

ORDINANCE NO. 2232

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO LAND USE, PLANNING AND DEVELOPMENT, CREATING A FREEWAY INTERCHANGE DISTRICT ADOPTING INTERIM REGULATIONS THEREFOR, AMENDING ORDINANCE NO. 2183 BY ADDING A NEW CHAPTER 23.31 AND AMENDING THE ZONING MAP.

BE IT ORDAINED by the City Council of the City of Kirkland as follows:

Section 1. There is hereby added to Ordinance No. 2183, the Kirkland Zoning Code, a new Chapter 23.31, Freeway Interchange District, to read as follows:

- Chapter 23.31 FREEWAY INTERCHANGE DISTRICT (FID)
  - 23.31.010 Purposes
  - 23.31.020 Freeway Interchange District Created
  - 23.31.030 Freeway Interchange District - Interim Regulations
  - 23.31.040 Reclassification to Freeway Interchange District - Amendment to Zoning Map

23.31.010 Purposes. The use and development of areas adjacent to and affected by freeway and limited access highway interchanges present complex and unique problems in regard to land use, planning and development. Studies presently being conducted by the Kirkland Department of Community Development, the City Planning Commission and the Houghton Community Council in regard to appropriate regulations for the use and development of freeway interchange areas have not been completed. Nevertheless, the creation of such district and the imposition of interim regulations is necessary to provide for conservation, protection and enhancement to the public health, safety, convenience and general welfare. It is the further purpose of the interim regulations to provide a means to foster and promote development which will ensure the maintenance of a quality environment for those areas which are directly or indirectly influenced by the freeway interchanges and to preclude traditional speculative and indiscriminate zoning practices from continuing. The interim regulations and the district limits shall be subject to revision and modification, as necessary, during the course of the study now underway.

23.31.020 Freeway Interchange District Created. There is hereby created a land use district to be known as the Freeway Interchange District (FID). Until final regulations

are adopted, any area within the Freeway Interchange District shall be subject to both the land use regulations relating to the land use district within which said area was zoned immediately prior to the imposition of the Freeway Interchange District and to the interim regulations herein adopted for the Freeway Interchange District. Until final regulations are adopted for the Freeway Interchange District, said district shall be considered an overlay zone and shall not eliminate the existing underlying zoning. The underlying zoning may then be used along with the interim regulations herein adopted as a basis for criteria in considering a request for an unclassified use permit.

23.31.030 Freeway Interchange District - Interim Regulations. Any proposal shall be required to conform to the following:

23.31.031 Definition - "Proposal". As used in these interim regulations "proposal" means any expansion of any existing use of land or structure, any new use of land or structure, including any new development or new construction.

23.31.032 If the proposal conforms to the underlying zoning:

(a) No Unclassified Use Permit shall be required.

(b) The proposal shall conform to the interim regulations and guidelines of Resolution No. 2181 (Environmental Impact Requirements).

23.31.033 If the proposal does not conform to the underlying zoning, but is consistent with the Comprehensive Plan:

(a) An Unclassified Use Permit shall be required.

(b) The proposal shall conform to the requirements of the interim regulations and guidelines of Resolution No. 2181.

23.31.034 If the proposal does not conform to underlying zoning or to the Comprehensive Plan:

(a) The application to amend the Comprehensive Plan shall be submitted; in addition to existing application requirements, the application shall contain:

(1) An evaluation of the impact of the proposal upon the total freeway quadrant in which it is located and adjacent land areas.

(2) The evaluation shall follow the format for an environmental assessment as defined by the interim regulations and guidelines approved by Resolution No. 2181.

(b) An Unclassified Use Permit shall be required.

(c) Applications to amend the Comprehensive Plan Map and to obtain an Unclassified Use Permit may be processed before the Kirkland Planning Commission and the Kirkland City Council concurrently. Consideration of the Unclassified Use Permit applications shall be subordinate to the Comprehensive Plan revision.

23.31.035 The following requirements shall apply to any proposal requiring an Unclassified Use Permit as herein provided and shall be incorporated into any Unclassified Use Permit issued pursuant to these interim regulations:

(a) The proposal shall be subject to the following requirements to provide for conservation, protection and enhancement of the public health, safety and convenience and general welfare:

(1) No clearing, landfill, grading or excavation shall be done on the site until the required Unclassified Use Permit has been approved by the City Council and issued by the City. Restoration or a bond to guarantee restoration shall be required if any such work is commenced prior to the issuance of the Unclassified Use Permit.

(2) The environmental assessment, as required by Resolution No. 2181, shall specifically address the impact of the proposal upon existing traffic conditions including existing peak hour volumes and average daily traffic volumes of the traffic system adjacent to the proposal as required by the Department of Community Development. All ingress and egress points for the proposed development shall be clearly indicated on the drawings required to be submitted with the application. When determined necessary, the Department of Community Development shall consult with the Washington State Department of Highways in analyzing the impact of a proposal upon the Interstate system.

(3) The environmental assessment, as required by Resolution No. 2181, shall specifically address the impact of the freeway interchange traffic system upon any proposal which includes residential uses. Noise level readings at the property lines most closely

Oriented to the freeway and freeway interchanges shall be included in the assessment together with measures to be used to mitigate the impact upon the proposal.

23.31.040 Amendment to Zoning Map. Attached to this ordinance and by this reference incorporated herein are maps identifying the highway interchanges and delineating the areas adjacent thereto which are hereby zoned Freeway Interchange District. The Department of Community Development is hereby directed to amend the zoning map adopted as a part of Ordinance 2183 to reflect changes in classification.

Section 2. To the extent that the subject matter and provisions of this ordinance are within the disapproval jurisdiction of the Houghton Community Council as created by Ordinance No. 2001, this ordinance shall become effective within the Houghton community, either upon approval of the Houghton Community Council or failure of said community council to disapprove within 60 days from the date of passage of this ordinance.

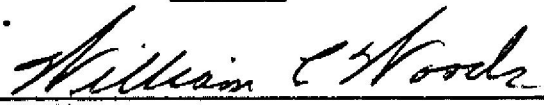
Section 3. A copy of this ordinance, including attached maps, shall be recorded in the office of the Director of Administration and Finance and copies shall be filed in the following city departments for the use of the general public and the affected departments of the city:

Department of Community Development  
Building Department  
Department of Public Services  
Park Department  
Police Department  
Department of Fire Services


Section 4. Effective Date. Except as provided in Section 2, this Ordinance shall be in full force and effect five days from and after its passage by the council and publication as required by law.

PASSED by the Kirkland City Council in regular meeting on the 6th day of August, 1973.

SIGNED in authentication thereof on the 6th day of August, 1973.

  
\_\_\_\_\_  
Mayor

Attest:

  
\_\_\_\_\_  
Director of Administration and Finance  
(ex officio City Clerk)

Approved as to form:

  
\_\_\_\_\_  
City Attorney

**WATERFRONT DISTRICT I**

**NOTE: ASSOCIATED  
WETLANDS  
SUBJECT  
TO SHORELINE  
MANAGEMENT  
ACT OF 1971**

NW

NE

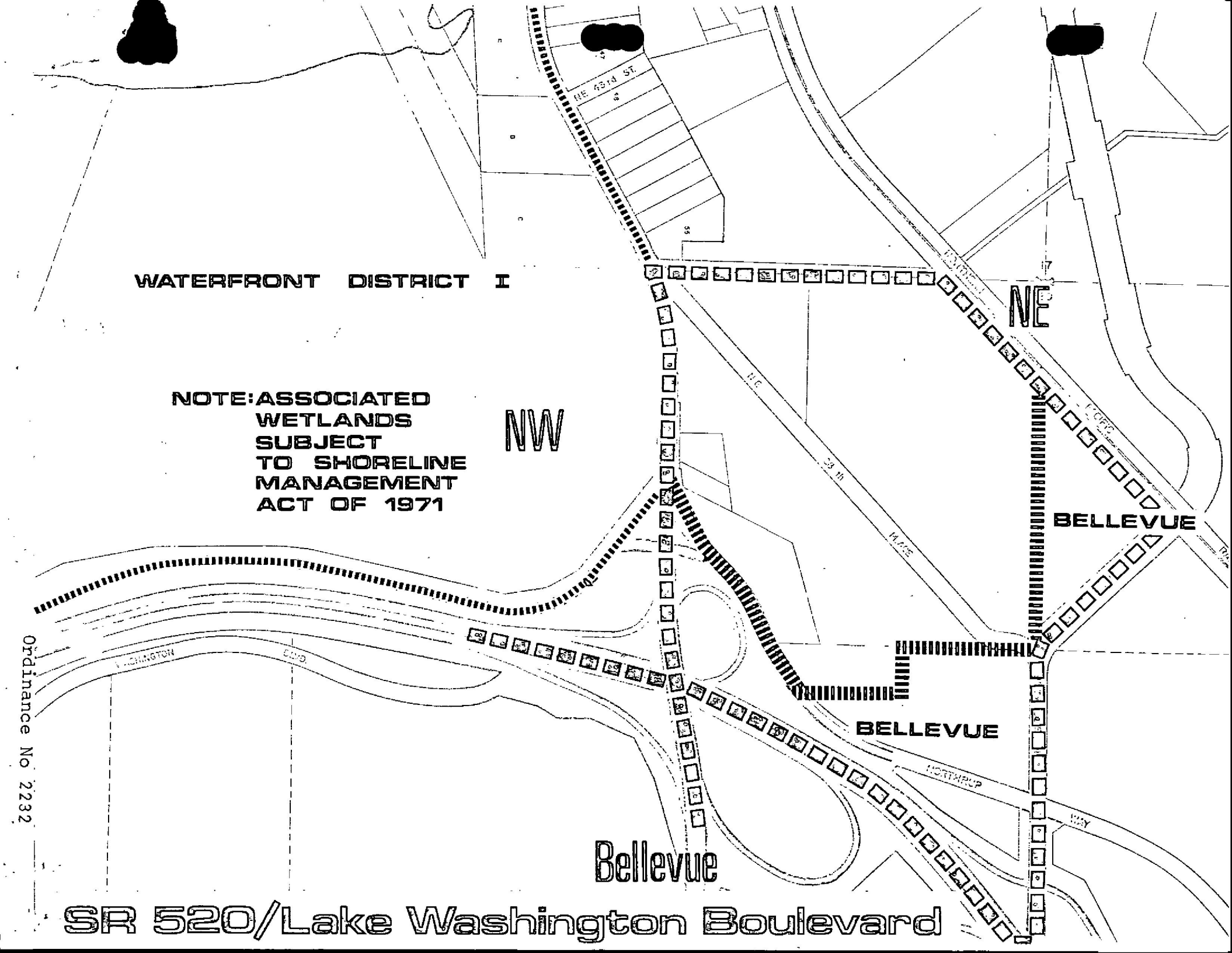
**BELLEVUE**

**BELLEVUE**

**Bellevue**

**SR 520/Lake Washington Boulevard**

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N. E. 120TH. STREET

NW

NE

KING COUNTY

KING COUNTY

N. E. 116TH. STREET

KING COUNTY

Ordinance No 2232

N. E. 115TH. PL.

N. E. 115TH. PLACE N. E.

SW

SE

N. E. 113TH. STREET

N. E. 125TH. PLACE

N. E. 122TH. PL.

N. E. 121TH.

N. E. 117TH.

126 TH. AVENUE

I-405/NE 116th Street

120TH AVENUE N.E.

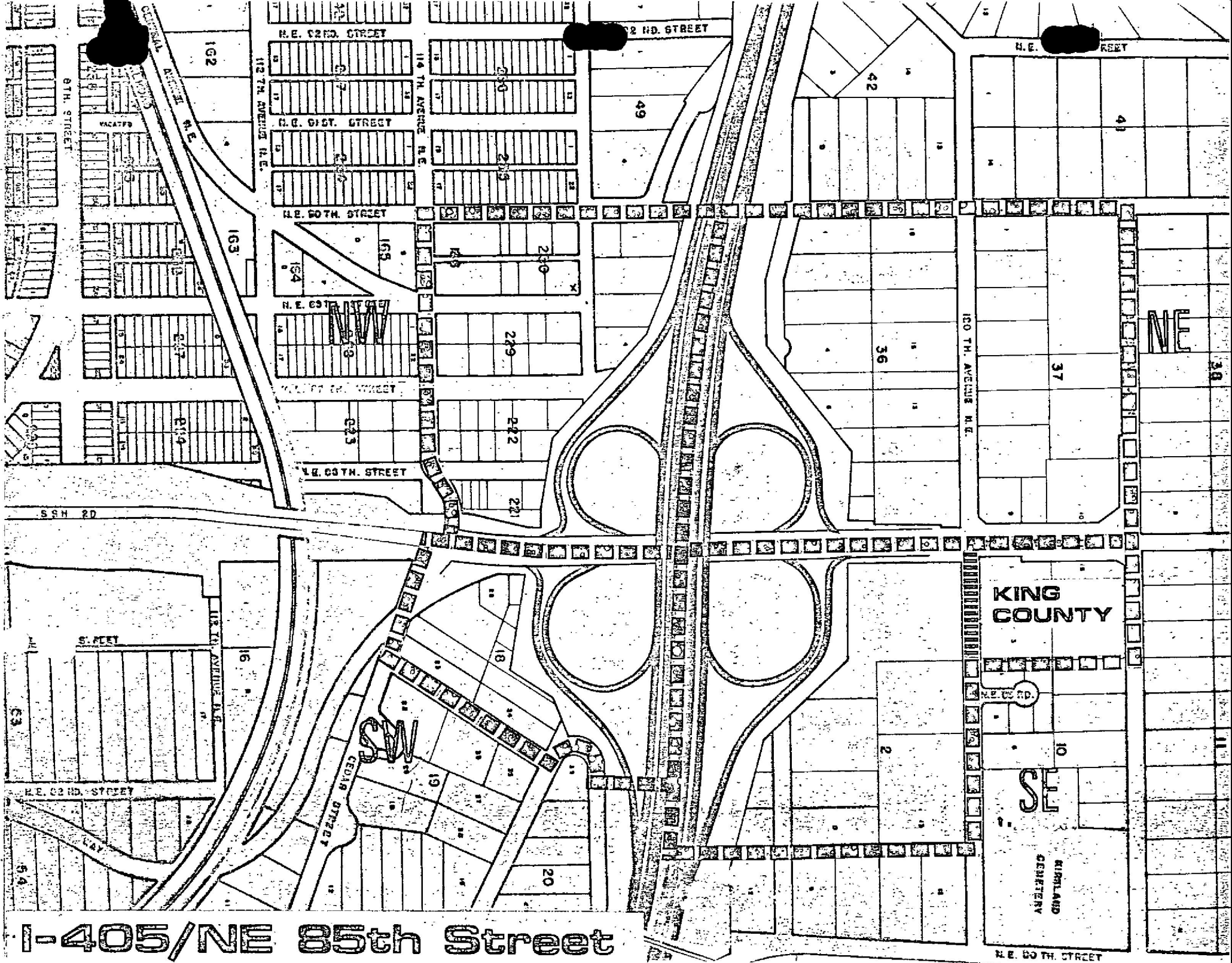
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24189

BLVD. N.E.

R. RAILROAD



I-405/NE 85th Street

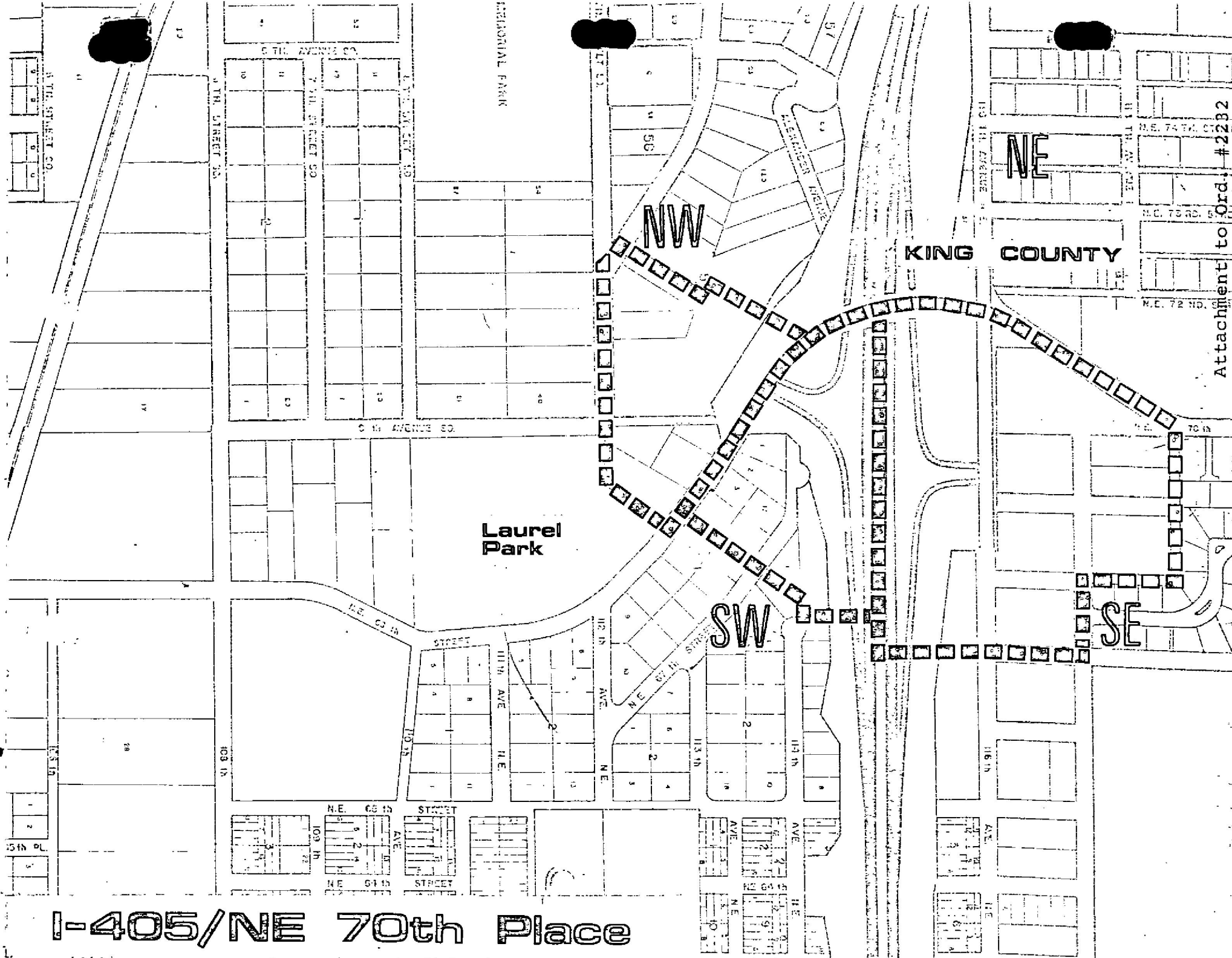
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KING COUNTY

ST

BIRTLAND CEMETERY

NE 80TH STREET



I-405/NE 70th Place

Attachment to Ord. #2282