

ORDINANCE O-4791

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO CATEGORICAL EXEMPTION THRESHOLDS IN GOAT HILL AND AMENDING SECTION 24.02.065 OF THE KIRKLAND MUNICIPAL CODE.

1           WHEREAS, Chapter 24.02 of the Kirkland Municipal Code  
2 contains the City's laws that implement the State Environmental Policy  
3 Act (Chapter 43.21C RCW), and is designed to aid the City in identifying  
4 and mitigating the significant adverse environmental impacts of  
5 projects; and  
6

7           WHEREAS, the Goat Hill neighborhood currently contains  
8 significant environmental constraints, including but not limited to  
9 only two primary access points, steep and narrow streets,  
10 significant landslide hazards, a number of perennial and  
11 intermittent streams, and other critical environmental areas,  
12 including wetlands; and

13           WHEREAS, a geographically-focused amendment to the City's  
14 categorical exemption thresholds is needed to ensure that development  
15 projects containing more than four residential units in Goat Hill are  
16 evaluated for potential environmental impacts, due to ongoing concerns  
17 about vehicle and emergency access, soil and stormwater conditions,  
18 and other issues.

19  
20           NOW, THEREFORE, the City Council of the City of Kirkland do  
21 ordain as follows:  
22

23           Section 1. Kirkland Municipal Code Section 24.02.065 is  
24 amended to read as follows:

25           **24.02.065 Threshold levels for categorical exemptions.**

26           WAC 197-11-800 establishes certain actions as exempt from SEPA.  
27 Under WAC 197-11-800(1)(c), the city establishes raised levels of  
28 exemptions for the following types of actions as exempt from SEPA  
29 except as provided in WAC 197-11-305 and 197-11-800(1)(a):

30           (a) The construction or location of any residential structures of  
31 twenty or fewer dwelling units, except in Goat Hill as shown in Map X,  
32 where the exemption threshold is the construction or location of any  
33 residential structures of four or fewer dwelling units (WAC 197-11-  
34 800(1));

35           (b) The construction of a barn, loafing shed, farm equipment  
36 storage building, produce storage or packing structure, or similar  
37 agricultural structure, covering thirty thousand or fewer square feet, and

38 to be used only by the property owner or his or her agent in the conduct  
39 of farming the property. This exemption shall not apply to feed lots  
40 (WAC 197-11-800(1));

41 (c) The construction of an office, school, commercial, recreational,  
42 service or storage building with twelve thousand or fewer square feet  
43 of gross floor area, and with associated parking facilities designed for  
44 forty or fewer automobiles (WAC 197-11-800(1));

45 (d) The construction of a parking lot designed for forty or fewer  
46 automobiles not associated with a structure (WAC 197-11-800(1));

47 (e) Any fill or excavation of five hundred or fewer cubic yards  
48 throughout the total lifetime of the fill or excavation and any excavation,  
49 fill or grading necessary for an exempt project in subsection (a), (b),  
50 (c), or (d) of this section (WAC 197-11-800(1)).

51  
52 Section 2. If any provision of this ordinance or its application to  
53 any person or circumstance is held invalid, the remainder of the  
54 ordinance or the application of the provision to other persons or  
55 circumstances is not affected.


56  
57 Section 3. This ordinance shall be in force and effect five days  
58 from and after its passage by the Kirkland City Council and publication,  
59 as required by law.

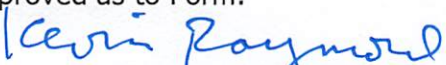
60  
61 Section 4. A complete copy of this ordinance shall be certified  
62 by the City Clerk, who shall then forward the certified copy to the King  
63 County Department of Assessments.

64  
65 Passed by majority vote of the Kirkland City Council in open  
66 meeting this 05 day of April, 2022.

67  
68 Signed in authentication thereof this 05 day of April, 2022.

  
\_\_\_\_\_  
Penny Sweet, Mayor

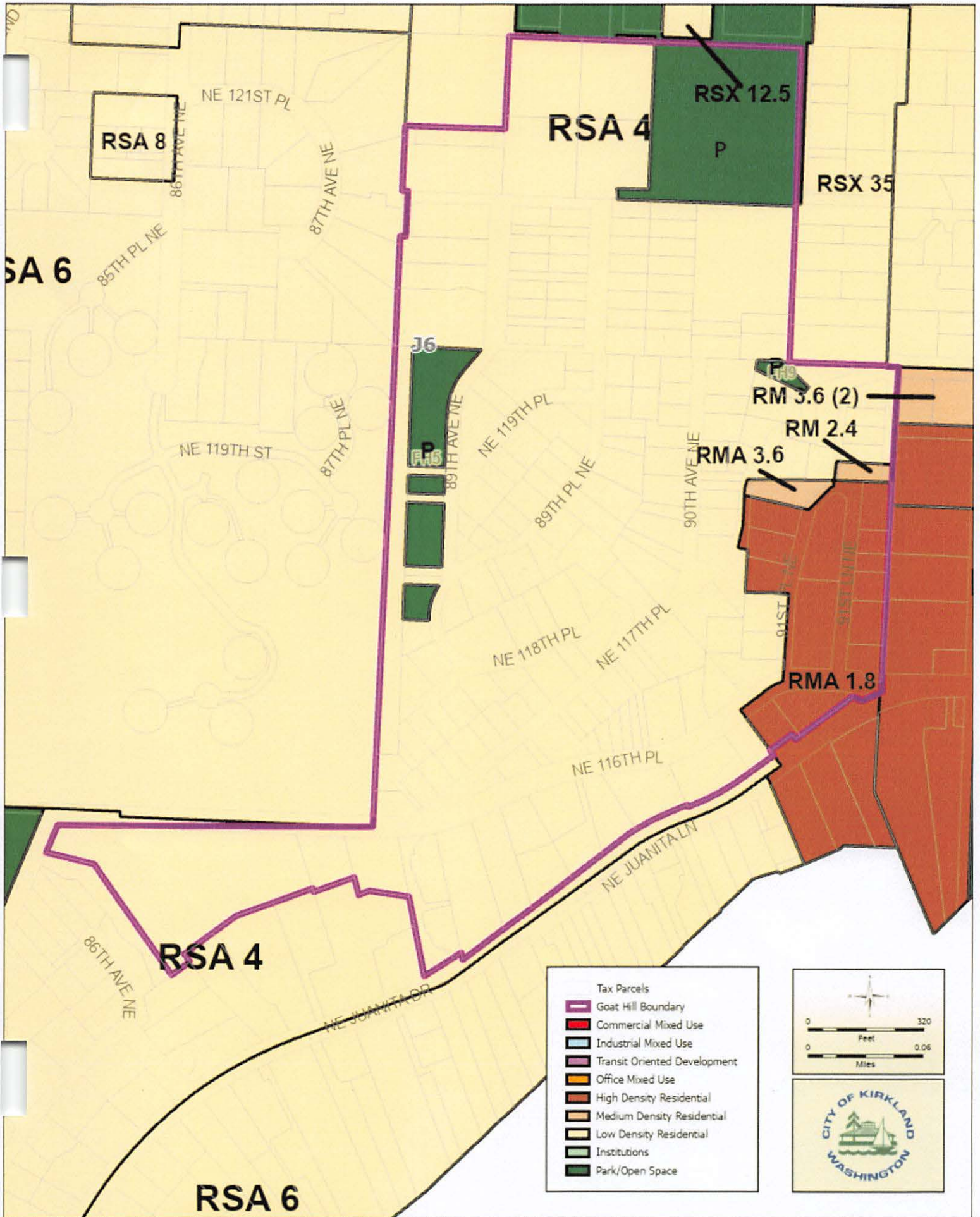
Attest:  
  
\_\_\_\_\_  
Kathi Anderson, City Clerk

Approved as to Form:  
  
\_\_\_\_\_  
Kevin Raymond, City Attorney

Publication Date: 04/11/2022



# Goat Hill Boundary and Zoning



- Tax Parcels
- Goat Hill Boundary
- Commercial Mixed Use
- Industrial Mixed Use
- Transit Oriented Development
- Office Mixed Use
- High Density Residential
- Medium Density Residential
- Low Density Residential
- Institutions
- Park/Open Space

