

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO LAND USE AND AMENDING THE LAND USE POLICIES PLAN OF THE CITY OF KIRKLAND AS ADOPTED BY ORDINANCE NO. 2346, AS AMENDED, File No. CPA-79-121(P)).

WHEREAS, there was filed with the City of Kirkland an application by Julius McLeod (Department of Community Development file No. CPA-79-121(P)), for amendment to the Land Use Policies Plan as it relates to a portion of area of Kirkland lying westerly of 116th Ave. N.E. and southerly of the Burlington Northern right-of-way; and

WHEREAS, said application was made pursuant to the authority and procedures described in Section 5 of Ordinance 2346 adopting the Land Use Policies Plan, and

WHEREAS, the Kirkland City Council has received a report containing the findings, conclusions and recommendations of the Kirkland Planning Commission who conducted a public hearing on said application on February 7, 1980, and

WHEREAS, an Environmental Checklist was prepared by applicant and a Final Declaration of Non-Significance was made by the responsible official pursuant to the requirements of the State Environmental Policy Act (RCW 43.21C; WAC Chapter 197-10; and Kirkland Ordinance No. 2319), and said Environmental Checklist and Declaration were available throughout the entire review process.

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

Section 1. Figures 33 and 39 of the Land Use Policies Plan shall be amended to correspond to the configurations shown in Attachments "A" and "B", respectively.

Section 2. The text of the Land Use Policies Plan shall be amended on pages 341 and 373 in the following manner:

On Page 341 language shall be added so the page reads:

- (1) Soils and geologic analyses are required. The City will select an appropriate consultant and establish reasonable study parameters. Analysis would cover the area of the site to be developed as well as adjacent sites.
- (2) The developer will indemnify and hold the City harmless.
- (3) The clustering of structures is required.
- (4) The vegetative cover is maintained to the maximum extent possible.

- (5) Watercourses are to be retained in a natural state.
- (6) Surface runoff is to be controlled at predevelopment levels.
- (7) Points of access to arterials are to be minimized.
- (8) The City has the present ability to provide the necessary emergency services.
- (9) A minimum level of aggregation of land may be desirable in order to minimize adverse impacts.
- (10) There will be public review of the development proposal.
- (11) Where adjacent to a detached residential area, any future clustered development should provide for a substantial vegetative buffer and the design should demonstrate the moderation of horizontal and vertical bulk of structures. Furthermore, parking and circulation should be designed so as to minimize potential off-site impacts.

On Page 373 language shall be deleted and added so the portion of the page concerning Economic Activities for the Juanita Slough Area reads:

Policy 8). In the southeast corner of the Juanita Slough area lies ~~some~~ a strip of land that is designated for a planned light industrial use. ~~Development must minimize cuts into the slope; retain much of the natural vegetation as a buffer; and have access out only through Parmac. Limited commercial recreation uses or small offices may be permitted in Planned Area 9. The opportunities for, and regulations on, this type of development are more fully discussed in the section on Planned Area 9.~~ This strip is 100' wide and begins at the southwest corner of the intersection of 116th Ave. N.E. right-of-way and the Burlington Northern right-of-way and continues west approximately 640 feet.

This planned light industrial area consists of three distinct "bands" that exhibit unique natural characteristics and thus should guide specific location, configuration and nature of future development of the site. The northernmost "band" is the 50 foot wide area immediately adjacent and parallel to the BNRN right-of-way. This relatively flat and open bench area is most suitable for industrial development and circulation. The southernmost "band" is a 25 foot wide area that includes the steepest portion of the slope and thus should remain completely untouched in order to

preserve the stability and integrity of the hillside as well as to buffer upland residential uses. Sandwiched between the northerly bench area and the southerly buffer area is a 25 foot wide transitional area. This area is the approximate location of the base of the slope and as such is a naturally sensitive area although limited development options may exist. The siting of structures or other improvements in this transitional area should only be permitted if it would result in the further stabilization of the slope and not require the removal of substantial vegetation. Detailed soils and geologic information should be submitted with any proposal to develop in this transitional area and should demonstrate that the above cited purposes will be served.

This planned light industrial area should have primary access out only through Parmac. Access to and within any development of this site should make provision for through emergency access that will connect Parmac and the Highlands area. Said limited through access should connect the east and west property lines of the subject property by means of an easement granted to the City for emergency vehicles only. Specific location and configuration of such access should be reviewed and coordinated by the appropriate City departments as a major site design criteria of any future development.

The extreme southeast corner of the Juanita Slough area is designated for low density residential, oriented toward the low density residential area neighboring in the Highlands area. Proposed development of this upland residential area should be done subject to the same procedures and standards outlined for the adjacent Highlands area on pages 340 and 341.

Section 3. This ordinance shall be in force and take effect five (5) days from and after its passage by the Council and publication as required by law.

PASSED by the City Council of the City of Kirkland on the 19th day of February, 1980.

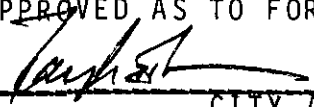
SIGNED IN AUTHENTICATION thereof on the 19th day of
February, 1980.


MAYOR

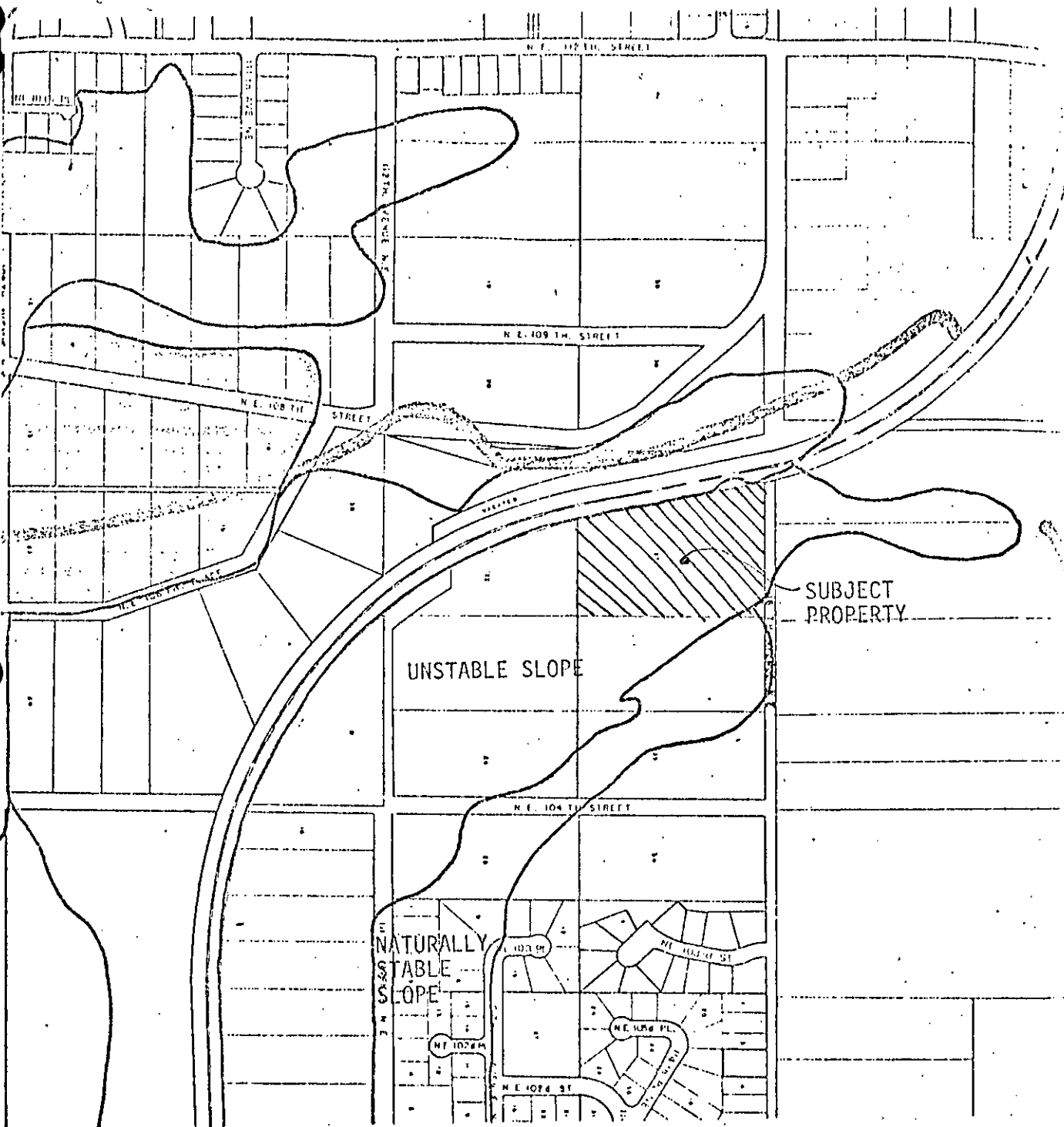
ATTEST:


Director of Administration and Finance
(ex officio City Clerk)

APPROVED AS TO FORM:


CITY ATTORNEY

0821A



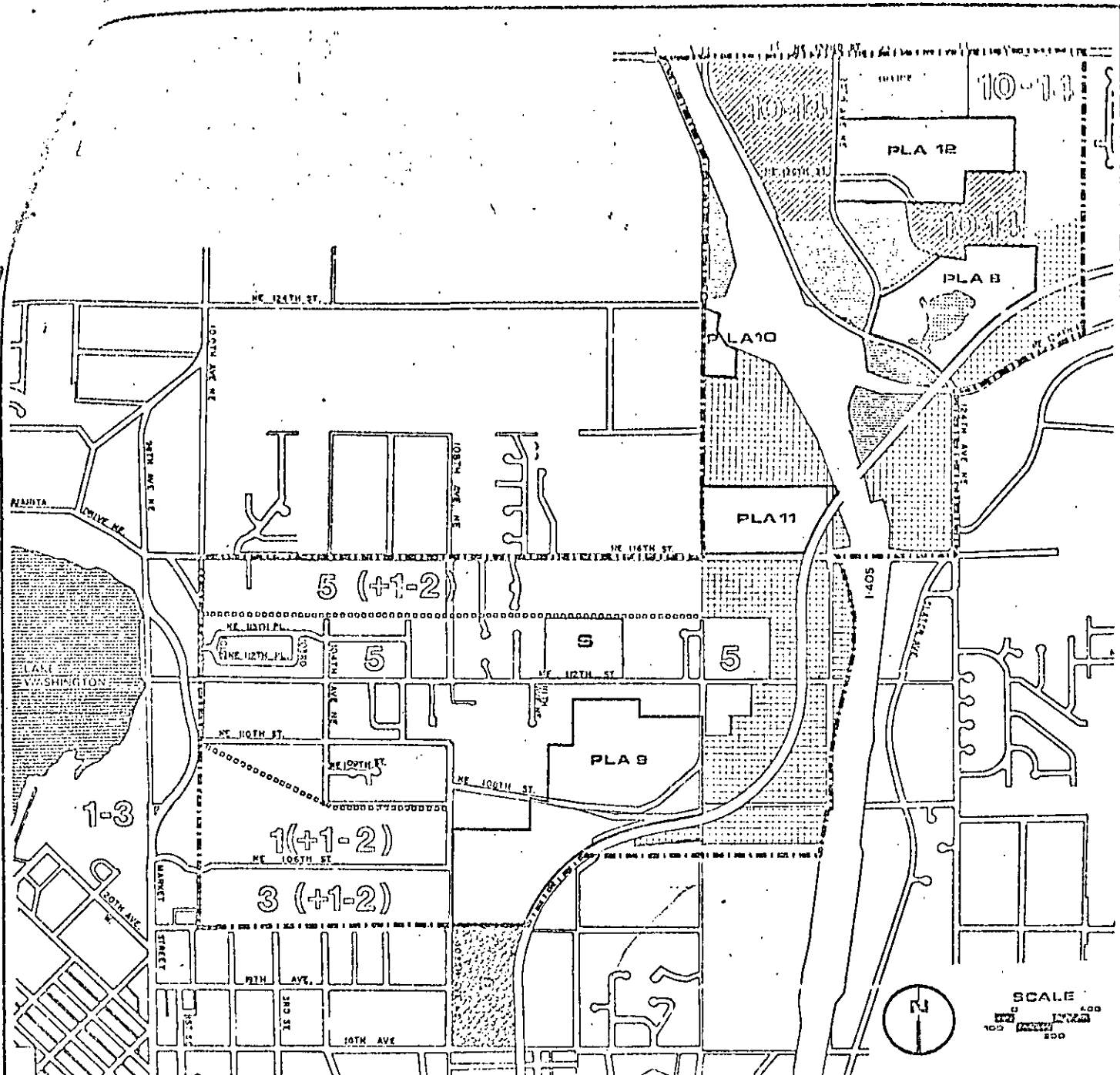
SUBJECT
PROPERTY

UNSTABLE SLOPE

NATURALLY
STABLE
SLOPE

Attachment
EXHIBIT "A" to
Ordinance No. 2515

MAY 1977



LEGEND


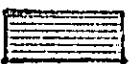
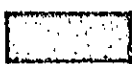

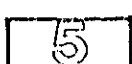
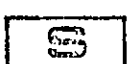

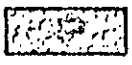
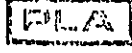
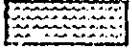
- | | | | |
|---|--|--|-----------------|
|  | Low Density Residential |  | Commercial |
|  | Medium and High Density Residential |  | Industrial |
|  | Maximum Density (in dwelling units/acre) |  | Schools |
|  | Office/Multi-Family |  | Parks |
|  | Planned Area |  | Bodies of water |

FIGURE 339

JUANITA/PAR MAC/TOT LAND USE

Attachment EXHIBIT "B" to Ordinance No. 2515