

ORDINANCE NO. 2454

AN ORDINANCE OF THE CITY OF KIRKLAND, RELATING TO LAND USE, AND THAT PROJECT COMMONLY KNOWN AS NORTHWEST COLLEGE MASTER PLAN, RECLASSIFYING CERTAIN REAL PROPERTY FROM RS 8500 TO PLANNED AREA 1 AND AMENDING THE ZONING MAP, AND REPEALING ORDINANCE NO. 2406.

WHEREAS, the Department of Community Development has received an application for a Rezone filed by Northwest College, the owner of said property described in said application and located within a RS 8500 zone, and

WHEREAS, on September 5, 1978 the City Council of the City of Kirkland, by Ordinance No. 2406, granted an application by Northwest College for a reclassification of real property from RS 8500 to Planned Area 1; and

WHEREAS, after adoption of Ordinance No. 2406, it was discovered that inadequate public notice had occurred prior to the public hearings held by the City on this application pursuant to Section 23.62.040 of Ordinance 2183, and due to that inadequate notice, this application has been reprocessed through the appropriate public review procedure as an entirely new application; and

WHEREAS, the application has been submitted to the Houghton Community Council who held public hearings thereon at their regular meetings of February 22, March 1, March 6, and March 13, 1979, and the Kirkland Planning Commission, who held public hearings thereon at their regular meetings of February 22, March 1, and March 28, 1979, and

WHEREAS, pursuant to City of Kirkland Ordinance No. 2319 concerning environmental policy of the State Environmental Policy Act, an environmental checklist has been submitted to the City of Kirkland, reviewed by the responsible official of the City of Kirkland and a negative declaration reached, and

WHEREAS, said environmental checklist and declaration have been available and accompanied the application through the entire review process, and

WHEREAS, the Kirkland Planning Commission and Houghton Community Council after their public hearings and consideration of the recommendations of the Department of Community Development and having available to them the environmental checklist and negative declaration did adopt certain Findings, Conclusions and Recommendations and did recommend approval of the Rezone Permit subject to the specific conditions set forth in said recommendations.

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

Section 1. Ordinance No. 2406 is hereby repealed.

Section 2. The Findings, Conclusions, and Recommendations of the Kirkland Planning Commission as signed by the Chairperson thereof and filed in the Department of Community Development File No. TA-CPA-R-78-30(H) are adopted by the Kirkland City Council as though fully set forth herein, except Recommendations 15, 20, and 21.

Section 3. Approval of this application is subject to the applicant's compliance with the conditions set forth in the recommendations hereinabove adopted by the City Council (please note, the recommendations adopted by the City Council do not include 15, 20, nor 21) and further conditioned upon the following:

- a. The road which is proposed to extend from the new married student housing units to the interior of the campus shall be set back as far as possible from the southern boundary of Gairloch. This setback shall be a distance of fifty feet or more. If it is necessary for the road to shift in order to maintain the significant stand of vegetation located approximately 200 to 250 feet west of 114th Avenue NE, south of Gairloch, the road shall shift to the south, and not to the north.
- b. Four access points to NE 53rd Street, and internal campus connections are to be located as illustrated in Exhibit "G2".
- c. The District Office shall have only one access point from 108th Avenue NE.

Section 4. The real property within the City of Kirkland described as follows is hereby reclassified (rezoned) from RS 8500 to Planned Area 1:

Harry White & Company's Fifth Addition to Kirkland
Block 2, Lots 20, 21, 22 and 23
Block 3, Lots 23, 24, south 10' of Lots 3, Lot 25 and
south 8' of Lot 28, Lots 4, 5, 6 minus the
west 25' of Lots 3, 4, 5 and 6
Block 4, Lot 6

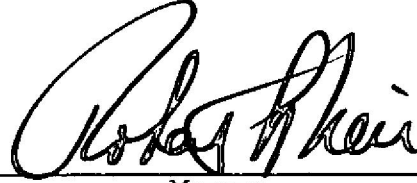
Tax Lots 7, 139, 146, in NE 1/4 17-25-5.

Section 5. The Director of the Department of Community Development is directed to amend the official Kirkland Zoning Map to conform with this ordinance, indicating thereon the date of ordinance adoption. Copies of this ordinance shall be filed with the Department of Community Development and the Office of the Director of Administration and Finance (ex officio City Clerk).

Section 6. 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 sixty (60) days from the

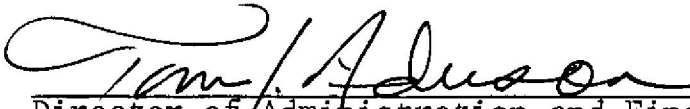
date of passage of this Ordinance and its publication.

PASSED by the City Council of the City of Kirkland and signed in authentication thereof by the Mayor at a regular meeting of said Council held this 2nd day of April, 1979.



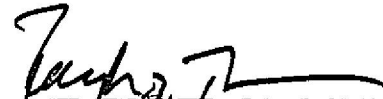
Mayor

ATTEST:



Director of Administration and Finance
(ex officio City Clerk)

Approved as to form:



City Attorney