



## CITY OF KIRKLAND

Planning and Building Department  
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### MEMORANDUM

**To:** Kurt Triplett, City Manager

**From:** Janice Coogan, Senior Planner  
Scott Guter, AICP, Senior Planner  
Jeremy McMahan, Deputy Director, Planning and Building  
Adam Weinstein, AICP, Director, Planning and Building

**Date:** November 20, 2020

**Subject:** 2020 Amendments to the Comprehensive Plan and Zoning Map  
Files: CAM20-00471 (Miscellaneous Comprehensive Plan Amendments)  
and CAM18-00741 (Sarabjit Mann Community-Initiated Amendment  
Request)

#### **Staff Recommendation**

Adopt enclosed Ordinance 4745 to approve amendments to the Comprehensive Plan and the Zoning Map.

#### **Background**

Annually, the City considers legislative amendments to the Comprehensive Plan and related amendments to the Zoning Map, Zoning Code or Municipal Code. Included in the enclosed ordinance for 2020 are a group of City-Initiated Amendments to the Comprehensive Plan including changes to land use designations for three parcels; changes to maps, text, and tables; three neighborhood plans and one corridor plan; and one Community-Initiated Amendment Request (Mann CAR) rezone in the Juanita Neighborhood. Approval of the Comprehensive Plan land use changes will require the Zoning Map to be amended for consistency with the Comprehensive Plan. Below is a summary of the public meetings held in 2019-2020 to discuss the proposals and Planning Commission's recommendation to approve the amendments.

#### *Public Meetings*

The following public meetings were held to discuss the proposed amendments:

On August 27, 2020 the Planning Commission held a public hearing on the proposed draft neighborhood plans and corridor plan following an extensive public involvement process conducted during 2019-2020 to update the plans. See [August 27, 2020 Planning Commission public hearing meeting materials](#). The Planning Commission recommended approval of the draft plans be forwarded to City Council.

On [September 10, 2020](#), the Planning Commission and Houghton Community Council conducted a joint study session on the proposed City-Initiated and Community-Initiated Amendment (CAR) requests. At the meeting, the Houghton Community Council waived

its right to hold a public hearing on the City-Initiated Amendments because there are only minor revisions within its jurisdiction.

On September 15, 2020, the City Council received a briefing on the update of the Market, Norkirk, Highlands Neighborhood Plans and Market Street Corridor Plan and Planning Commission's recommendation to approve the draft Plans. The update process is described in more detail in the [September 15, 2020 City Council meeting materials](#).

At the meeting, City Council gave direction to staff to: conduct an "equity scrub" review of the text in each of the neighborhood plans to be sure they reflected the values of equity and inclusion set forth in R-5240 and R-5434; revise the plans to reflect the first non-white settlers in Kirkland; and ensure the neighborhood plan policies support citywide policies and regulations regarding development of accessory dwelling units, duplex, triplex and cottage housing in residential areas and other minor changes to be incorporated into the plans.

On October 22, 2020, the Planning Commission conducted a public hearing to receive comments on the proposed annual City-Initiated amendments and the Mann CAR. The [October 22, 2020 meeting materials](#) provide background and staff analysis of the proposed amendments. After closing the public hearing, the Planning Commission discussed the proposed amendments and made two motions to forward to City Council to 1) approve the City-Initiated Amendments to the Comprehensive Plan and 2) approve the Mann CAR, including amending the Zoning Map.

On November 17, 2020, the City Council received a briefing on the Planning Commission's recommendation for approval of the amendments. The [November 17, 2020 meeting materials](#) provide more background on the proposed amendments. Staff briefed Council on the City- and Community-Initiated Amendments and discussed the status of the equity review of the draft Market, Norkirk, Highlands, Neighborhood Plans and Market Street Corridor Plan requested by Council at the September 10, 2020 meeting.

Council did not have any comments and supported the Planning Commission's recommendation for the City initiated and Mann CAR amendments. Because of the full agenda planned for the December 8, 2020 City Council meeting, Council requested to review the final revised neighborhood plans and corridor plan (including recommended equity review revisions) prior to distribution of the December 8, 2020 meeting packet. Staff agreed to add the revised neighborhood and corridor plans to the neighborhood plan update [project webpage](#) on the City's website in advance of distribution of the December 8 packet. Exhibits J-M to the enclosed ordinance includes the most recent draft plans including changes requested by City Council at the September 15<sup>th</sup> meeting, equity consultant, staff and minor edits from the neighborhood representatives.

### **Proposed Amendments**

The following is a summary list of the proposed amendments included as exhibits to the ordinance for consideration by City Council for final adoption:

Exhibit A: Replaces Capital Facilities Plan (CFP) (Chapter XIII) Tables 5-10 for consistency with the 2021-2026 Capital Improvement Program (CIP) (transportation, utilities, surface water, parks, public safety, and public facility services and improvements) and the 2021-2022 budget.

Exhibit B: Amends Capital Facilities Plan Table CF-4, Functional Plans, to include the adopted Totem Lake Urban Center Enhancement and Multi-modal Transportation Network Plan (Resolution 5316, May 2018) and the Sustainability Master Plan due to be adopted on December 8.

Exhibit C: Amends Land Use Map LU-1 for legislative changes in land use designation for the following parcels:

- Windsor Vista Park expansion of parcel PIN 9477201690 to change the designation from LDR 6 to P (Park/Open Space)
- Juanita Heights Park expansion of parcel PIN 9194100940 to change the designation from LDR 4 to P (Park/Open Space)
- Mann CAR parcels at 10213 NE 124<sup>th</sup> Street, (PIN 2926059176) and at 10203 NE 124<sup>th</sup> Street (PIN 2926059281) to change the designation from LDR 6 to MDR 12

Exhibit D: Amends Land Use Element (Chapter VI) Policy LU-5.5 to reflect King County Council's designation in the Countywide Planning Policies of the Greater Downtown Kirkland as an Urban Center (approved November 5, 2019).

Exhibit E: Amends Parks, Recreation and Open Space Element Figure PR-1 to reflect the two legislative changes in land use described in Exhibit C.

Exhibit F: Amends Finn Hill Neighborhood Plan figures: 4.1, 4.2a, 4.2b, 4.3, 5.1, 5.2, 5.3, 6.1, 6.2, 7.1, 7.2, 7.3, 7.5, 7.6 to reflect change in land use at Juanita Heights Park parcel described in Exhibit C.

Exhibit G: Amends Juanita Neighborhood Plan Figures J-1 to J-8 to reflect two changes in land use described in Exhibit C.

Exhibit H: Amends text in the Lakeview, Rose Hill, Totem Lake, Kingsgate, Finn Hill Neighborhood Plans related to the Transportation Element, Figure T-28, City Transportation Connections Map.

Exhibit I: Amends map figure legends in the following neighborhood plans to reference Transportation Element Figure T-28, City Transportation Connections:

- Bridle Trails Neighborhood Plan Figures BT-5, BT-6, BT-7
- Central Houghton Neighborhood Plan Figures CH-4, CH-5
- Everest Neighborhood Plan Figures EV-4, EV-5, EV-6
- Finn Hill Neighborhood Plan Figure FH-7.3
- Juanita Neighborhood Plan Figures J-5, J-6, J-7
- Kingsgate Neighborhood Plan Figures K-4, K-5
- Lakeview Neighborhood Plan Figures L-4, L-5, L-6

- Moss Bay Neighborhood Plan Figures MB-9, MB-10, MB-11
- Rose Hill Neighborhood Plan Figures RH-11, RH-12, delete RH-13 (Street Connections), RH-14, RH-15, RH-16, RH-17,
- Totem Lake Neighborhood Plan Figures TL-5, TL-6, TL-7, TL-8

Exhibit J: Replaces the Market Neighborhood Plan in Chapter XV.K \*

Exhibit K: Replaces the Norkirk Neighborhood Plan in Chapter XV.M \*

Exhibit L: Replaces the Highlands Neighborhood Plan in Chapter XV.N \*

Exhibit M: Replaces the Market Street Corridor Plan in Chapter XV.L \*

*\*Note: after adoption, the plans will be designed to be consistent with the updated neighborhood plan format.*

Exhibit N: Zoning Map amendments: The ordinance authorizes the Zoning Map to be amended to be consistent with the Comprehensive Plan Land Use Map LU-1 by rezoning the parcels described in Exhibit C to the following zoning classifications:

- Windsor Vista Park expansion of parcel PIN 9477201690 to change the zoning from RSA 6 to P (Park/Open Space) zone
- Juanita Heights Park expansion of parcel PIN 9194100940 to change the zoning from RSA 4 to P (Park/Open Space) zone
- Mann CAR parcels at 10213 NE 124<sup>th</sup> Street, (PIN 2926059176) and at 10203 NE 124<sup>th</sup> Street (PIN 2926059281) to change the zoning from RSX 7.2 to RM 3.6 zone

### **Criteria for amending the Comprehensive Plan and Zoning Map**

Kirkland Zoning Code (KZC) Section 140.25 lists the factors to consider for Comprehensive Plan amendments. The City shall take into consideration, but is not be limited to, the following factors when considering approval of a proposed amendment to the Comprehensive Plan:

1. The effect upon the physical, natural, economic, and/or social environments.
2. The compatibility with and impact on adjacent land uses and surrounding neighborhoods.
3. The adequacy of and impact on public facilities and services, including utilities, roads, public transportation, parks, recreation, and schools.
4. The quantity and location of land planned for the proposed land use type and density.
5. The effect, if any, upon other aspects of the Comprehensive Plan.

KZC Section 140.30 lists the criteria that must be met to amend the Comprehensive Plan:

1. The amendment must be consistent with the Growth Management Act.
2. The amendment must be consistent with the countywide planning policies.
3. The amendment must not be in conflict with other goals, policies, and provisions of the Kirkland Comprehensive Plan.
4. The amendment will result in long-term benefits to the community and is in the best interest of the community.

KZC Section 130.20 relates to amendments to the Zoning Map criteria. The City may decide to approve a legislative rezone only if it finds that:

1. Conditions have substantially changed since the property was given its present zoning or the proposal implements the policies of the Comprehensive Plan; and
2. The proposal bears a substantial relationship to the public health, safety, or welfare; and
3. The proposal is in the best interest of the community of Kirkland.

*Conclusions:*

The proposed amendments to the Comprehensive Plan are consistent with the above criteria, Comprehensive Plan, Growth Management Act and Countywide Planning Policies. The proposed amendments to the Zoning Map for the rezones are consistent with the above criteria and implement the policies in the Comprehensive Plan. The expansion of the RM 3.6 zone boundary to the east is in keeping with the public health, safety, welfare and in the interest of the community, and would provide the community with additional housing stock.

**Compliance with State Environmental Policy Act- Environmental Review**

A SEPA addendum to the City of Kirkland 2015 Comprehensive Plan Update Draft and Final Environmental Impact Statement was issued on October 12, 2020 and is contained in the official files in the Planning and Building Department. The addendum concludes that the proposed amendments would not result in new impacts beyond those identified in the Comprehensive Plan Environmental Impact Statement.

**Next Steps**

At the January 25, 2021, Houghton Community Council is scheduled to take final action on City-initiated amendments (within its jurisdiction) related to the Capital Facilities Plan.

cc:

File: CAM20-00471

File: CAM18-00741

Sarabjit Mann

Parties of Record (CAM18-00741)

Parties of Record (CAM20-00471)

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