

ORDINANCE NO. 2373

AN ORDINANCE OF THE CITY OF KIRKLAND ENACTED PURSUANT TO RCW 35A.14.330 ADOPTING AN EXTENDED LAND USE PLAN AND ZONING REGULATION FOR THE AREA DESCRIBED LYING OUTSIDE THE CITY OF KIRKLAND PROVIDING THAT SAID AREA SHALL BECOME SUBJECT TO SAID EXTENDED LAND USE PLAN AND ZONING REGULATION UPON ANNEXATION TO THE CITY OF KIRKLAND AND SUPPLEMENTING ORDINANCE NO. 2346 AND ORDINANCE NO. 2183 AS AMENDED BY ORDINANCE NO. 2347.

WHEREAS, the area of unincorporated King County, bounded on the west by I-405, on the north by the southerly Kirkland City limits, on the east by Bridle Trails State Park, and on the south by the northerly city limits of the City of Bellevue, is an area of unincorporated King County, which may reasonably be expected at some future time or times to be annexed to the City of Kirkland, and

WHEREAS, the Kirkland City Council, by Resolution No. R-2465, adopted October 3, 1977, directed preparation pursuant to RCW 35A.14.330, of a proposed extended land use policies plan and zoning regulation for said unincorporated area to become effective upon any future annexation to the City of Kirkland, and

WHEREAS, the City Council thereafter held, as required by law, two public hearings on said proposed extended land use plan and zoning regulation, with the first such hearing held on November 7, 1977, and the second hearing held on December 19, 1977, and

WHEREAS, at the conclusion of the time allotted for the second public hearing, opportunity was given to all participants so wishing to submit additional written comments by January 1, 1978, and

WHEREAS, the City Council has reviewed all written comments so received by the City, and

WHEREAS, the Planning Commission and Department of Community Development have heretofore recommended the adoption of an extended land use plan and zoning regulation for said area as set forth in the report to the Kirkland City Council, dated October 10, 1977, and

WHEREAS, the City Council has considered said report and recommendation, the presentations made during the two public hearings, and the written comments thereafter received, and

WHEREAS, it is in the best interests of the City to adopt an extended land use plan and zoning regulation for said area, to become effective upon annexation of all or any portion of said area pursuant to RCW 35A.13.330, now, therefore,

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

Section 1. At such time as the area hereinafter described, or any part thereof, shall be annexed to the City of Kirkland, the City Council may provide in the annexation ordinance that so much of said area as is thereby annexed shall be subject to and a part of the Land Use Policies Plan and Zoning Regulation herein adopted as an extension to the Land Use Policies Plan and Zoning Regulations for the City of Kirkland.

Section 2. The principles and standards for future development, utilization, and future growth of the City of Kirkland, as adopted by Ordinance No. 2346, together with the regulations and restrictions for land use and development, being the Kirkland Zoning Code, Ordinance No. 2183, as heretofore amended by Ordinance No. 2347, shall apply to said area in the manner set forth in the Land Use Policies Plan and Zoning Regulations herein adopted.

Section 3. The following portions of the Land Use Policies Plan, as adopted by Ordinance No. 2346, are supplemented as follows to extend said plan to the area hereinafter described:

- A. Figure 16 (page 172) is supplemented so as to include within the Houghton/Bridle Trails area the property hereinafter described.
- B. Figure 17, Houghton/Bridle Trails land use map is supplemented and modified to include the area hereinafter described with a proposed land use of one to three residential dwelling units per acre. The symbol designation on the face of Figure 17 for said area shall read: (1 - 3).

- C. The text of the Land Use Policies Plan on pages 181 and 182 relating to "low density development permitted along 116th Avenue N.E. southwest of Bridle Trails State Parks" is modified to read as follows:

Low density development permitted along NE 116th Avenue NE southwest of Bridle Trails Park.

Southwest of Bridle Trails State Park and adjacent to 116th Avenue NE is a large parcel of land undeveloped. Part of the land is within the City limits and the remainder is unincorporated. The parcel within the City limits is undeveloped but has been cleared of vegetation. It is presently zoned for medium density residential uses. Permitted development should be limited to low density residential (1 to 3 dwelling units per acre), due to the impacts that may be compounded by full development of this area. Clustering of units is to be encouraged. ~~The unincorporated lands to the south are developed at low densities (1 to 3 dwelling units per acre) with single family homes and large stable facilities. Due to the isolation of this area, bordered by public lands, the commitment the City makes will probably determine the eventual development of the entire area. Possible adverse impacts in this area center around inadequate public services. Access is limited to 116th Avenue N.E. Heavy traffic loads created by higher density uses would impact single family homes to the north in Kirkland and to the south in Bellevue with increased hazards and noise.~~

Sewer services presently not available and because of topography will probably have to be obtained from Bellevue by some arrangements. Water services available from the north but only from the dead-end main. Fire flow capacities from this main are limited and will constrain the type and intensity of full development. The unincorporated lands which extend southerly to the City limits of the City of Bellevue (at approximately NE 40th Street) are partially developed at low densities (1 to 3 dwelling units per acre) with single family homes and large stable facilities. This remaining 60-acre area is a logical extension of the City of Kirkland and would establish the incorporated boundary relationship in this area between Kirkland and Bellevue. Present utility service levels in this area are inadequate to support the prescribed residential development. Sewer service is presently unavailable and will have to be provided by cross-agreement with the City of Bellevue. Water services available from the north or south by cross-agreements with either Water District No. 81 or the City of Bellevue. In all instances (water and sewer services) developer extensions must be a condition of development with the potential of a late-comer agreement to charge benefited properties which defer development. Access is limited to 116th Avenue N.E. Besides utility concerns, traffic is an important consideration. Higher density

residential uses would increase traffic volumes, noise and hazards in an area committed to low density residences. Based upon the above considerations, development should be limited to low density residential (1 to 3 dwelling units per acre). Within this area, the existing stable facilities can remain to serve the equestrian activities in this general area. Residential developments may provide for equestrian activities and facilities as part of a residential development but consistent with other City policies and regulations. The area adjoining Bridle Trails State Park and future residential development should not be permitted to adversely affect the unique equestrian and natural environment of the park and its uses by the general public.

Section 4. The general provisions and regulations of the Kirkland Zoning Ordinance, Ordinance No. 2183, as amended by Ordinance No. 2347, are included as a part of the Extended Land Use Plan and Zoning Regulation herein adopted, and the zoning map of the City of Kirkland, as adopted by Ordinance No. 2183, as amended by Ordinance No. 2347, is modified to include the hereinafter described area with a zone classification of RS 35000.

Section 5. The area subject to the Extended Land Use Plan and Zoning Regulation herein adopted is as follows: All of that portion of the southwest quarter of Section 16, Township 25 North, Range 5 East, W.M., within King County, Washington, that lies within unincorporated King County and bounded on the west by I-405, on the north by the southerly city limits of the City of Kirkland, on the east by Bridle Trails State Parks, and on the south by the city limits of the City of Bellevue.

Section 6. A certified copy of this ordinance shall be filed in the office of the King County Department of Elections and Records. Certified or conformed copies shall be filed with the following City of Kirkland departments: 2-15-78

- A. The Department of Administration and Finance (ex officio City Clerk)
- B. The Department of Community Development.
- C. The Kirkland Planning Commission.
- D. The Department of Public Services.
- E. The Police Department for the City of Kirkland.
- F. The Building Department for the City of Kirkland.
- G. The Department of Fire Services for the City of Kirkland.

Section 7. This ordinance shall be in force and effect five (5) days from and after its passage by the City Council and publication as required by law.

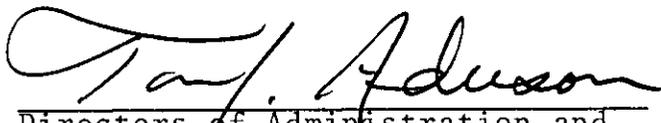
PASSED BY the Kirkland City Council in regular meeting on the 6th day of February, 1978.

SIGNED IN AUTHENTICATION THEREOF on the 6th day of Feb., 1978.



MAYOR

ATTEST:



Directors of Administration and  
Finance  
(ex officio City Clerk)

APPROVED AS TO FORM:



City Attorney