

ORDINANCE NO. 3124*Repealed by 3481*

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO COMPREHENSIVE PLANNING AND LAND USE AND AMENDING THE LAND USE POLICIES PLAN (COMPREHENSIVE PLAN) ORDINANCE 2346 AS AMENDED.

Whereas, the City Council has received from the Kirkland Planning Commission a recommendation to amend certain portions of the Land Use Policies Plan (Comprehensive Plan) for the City, Ordinance 2346 as amended, all as set forth in that certain report and recommendation of the Planning Commission dated August 29, 1988 and bearing Kirkland Department of Planning and Community Development File No. IV-88-56; and

Whereas, prior to making said recommendation the Planning Commission, following notice thereof as required by RCW 35A.63.070, held on August 4, 1988, a public hearing on the amendment proposals and considered the comments received at said hearing; and

Whereas, pursuant to the State Environmental Policies Act there has accompanied the legislative proposal and recommendation through the entire consideration process, a final determination of non-significance (including supporting environmental documents) issued by the responsible official pursuant to WAC 197-11-340 and WAC 197-11-390; and

Whereas, in regular public meeting the City Council considered the environmental documents received from the responsible official, together with the report and recommendation of the Planning Commission, as well as a timely filed challenge of said recommendation.

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

Section 1. Text amended: The following specific portions of the text of the Land Use Policies Plan, Ordinance 2346 as amended, be and they hereby are amended to read as set forth in Attachment A which by this reference is incorporated herein:

Section 2. If any section, subsection, sentence, clause, phrase, part or portion of this ordinance, including those parts adopted by reference, is for any reason held to be invalid or unconstitutional by any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance.

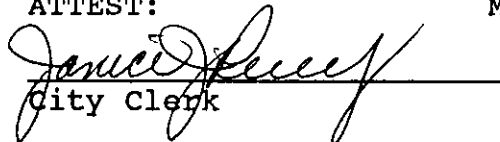
Section 3. This ordinance shall be in full force and effect five days from and after its passage by the City Council and publication.

Passed by majority vote of the Kirkland City Council in regular, open meeting this 20th day of September, 1988.

Signed in authentication thereof this 20th day of September, 1988.

  
MAYOR

ATTEST:

  
City Clerk

APPROVED AS TO FORM:

  
City Attorney

Natural features of Planned Area 10C are described.

~~Residential uses are inappropriate.~~ Office and multi-family residential uses are desirable.

Standards are listed for development of Planned Area 10C.

### Subarea 10C:

This subarea contains a significant wetland associated with Juanita Creek, as well as a continuation of the potentially unstable heavily vegetated slope found in Subarea B. The wetland, together with the slope, provide an extensive natural buffer to the single-family neighborhoods to the south and west.

~~The adjacency and interrelationship of this subarea with Subarea B make residential use inappropriate. As discussed for Subarea B, residential uses within this subarea also would exacerbate already congested traffic conditions. In addition, preservation of the slope and wetlands would leave little usable land for a residential subdivision.~~ Office and multi-family residential uses which are limited in bulk would provide for a reasonable use of the land, as well as allow for preservation of the wetlands and the slope and provide compatibility with adjacent residential uses. Accordingly, development of offices and multi-family residences in Planned Area 10C should be subject to the following standards:

- (1) All building placement, internal roadways and utility services must be approved through a single hearing process.
- (2) Development in the The heavily vegetated and potentially unstable slope in the southern and western portions of the subarea should be preserved limited to provide a vegetated and topographic buffer to the adjacent single-family neighborhood ~~to the south.~~
- (3) The significant wetland should be preserved. Development should be precluded within and immediately adjacent to the wetland. If it is offered, the City should accept dedication of these undeveloped areas.
- (4) An improved public pedestrian access trail along the edge of the wetland is encouraged. If installed, the trail should be

located and designed to minimize impacts on the natural functions or the wetland. Signs which designate the trail and provide information about the nature and function of the wetland should be installed.

- (5) Access through PLA 10B is encouraged. If this is not readily available, the number of access points onto NE 124th Street should be minimized and coordinated with existing access points ~~access should be from one point on NE 124th Street which is located to coincide with an access point on the north side of the street.~~ Improvements to NE 124th Street, as needed to mitigate all traffic impacts, should be made.
- (6) ~~(5) Structures should be compatible in scale and design with nearby residential uses.~~ The design and scale of new structures should mitigate the visual mass relative to nearby residential uses.
- (7) ~~(6)~~ Development should be separated from the single-family residential neighborhoods to the west by a wide site obscuring landscaped area.
- (8) The density of multi-family development should be limited to twelve (12) dwellings per acre.