structures may be required to preserve significant groupings of trees.
- (5) Watercourses should be retained in a natural state.
- (6) Development should only be permitted if an analysis is presented that concludes that the slope will be stable. The analysis should indicate the ability of the slope and adjacent areas to withstand development, the best locations for development, and specific structural designs and construction techniques necessary to ensure long-term stability.
- (7) The hillside with the steepest slopes should be left undisturbed in a natural condition and retained as permanent natural open space through the creation of a greenbelt easement or the dedication of air rights. In order to provide property owners with reasonable development potential, some development may be permitted on the southern, lower portion of the hillside. In no case should such development or associated land surface modification extend closer than 100 feet to existing single-family residential development north of the slope.
- (8) Any part of the hillside which is retained as permanent natural open space, but which has been previously altered from its natural state, or

which is so altered as a result of soils testing or watercourse rehabilitation, should be returned to its natural condition.

- (9) Surface water runoff should be maintained at predevelopment levels.
- (10) Vehicular access should be from south of the slope. If necessary, access may be from 132nd Avenue NE; provided, that such access is limited to one point and meets other City standards.
- (11) Where residential uses are allowed, a total of five stories measured above an average building elevation is allowed if at least 10 percent of the units provided are affordable units.

The wooded hillside located on the north side of NE 116th Street, west of I-405, is designated as a moderate landslide hazard area (see Figure TL-5). Development in this area should be subject to the following conditions:

- (1) Lot coverage for development should be limited to ensure maximum preservation of existing vegetation.
- (2) Heavily vegetated visual and noise buffering should be maintained or developed where buffers are needed either for residential use of this site, or from nonresidential use of this site to residential use on neighboring properties.
- (3) Access to NE 116th Street should be limited due to the terrain and the desire to retain existing trees within the southern portion of the site.

***Policy TL-17.4:***

Work with other agencies and the public to improve water quality.

The water bodies in the Totem Lake Neighborhood are generally rated as "fair" to "good." All, however, have been routinely diagnosed with such water quality problems as high fecal coliform, low dissolved oxygen and high temperatures. Runoff from streets, parking lots and yards is a major