



CITY OF KIRKLAND
NOTICE OF PUBLIC HEARING
BEFORE THE PLANNING COMMISSION

Proposed amendments to the Kirkland Zoning Code (KZC) affecting properties adjoining the Cross Kirkland Corridor or Eastside Rail Corridor

The City of Kirkland is considering amendments to the KZC that would apply to properties adjoining the Cross Kirkland railbanked rail corridor and Eastside Rail Corridor (the "corridor"). A related interim ordinance was adopted by the City Council in November, 2013. The proposed amendments to the Zoning Code would codify permanent regulations. The attached map illustrated the corridors and zones potentially affected by the amendments. The proposed amendments would not apply to low density residential zones.

The following is a summary of proposed KZC regulations:

1. Allow restaurant or tavern uses for properties located within 150' of the corridor in Totem Lake zones. Allow expanded accessory retail space for manufacturing uses on properties located within 150' of the corridor in Totem Lake zones.
These regulations would apply to the following Totem Lake zones: TL 7, TL 9A, TL 10B, TL 10C, TL 10D, and TL 10E.
2. Prohibit new Retail Storage facilities on properties within 150' of adjoining the corridor.
This regulation would apply to the following zones: BC, LIT, PLA 6G, TL 4A, TL 4C, TL 5, TL 7, TL 9A, TL 10B, and YBD 2 zones.
3. Establish a standard 10' wide required yard (setback) from the corridor.
These regulations would apply to all properties along the corridor, with the exception of single family zones. The increased setback does not apply to parking areas.
4. Establish basic site and building design standards for properties adjoining the corridor to ensure that site planning and building design orient appropriately to the corridor.
These regulations would apply to all properties along the corridor, with the exception of low density residential zones.
5. Clarify exemptions for utilities in critical areas and associated buffers and add exemption for public trails.
These regulations would apply to utility and public projects within the corridor.

PUBLIC HEARING: Will be held by the Kirkland Planning Commission on April 10, 2014 at 7:00 p.m., (or as soon thereafter as possible) in the Council Chamber at 123 5th Avenue. The Planning Commission will prepare a recommendation to the City Council for their final decision at a public meeting. The date of the City Council meeting has not been set.

PUBLIC COMMENT: During the hearing, anyone may speak or submit written comments. Before the hearing, written comments may be submitted to the Planning Commission in care of Jeremy McMahan, Planning Supervisor, City of Kirkland Planning Department. Please refer to Permit No. CAM14-00269 and include your name, mailing address and email address.

FOR MORE INFORMATION: You may view the official file (Permit No. CAM14-00269) in the Planning Department, or contact Planning Supervisor, Jeremy McMahan, at (425) 587-3229. More information is also available at www.mybuildingpermit.com.

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

Publishing Date: March 27, 2014

HOW TO PARTICIPATE IN A PUBLIC HEARING

You may participate in the public hearing process in either or both of the following ways:

- Submit written comments to the appropriate hearing body either by:
 - a. Delivering these comments to the Kirkland Planning Department, 123 5th Avenue, Kirkland 98033, by the deadline date; or
 - b. Giving your written comments directly to the hearing body at the public hearing. For the Planning Commission and Houghton Community Council, the Planning Department encourages you to submit any written comments at least 8 days before the hearing date so they will be able to receive and read the comments prior to the meeting.
- Appear in person, or through a representative, at the hearing and giving oral comments directly to the hearing body.

To find out more:

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

Should you have additional questions, please contact the Planning Department: (425) 587-3225.

