

RESOLUTION NO. R- 3614

A RESOLUTION OF THE CITY OF KIRKLAND APPROVING THE ISSUANCE OF A PROCESS III PERMIT AS APPLIED FOR IN DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT FILE NO. III-89-90 BY JAMES CHU OF KING COUNTY SOLID WASTE DIVISION FOR THE HOUGHTON TRANSFER STATION BEING WITHIN A RS 8.5 SINGLE-FAMILY ZONE AND SETTING FORTH CONDITIONS TO WHICH SUCH PROCESS III PERMIT SHALL BE SUBJECT.

WHEREAS, the Department of Planning and Community Development has received an application for a Process III permit, filed by James Chu of King County Solid Waste Division, the owner of said property described in said application and located within a RS 8.5 single-family zone.

WHEREAS, the application has been submitted to the Kirkland Planning Commission which held hearing thereon at its regular meeting of July 7, 1990; and

WHEREAS, pursuant to the State Environmental Policy Act, RCW 4321C, and the Administrative Guideline and local ordinance adopted to implement it, an environmental checklist has been submitted to the City of Kirkland, reviewed by the responsible official of the City of Kirkland, and a negative determination reached; and

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

WHEREAS, the Kirkland Planning Commission after its public hearing and consideration of the recommendations of the Department of Planning and Community Development did adopt certain Findings, Conclusions, and Recommendations and did recommend approval of the Process III permit subject to the specific conditions set forth in said recommendation; and

WHEREAS, the City Council, in regular meeting, did consider the environmental documents received from the responsible official, together with the recommendation of the Planning Commission.

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

Section 1. The findings, conclusion, and recommendation of the Kirkland Planning Commission as signed by the Chairperson thereof and filed in the Department of Planning and Community Development File No. III-89-90 are adopted by the Kirkland City Council as though fully set forth herein.

Section 2. The Process III permit shall be issued to the applicant subject to the conditions set forth in the recommendations hereinabove adopted by the City Council.

Section 3. Nothing in this resolution shall be construed as excusing the applicant from compliance with any federal, state, or local statutes, ordinance, or regulations applicable to this project, other than expressly set forth herein.

Section 4. Failure on the part of the holder of the permit to initially meet or maintain strict compliance with the standards and conditions to which the Process III permit is subject shall be grounds for revocation in accordance with Ordinance 2740, as amended, the Kirkland Zoning Ordinance.

Section 5. Notwithstanding any recommendation heretofore given by the Houghton Community Council, the subject matter of this resolution and the permit herein granted are, pursuant to Ordinance 2001, subject to the disapproval jurisdiction of the Houghton Community Council or the failure of said Community Council to disapprove this resolution within sixty days of the date of the passage of this resolution.

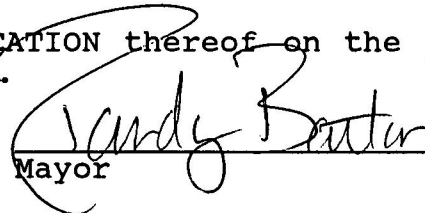
Section 6. A certified copy of this resolution, together with the findings, conclusions, and recommendations herein adopted shall be attached to and become a part of the Process III permit or evidence thereof delivered to the permittee.

Section 7. Certified or conformed copies of this resolution shall be delivered to the following:

- (a) Department of Planning and Community Development of the City of Kirkland
- (b) Fire and Building Departments of the City of Kirkland
- (c) Public Works Department of the City of Kirkland
- (d) The City Clerk for the City of Kirkland.

PASSED by majority vote of the Kirkland City Council on the 7th day of August, 1990.

SIGNED IN AUTHENTICATION thereof on the 7th day of August, 1990.



Mayor

Attest:


City Clerk

mental information are included as Attachments 9 through 13. Mitigating measures incorporated into the proposal by the applicant include:

- (a) The applicant shall implement the recommendations of Hart Crowser's Subsurface Expirations and Geotechnical Engineering Study dated December 14, 1987, into the plans for the building and grading permits.
 - (b) If the City determines that it is necessary, the applicant shall provide gas vents within the parking area to keep the same transpiring condition of the landfill. The migration of these gasses in a horizontal direction shall be monitored by installing gas probes on the east perimeter of the landfill (see Hart Crowser's study, page 11).
 - (c) Prior to issuance of a grading or building permit, the applicant shall submit to the City, for recording with King County, on a form approved by the City Attorney, a hold harmless covenant protecting the City from any loss that may result from construction or development activity in or near the landfill refuse.
 - (d) All lights placed in the trailer parking area shall be shrouded to eliminate glare into adjacent properties.
 - (e) With the building or grading permit, the applicant shall show a solid wood fence along the entire west property line to screen the expanded activities from the single-family residences to the west.
2. Conclusion: The applicant must fulfill the conditions set forth in the Determination of Nonsignificance.

D. ZONING CODE COMPLIANCE

1. a. Fact: The fundamental site development standards pertaining to a government facility use in a single-family (RS 8.5) zone are set forth in Section 15.10.d (see Attachment 16).

Section 15.10.d requires that a government facility use on five acres or more have an approved master plan for the site.

- (6) Access to the Parking Lot: Can trailers exit from the transfer building and go directly to the proposed parking lot without recirculating through the transfer building?

Staff Response: Yes. There is direct access from the transfer building to the proposed parking lot.

- (7) Alternate Locations: Why was the location of the parking lot chosen?

Staff Response: The proposed location at the western end of the site is at the same grade as the driveway coming from the transfer building. No grading will be required. Locating the parking lot further to the east or east of the transfer station would require extensive cuts and regrading because the property slopes up steeply to the east. Cuts and regrading is undesirable because methane gas and foul odor would be released. Also, the least amount of landfill is along the western portion of the site. Paving on the landfill in the eastern portion of the site would be very unstable and thus would require extensive fill (see Attachment 14).

Also, placement of the parking lot on the east side of the transfer building would require trailers to recirculate through the site. There would be no direct access from the transfer building to the parking lot. In addition, ramping or steep driveways would be required to access the eastern portion of the site because of the change in topography.

- (b) Conclusion: The issues raised by the Council have been resolved by the new or revised conditions in the staff report.

C. STATE ENVIRONMENTAL POLICIES ACT (SEPA)

1. Fact: A Determination of Nonsignificance (DNS) was issued on February 9, 1990. The Environmental Checklist, Determination, and additional Environ

to the west. Consider installing trees and a fence in front of the site along Northeast 60th Street.

Staff Response: Conditions 7.d, e, f, and j have been added to address the concerns. According to the applicant's engineer, the plants selected are methane tolerant plants. Also, the western portion of the site has the least amount of landfill and thus little or no methane gas.

Trees and fencing should not be required along the south property line next to Northeast 60th Street for the following reasons:

- (a) Queuing lanes will be added in 1991 on or off the property along Northeast 60th Street, which may require removal of the proposed trees and fence.
 - (b) The trailer parking lot will not be visible from Northeast 60th Street.
 - (c) There is no change in use or intensification of the use to justify adding such a costly improvement.
 - (d) King County has not included such costly improvements in their budget for this project.
- (4) Queuing Lanes for the Waiting Lines on Northeast 60th Street: Consider queuing lanes for the waiting commercial garbage trucks and customers. Lower the speed limit for trucks on Northeast 60th Street for pedestrian safety.

Staff Response: Condition 8 has been added to address this concern. In 1991, King County has already scheduled and will complete installation of the queuing lanes.

- (5) Litter Along Northeast 60th Street from Facility Use: Consider program to clean up and control litter along Northeast 60th Street caused by garbage falling off of vehicles coming to the facility.

Staff Response: Condition 6 has been added to address this concern.

Staff Response: Condition 4 has been revised to address these concerns, except limiting the hours on Sunday. The applicant has shown staff a summary of the number of vehicles using the facility each day. Sunday is the busiest day followed by Saturday due to homeowner weekend use. Currently, there are up to two hour waiting lines on the weekends. Any curtailment of hours will aggravate the existing problem.

- (2) Garbage on Neighbors' Properties: Consider measures to prevent birds from taking garbage from the full trucks and dropping it on neighboring properties. One thought was to reduce the hours of the facility each day to reduce the number of full trucks. Determine if there is a rodent problem with leaving trailers parked overnight with refuse. Establish a limit of the total number of trailers allowed to be parked on the site to assure that the parking lot will not result in an increase in use of the site.

Staff Response: Conditions 5, 7.h, and 7.i have been added to address the concerns. No neighbor has ever mentioned to staff or at the hearing of a rodent problem with the facility. The Seattle-King County Health Department has not found any problems with rodents. The hours of the facility should not be reduced because waiting lines already occur. Limiting the number of trailers with refuse parked overnight would not stop birds from getting the garbage and dropping it on the neighboring properties.

In 1991, King County will replace 78 of the 120 trailers which service the six local transfer stations with completely sealed trailers. By 1993, all of the trailers will be replaced. The new trailers will completely alleviate the bird and odor problems.

- (3) Landscaping: Has the landscape plan been prepared by a licensed architect to be assured that the landscaping can grow in the methane environment? Consider additional measure to screen the neighbors

- b. Conclusion: Because the transfer station is in a single-family neighborhood, any changes to the site need to be reviewed for impacts to the surrounding residences as discussed in Section II.D below.

B. HISTORY

1. a. Facts:

- (1) The land north of the Houghton Transfer Station is vacant and is owned by King County (see Attachment 2).
- (2) At one point, the City considered the land for a potential park site. Because of the potential hazards of construction on a landfill site and the existence of methane, the City has decided not to pursue the vacant land for a park use (see Attachment 19).
- (3) King County is looking at other potential uses for the vacant land. The City is not involved with the property.

- b. Conclusion: The vacant land to the north of the transfer facility will not be a park.

2. a. Facts:

On May 21, 1990, the Houghton Community Council held a courtesy hearing on the application. The Council expressed a list of concerns which they asked staff and the applicant to address at their next meeting of June 25, 1990. Following the meeting, staff spoke to the applicant and then revised and added conditions to the staff report to address these concerns. The Council's concerns are as follows:

- (1) Noise: Clarify that the hours of limitation on noise includes any and all activities and not just those caused by trucks and machinery operated by employees on site. The noise limitation should include the commercial garbage haulers who arrive before 7 a.m. Consider limiting the hours on Sunday. Clarify enforcement procedures for avoiding evening noise violations.

- (2) Land Use: The Houghton Transfer Station is a solid waste transfer facility and is classified as a "government facility" under the Zoning Code (see Attachment 16).

The site contains a weight scale/cashier station, a refuse transfer building, recycling bins, and associated driveways. The site is fenced in with a cyclone fence. There are no landscaped buffers around the perimeter of the site (see Attachments 3 and 4).

- (3) Zoning: The property is zoned for single-family use at a minimum lot size of 8,500 square feet (RS 8.5) (see Attachment 3).

- (4) Terrain and Vegetation: There is no vegetation in the area where the proposed parking lot will be located. The site slopes up from the east to west (see Attachment 3).

- b. Conclusion: Site development and zoning are not a constraint on the property.

2. Neighboring Development and Zoning:

a. Facts:

- (1) North: The property is owned by King County and is zoned RS 8.5. The nearest single-family neighborhood to the north is greater than 660 feet from the proposed parking lot.
- (2) South: Bridle Trails State Park.
- (3) East: King County owns the land to the east of where the proposed parking lot will be located. There is a single-family neighborhood at an approximate distance of 730 feet to the east from the transfer building. The area to the east is zoned RS 8.5.
- (4) West: Single-family neighborhood zoned RS 8.5 and separated from the Houghton Transfer Station by a 60-foot-wide unimproved right-of-way.

applicant shall submit a security device to insure performance of the shrub plantings prior to issuance of the building permit.

- g. Submit a plan showing a bird wire system above the trailer parking area to prevent the birds from taking refuse from the trailers. The bird wire is to be installed within fifteen (15) days after project completion (see Conclusion II.D.5.b).
 - h. Submit a copy of a memorandum or letter that is to be distributed to all Houghton Transfer Station employees directing them to cover all trailers containing refuse at the close of each day. It is the responsibility of the King County Solid Waste Division management to assure that at no time is any trailer containing refuse to be parked without a cover placed on top (see Conclusion II.D.5.b).
 - i. Provide to the Department of Planning and Community Development a security device to insure maintenance of the permanent storm retention system, and other site improvements for a two-year period and of the landscaping for a three-year period.
8. By the end of 1991, the applicant shall have installed a queueing lane on the site or in the Northeast 60th Street right-of-way (subject to approval of the Public Works Department) for the commercial refuse haulers and other customers (see Conclusions II.D.3.b and II.D.5.b).
9. Within seven calendar days after the final public hearing, the applicant shall remove all public notice signs and return them to the Department of Planning and Community Development. The signs shall be disassembled with the posts, bolts, washer, and nuts separated from the sign board (see Conclusion II.D.7.b).

II. FINDINGS OF FACT AND CONCLUSIONS

A. SITE DESCRIPTION

1. Site Development and Zoning:

a. Facts:

- (1) Size: The entire area of the Houghton Transfer Station is greater than five acres.

County in case of severe litter problems in between clean-up days so to notify the County for cleanup as soon as possible.

7. As part of the application for a grading or building permit, the applicant shall submit (see Conclusion II.D.2.b, except where noted differently):
 - a. Plans for a permanent and construction-phase storm water control system to be approved by the Department of Public Works (see Attachment 7).
 - b. Show the landscape strip with screening fence extending along the entire west property line to the south property line at Northeast 60th Street. On the west side of the site entrance where the landscaped strip narrows, the landscape buffer can be reduced to one row of trees and shrubs (see Attachment 15).
 - c. Show the landscape strip with screening fence extending along the entire north property line to where the existing transfer building begins (see Attachment 15).
 - d. Show the trees within the landscape strip to be eight feet in height instead of five feet in height.
 - e. The County shall discuss with a landscape architect experienced in landscaping around landfill areas with methane gas problem, regarding the species of tree proposed along the landscape strip which is most tolerant of methane gas. The County shall adopt their

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2. The Department of Planning and Community Development shall be authorized to approve modifications to the approved site plan, unless:
 - a. There is a change in use and the Zoning Code establishes different or more rigorous standards for the new use than for the existing use; or
 - b. The Planning Director determines that there will be substantial changes in the impacts on the neighborhood or the City as a result of the change (see Conclusion II.D.5.b).
3. The five conditions of the SEPA environmental determination in Attachment 9 shall be met (see Conclusion II.C.1.b).
4. At the Houghton Transfer Station any and all noise generating activities which exceed the noise level of 50 dBA as established in Zoning Code Section 115.95 shall not occur before 7 a.m. or after 8 p.m. each day. With the grading or building permit submittal, the applicant shall submit adequate proof that all employees and commercial garbage haulers have been notified of the hours and what steps will be taken to ensure that no activity occurs before 7 a.m. or after 8 p.m. (see Conclusion II.D.4.b).

In the event of an emergency repair that will require evening work beyond 8 p.m., a designated employee of the Houghton Transfer facility shall contact the Planning Department Code Enforcement Office (828-1251) no later than 4:45 p.m. of the day of the repair or the Kirkland Police Department thereafter to receive approval to work beyond 8 p.m. (see Conclusion II.D.4.b).

5. No more than 18 trailers (full or empty) shall be parked at night on site (see Conclusion II.D.5.b).
6. King County shall be responsible to cleanup any litter along Northeast 60th Street between 116th Avenue NE and 120th Avenue NE on both sides of the street at a minimum of once a week and twice every other week. Within 30 days of final approval of the permit, the County shall reschedule the litter crew so clean-up day falls on a Monday to ensure cleanup after the typical high-volume weekend traffic. Also within 30 days of final approval, a phone number will also be provided to the City Planning Department and posted on the entrance gate by the

I. INTRODUCTION

A. APPLICATION

1. Applicant: James Chu, King County Solid Waste Division (Attachment 1).
2. Site Location: 11724 Northeast 60th Street, in the Bridle Trails neighborhood (Attachments 2 and 3).
3. Request: A master plan for construction of a 29,000-square-foot paved area for parking of existing truck trailers and a circulation driveway, and to remove an existing 6,000-square-foot driveway; all located northwest of the existing transfer station building area (Attachments 4 through 6).

The State Department of Ecology is requiring that the paved parking area be installed to collect the water runoff from the parked refuse trailers and divert the runoff into the sanitary sewer system. Currently, contaminants are leaking from the parked trailers (from rainfall on the loaded refuse) and going directly into the ground and the storm water system.

4. Review Process: Process III - Planning Commission conducts public hearing and makes recommendation. Pursuant to Section 15.10.d of the Zoning Code, a master plan is required because the subject property is greater than five acres.
5. Major Issues: Zoning Code Compliance.

B. RECOMMENDATIONS

Based on Statements of Fact and Conclusions (Section II) and Attachments in this report, we recommend approval of this application subject to the following conditions:

1. This application is subject to the applicable requirements contained in the Kirkland Municipal Code, Zoning Code, and Building and Fire Code. It is the responsibility of the applicant to ensure compliance with the various provisions contained in these ordinances. Attachments 7 and 8, Development Standards, are provided in this report to familiarize the applicant with some of the additional development regulations. This attachment does not include all of the additional regulations. When a condition of approval conflicts with a development regulation in Attachment 7, the condition of approval shall be followed.

CITY OF KIRKLAND

123 FIFTH AVENUE KIRKLAND, WASHINGTON 98033-6189 (206) 828-1257

**DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
ADVISORY REPORT
FINDINGS, CONCLUSION, AND RECOMMENDATIONS**

To: Planning Commission

From: Teresa J. Swan Teresa J. Swan, Associate Planner
Paul [Signature] for Joseph Tovar, Planning Director

Date: June 25, 1990

File: Houghton Transfer Station Parking Lot, III-89-90

Hearing Date, Time, and Place: July 5, 1990, 7:30 or thereafter
City Hall Council Chamber
123 Fifth Avenue, Kirkland

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EXHIBIT A

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Jack Shaw, 6119 120th Pl. NE, Kirkland, WA 98033
Lorraine McConaughy, 12121 NE 66th, Kirkland, WA 98033
James Carter, Seven Bridlewood Circle, Kirkland, WA 98033

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VI. APPENDICES

Attachments 1 through 19 are attached.

1. Application (see official file)
2. Vicinity Map
3. Aerial Map dated April 1985
4. Proposed Parking Area Configuration
5. Trailer Parking Expansion Plan, Including New Storm Drainage System
6. Landscape Plan and New Pump Station
7. Development Standards
8. Memo from Public Works dated January 25, 1990
9. Environmental (SEPA) Determination dated February 8, 1990
10. Applicant's letter agreeing to SEPA mitigating measures 1-4, dated January 11, 1990
11. Letter from applicant agreeing to SEPA mitigating measure 5, dated January 31, 1990
12. Environmental checklist dated June 23, 1989
13. Soils report from Hart and Crowser dated December 14, 1987
14. Letter from Tracy Gill looking at alternative locations for the parking lot, dated August 25, 1989, with attached plan
15. Staff comments on landscape plan.
16. Zoning Code, Use Zone Chart, Section 15.10.d
17. Zoning Code, Section 95.25.1
18. Zoning Code, Section 115.25 - Limitations on Development Activities
19. LUPP, Bridle Trails Land Use Map, Figure BT-1, page BT-1

Exhibits A through E are attached.

- A. Department of Planning and Community Development Advisory Report, dated June 25, 1990
- B. Letter from James Carter, dated 6/9/90
- C. Letter from Mr. & Mrs. Jones, dated 7/9/90
- D. Letter from Mr. & Mrs. Dawson, dated 6/7/90
- E. Typical Section of Proposed Roadway & Landscape

VI. PARTIES OF RECORD

Applicant

Department of Planning and Community Development

Department of Public Works

Department of Building and Fire Services

Patricia and Raymond Schlieng, 1203, NE 67th, Kirkland, WA 98033

Elizabeth Lewis, 12014 NE 65th, Kirkland, WA 98033

Terrell McGrath, 13211 NE 54th Pl, Bellevue, WA 98005

Robert Dawson, 12111 NE 64th, Kirkland, WA 98033

Leonard & Louise Jones, 12006 NE 64th, Kirkland, WA 98033

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Any response to the challenge must be delivered to the Planning Department within five (5) working days after the challenge letter was filed with the Planning Department. Within the same time period, the person making the response must also mail or personally deliver a copy of the response to the applicant and all other people who submitted testimony to the Planning Commission.

Proof of such mail or personal delivery must be made by affidavit, available from the Planning Department. The affidavit must be attached to the challenge and response letters, and delivered to the Planning Department. The challenge will be considered by the City Council at the time it acts upon the recommendation of the Planning Commission.

C. JUDICIAL REVIEW

Section 155.110 of the Zoning Code allows the action of the City in granting or denying this application to be reviewed in King County Superior Court. The petition for review must be filed within 30 days following the postmarked date when the City's final decision was distributed.

If issues under RCW 43.21C (the State Environmental Policy Act--SEPA) are to be raised in the judicial appeal, the "SEPA" appeal must be filed with the King County Superior Court within 30 days following the postmarked date when the City's final decision was distributed.

V. LAPSE OF APPROVAL

Under Section 155.115.1 of the Zoning Code, the applicant must submit to the City a complete building permit application approved under Chapter 155 within one year after the final decision on the matter, or the decision becomes void. Furthermore, the applicant must substantially complete construction approved under Chapter 155 and complete the applicable conditions listed on the Notice of Approval within five (5) years after the final decision on the matter, or the decision becomes void. Application and appeal procedures for a time extension are described in Sections 155.115.2 and 155.115.3.

"Final Decision" means the final decision of the City of Kirkland, or the termination of judicial review proceedings if such proceedings were initiated pursuant to Section 155.110.

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A. REQUEST FOR RECONSIDERATION

Section 155.80 of the Zoning Code allows the applicant or any person who submitted written or oral testimony to the Planning Commission to request that the Planning Commission reconsider its recommendation. The request must be in writing and must be delivered, along with any fees set by ordinance, to the Planning Department within five (5) working days following the postmarked date when the Planning Commission's written recommendation was distributed (by July 20, 1990). Within this same time period, the person making the request must also mail or personally deliver to the applicant and all other people who submitted testimony to the Planning Commission a copy of the request letter together with notice of the deadline and procedures for responding to the request.

Any response to the request must be delivered to the Planning Department within five (5) working days after the request letter was filed with the Planning Department. Within the same time period, the person making the response must also mail or personally deliver a copy of the response to the applicant and all other people who submitted testimony to the Planning Commission.

Proof of such mail or personal delivery must be made by affidavit, attached to the request and response letters, and delivered to the Planning Department. The affidavit form is available from the Planning Department.

B. CHALLENGE

Section 155.85 of the Zoning Code allows the Planning Commission's recommendation to be challenged by the applicant or any person who submitted written or oral testimony to the Planning Commission. The challenge must be in writing and must be delivered, along with any fees set by ordinance, to the Planning Department by July 27, 1990, ten (10) working days following the postmarked date of distribution of the Planning Commission's recommendation on the application or decision on a Request for Reconsideration. Within this same time period, the person making the challenge must also mail or personally deliver to the applicant and all other people who submitted testimony to the Planning Commission a copy of the challenge letter together with notice of the deadline and procedures for responding to the challenge.

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II. FINDINGS OF FACT:

- A. The findings of fact on pages 5 through 18 of the Department of Planning and Community Development Advisory Report are found by the Planning Commission to be supported by the evidence presented during the hearing, and by this reference are adopted as the Planning Commission's findings of fact, except for findings of fact discussed below in Sections B and C. Copy of said report is attached hereto as Exhibit A.
- B. Several neighbors testified that litter is scattered along 116th Avenue NE, 132nd Avenue NE, 122nd Avenue NE besides NE 60th Street from vehicles going to the facility.
- C. The Public Works Department has not completed a sewer capacity study to determine if there is existing sewer capacity to handle the proposed runoff from the site.

III. CONCLUSIONS:

- A. The conclusions of the Department of Planning and Community Development as set forth on pages 5 through 18 of the Department's report, accurately set forth the conclusions of the Planning Commission and by this reference are adopted as the Planning Commission's conclusions, except for the conclusion discussed below in Sections B thru D. A copy of said report is attached hereto as Exhibit A.
- B. To control odor from the trailers, the applicant should use every means possible to cover the trailers with lids or waterproof covers.
- C. The operators of the facility should be responsible for picking up litter along NE 60th Avenue NE, 132nd Avenue NE and 122nd Avenue NE coming from vehicles using the site.
- D. If the sanitary sewer connection is not feasible because of sewer capacity, the application should be remanded back to the City for further review.

IV. RECONSIDERATIONS, CHALLENGES, AND JUDICIAL REVIEW

The following is a summary of the deadline and procedures for filing reconsiderations, appeals, and challenges. Any person wishing to file or respond to a recommendation, appeal, or challenge should contact the Planning Department for further procedural information.

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The shrubs shall be installed at the same time when the new queuing lane is constructed in 1991 as noted below in Condition 8. The applicant shall submit a security device to insure performance of the shrub plantings prior to issuance of the building permit.

- g. Submit a plan showing a bird wire system above the trailer parking area to prevent the birds from taking refuse from the trailers. The bird wire is to be installed within fifteen (15) days after project completion (see Conclusion II.D.5.b).
 - h. Submit a copy of a memorandum or letter that is to be distributed to all Houghton Transfer Station employees directing them to cover all trailers containing refuse at the close of each day. It is the responsibility of the King County Solid Waste Division management to assure that at no time is any trailer containing refuse to be parked without a cover placed on top (see Conclusion II.D.5.b).
 - i. Provide to the Department of Planning and Community Development a security device to insure maintenance of the permanent storm retention system, and other site improvements for a two-year period and of the landscaping for a three-year period.
8. By the end of 1991, the applicant shall have installed a queuing lane on the site or in the Northeast 60th Street right-of-way (subject to approval of the Public Works Department) for the commercial refuse haulers and other customers (see Conclusions II.D.3.b and II.D.5.b).
9. Within seven calendar days after the final public hearing, the applicant shall remove all public notice signs and return them to the Department of Planning and Community Development. The signs shall be disassembled with the posts, bolts, washer, and nuts separated from the sign board (see Conclusion II.D.7.b).
10. In the event that the sanitary sewer connection is not feasible because the existing system is at capacity, the application shall be remanded back to the City for review.

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provided to the City Planning Department and posted on the entrance gate by the County in case of severe litter problems in between clean-up days so to notify the County for cleanup as soon as possible.

7. As part of the application for a grading or building permit, the applicant shall submit (see Conclusion II.D.2.b, except where noted differently):
 - a. Plans for a permanent and construction-phase storm water control system to be approved by the Department of Public Works (see Attachment 7).
 - b. Show the landscape strip with screening fence extending along the entire west property line to the south property line at Northeast 60th Street. On the west side of the site entrance where the landscaped strip narrows, the landscape buffer can be reduced to one row of trees and shrubs (see Attachment 15).
 - c. Show the landscape strip with screening fence extending along the entire north property line to where the existing transfer building begins (see Attachment 15).
 - d. Show the trees within the landscape strip to be eight feet in height instead of five feet in height.
 - e. The County shall discuss with a landscape architect experienced in landscaping around landfill areas with methane gas problem, regarding the species of tree proposed along the landscape strip which is most tolerant of methane gas. The County shall adopt their recommendation.
 - f. Because of the contour of the site at the proposed landscape strip and the solid wooden fence, the proposed shrub will not be visible from outside the site. Instead, the County shall plant the same number of shrubs along the south side of the property adjacent to Northeast 60th Street that would be required along the west and north property lines pursuant to Section 95.25.1.b.(2). The shrubs shall be 18 inches high and planted to attain a coverage of at least 60 percent of the buffer area within two years.

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4. At the Houghton Transfer Station any and all noise generating activities which exceed the noise level of 50 dBA as established in Zoning Code Section 115.95 shall not occur before 7 a.m. or after 8 p.m. each day. With the grading or building permit submittal, the applicant shall submit adequate proof that all employees and commercial garbage haulers have been notified of the hours and what steps will be taken to ensure that no activity occurs before 7 a.m. or after 8 p.m. (see Conclusion II.D.4.b).

In the event of an emergency repair that will require evening work beyond 8 p.m., a designated employee of the Houghton Transfer facility shall contact the Planning Department Code Enforcement Office (828-1251) no later than 4:45 p.m. of the day of the repair to receive approval or thereafter notify the Kirkland Police Department beyond 8 p.m. (see Conclusion II.D.4.b).

5. No more than 18 trailers (full or empty) shall be parked at night on site in the paved area only. The proponent shall attempt to control odors from the trailers by means of covering the trailers either with a lid or waterproof cover to resist air movement while stored overnight. The proponent should make an attempt to control odor using every means possible (see Conclusion II.D.5.b).
6. King County shall be responsible to cleanup any litter ~~on both sides of the street~~ at a minimum of once a week and twice a week every other week for the four following street areas:

- ~~All of~~ NE 60th Street between 116th Avenue NE and 132nd Avenue NE
- 116th Avenue NE between NE 60th Street and NE 70th Street
- 122nd Avenue NE Street north of NE 60th Street to NE 65th on both sides
- 132nd Avenue NE between NE 60th Street and NE 70th Street

Within 30 days of final approval of the permit, the County shall reschedule the litter crew so clean-up day falls on a Monday to ensure cleanup after the typical high-volume weekend traffic. Also within 30 days of final approval, a phone number will also be

Applicant's Name
File No. III-89-90
Page 2

4. Review Process: Process III - Planning Commission conducts public hearing and makes recommendation. Pursuant to Section 15.10.d of the Zoning Code, a master plan is required because the subject property is greater than five acres.
5. Major Issues: Zoning Code Compliance.

B. PUBLIC HEARING

The Planning Commission conducted a public hearing on this application on July 5, 1990.

C. RECOMMENDATIONS

Based on Statements of Fact and Conclusions (Section II) and Attachments in this report, we recommend approval of this application subject to the following conditions:

1. This application is subject to the applicable requirements contained in the Kirkland Municipal Code, Zoning Code, and Building and Fire Code. It is the responsibility of the applicant to ensure compliance with the various provisions contained in these ordinances. Attachments 7 and 8, Development Standards, of the Department of Planning and Community Development Advisory Report (Exhibit A) are provided in this report to familiarize the applicant with some of the additional development regulations. This attachment does not include all of the additional regulations. When a condition of approval conflicts with a development regulation in Attachment 7, the condition of approval shall be followed.
2. The Department of Planning and Community Development shall be authorized to approve modifications to the approved site plan, unless:
 - a. There is a change in use and the Zoning Code establishes different or more rigorous standards for the new use than for the existing use; or
 - b. The Planning Director determines that there will be substantial changes in the impacts on the neighborhood or the City as a result of the change (see Conclusion II.D.5.b).
3. The five conditions of the SEPA environmental determination in Attachment 9 shall be met (see Conclusion II.C.1.b).

CITY OF KIRKLAND

123 FIFTH AVENUE KIRKLAND, WASHINGTON 98033-6189 (206) 828-1257

**PLANNING COMMISSION
ADVISORY REPORT
FINDINGS, CONCLUSION, AND RECOMMENDATIONS****To:** city Council**From:** Kirkland Planning Commission Jim Sutter, Chair**Date:** July 12, 1990**File:** Houghton Transfer Station Parking Lot, III-89-90.**I. INTRODUCTION****A. APPLICATION**

1. Applicant: James Chu, King County Solid Waste Division (Attachment 1).
2. Site Location: 11724 Northeast 60th Street, in the Bridle Trails neighborhood (Attachments 2 and 3).
3. Request: A master plan for construction of a 29,000-square-foot paved area for parking of existing truck trailers and a circulation driveway, and to remove an existing 6,000-square-foot driveway; all located northwest of the existing transfer station building area (Attachments 4 through 6).

The State Department of Ecology is requiring that the paved parking area be installed to collect the water runoff from the parked refuse trailers and divert the runoff into the sanitary sewer system. Currently, contaminants are leaking from the parked trailers (from rainfall on the loaded refuse) and going directly into the ground and the storm water system.

High School

RSX 7.2

RS 7.2

RSX 7.2

RM 3.6

RS 8.5

RSX 7.2

RS 8.5

RSX 35

Danish
Forkin
Elementary School



RS 35

PLA 16



FILE III-89-90
ATTACHMENT 2

LIMITS

Zoning Map

5. Trailer Parking Expansion Plan, Including New Storm Drainage System
6. Landscape Plan and New Pump Station
7. Development Standards
8. Memo from Public Works dated January 25, 1990
9. Environmental (SEPA) Determination dated February 8, 1990
10. Applicant's letter agreeing to SEPA mitigating measures 1-4, dated January 11, 1990
11. Letter from applicant agreeing to SEPA mitigating measure 5, dated January 31, 1990
12. Environmental checklist dated June 23, 1989
13. Soils report from Hart and Crowser dated December 14, 1987
14. Letter from Tracy Gill looking at alternative locations for the parking lot, dated August 25, 1989, with attached plan
15. Staff comments on landscape plan.
16. Zoning Code, Use Zone Chart, Section 15.10.d
17. Zoning Code, Section 95.25.1
18. Zoning Code, Section 115.25 - Limitations on Development Activities
19. LUPP, Bridle Trails Land Use Map, Figure BT-1, page BT-1

VI. PARTIES OF RECORD

Applicant
Department of Planning and Community Development
Department of Public Works
Department of Building and Fire Services

a copy of the response to the applicant and all other people who submitted testimony to the Planning Commission.

Proof of such mail or personal delivery must be made by affidavit, available from the Planning Department. The affidavit must be attached to the challenge and response letters, and delivered to the Planning Department. The challenge will be considered by the City Council at the time it acts upon the recommendation of the Planning Commission.

C. JUDICIAL REVIEW

Section 155.110 of the Zoning Code allows the action of the City in granting or denying this application to be reviewed in King County Superior Court. The petition for review must be filed within 30 days following the postmarked date when the City's final decision was distributed.

If issues under RCW 43.21C (the State Environmental Policy Act--SEPA) are to be raised in the judicial appeal, the "SEPA" appeal must be filed with the King County Superior Court within 30 days following the postmarked date when the City's final decision was distributed.

IV. LAPSE OF APPROVAL

Under Section 155.115.1 of the Zoning Code, the applicant must submit to the City a complete building permit application approved under Chapter 155 within one year after the final decision on the matter, or the decision becomes void. Furthermore, the applicant must substantially complete construction approved under Chapter 155 and complete the applicable conditions listed on the Notice of Approval within five (5) years after the final decision on the matter, or the decision becomes void. Application and appeal procedures for a time extension are described in Sections 155.115.2 and 155.115.3.

"Final Decision" means the final decision of the City of Kirkland, or the termination of judicial review proceedings if such proceedings were initiated pursuant to Section 155.110.

V. APPENDICES

Attachments 1 through 19 are attached.

1. Application (see official file)
2. Vicinity Map
3. Aerial Map dated April 1985
4. Proposed Parking Area Configuration

Section 155.80 of the Zoning Code allows the applicant or any person who submitted written or oral testimony to the Planning Commission to request that the Planning Commission reconsider its recommendation. The request must be in writing and must be delivered, along with any fees set by ordinance, to the Planning Department within five (5) working days following the postmarked date when the Planning Commission's written recommendation was distributed (by _____). Within this same time period, the person making the request must also mail or personally deliver to the applicant and all other people who submitted testimony to the Planning Commission a copy of the request letter together with notice of the deadline and procedures for responding to the request.

Any response to the request must be delivered to the Planning Department within five (5) working days after the request letter was filed with the Planning Department. Within the same time period, the person making the response must also mail or personally deliver a copy of the response to the applicant and all other people who submitted testimony to the Planning Commission.

Proof of such mail or personal delivery must be made by affidavit, attached to the request and response letters, and delivered to the Planning Department. The affidavit form is available from the Planning Department.

B. CHALLENGE

Section 155.85 of the Zoning Code allows the Planning Commission's recommendation to be challenged by the applicant or any person who submitted written or oral testimony to the Planning Commission. The challenge must be in writing and must be delivered, along with any fees set by ordinance, to the Planning Department by _____, ten (10) working days following the postmarked date of distribution of the Planning Commission's recommendation on the application or decision on a Request for Reconsideration. Within this same time period, the person making the challenge must also mail or personally deliver to the applicant and all other people who submitted testimony to the Planning Commission a copy of the challenge letter together with notice of the deadline and procedures for responding to the challenge.

Any response to the challenge must be delivered to the Planning Department within five (5) working days after the challenge letter was filed with the Planning Department. Within the same time period, the person making the response must also mail or personally deliver

- (1) There is a change in the use and the Zoning Code establishes different or more rigorous standards for the new use than for the existing use; or
 - (2) The Planning Director determines that there will be substantial changes in the impacts on the neighborhood or the City as a result of the change.
- b. Conclusion: Minor modifications to the proposal should be allowed pursuant to the above criteria.
7. a. Fact: Section 155.30 requires that the applicant remove the public notice signs within seven (7) calendar days after the final public hearing.
- b. Conclusion: The applicant should remove all public notice signs pursuant to Section 155.30.

E. TECHNICAL COMMITTEE

1. Fact: Comments and requirements placed on the project by other departments are found on the Development Standards Sheet, Attachments 7 and 8.
2. Conclusion: The applicant must follow the requirements of other Departments set forth in Attachments 7 and 8.

F. LAND USE POLICIES PLAN (LUPP)

1. Fact: Figure BT-1 on page BT-1 designates the subject property for five units per acre with notation that the King County Transfer Station exists on the site. The site is also noted as a proposed park (see Attachment 19).
2. Conclusion: The proposed use on the site is consistent with the Land Use Policies Plan.

III. RECONSIDERATIONS, CHALLENGES, AND JUDICIAL REVIEW

The following is a summary of the deadline and procedures for filing reconsiderations, appeals, and challenges. Any person wishing to file or respond to a recommendation, appeal, or challenge should contact the Planning Department for further procedural information.

A. REQUEST FOR RECONSIDERATION

transparent wires are strung above the trailers and attached to the parking lot light poles.

- (8) According to the applicant, weekends are the busiest days which result in Mondays having the most litter spread out along Northeast 60th Street.

b. Conclusions:

- (1) The proposal complies with the criteria in Section 155.70.3, except for public health, safety, and welfare. Loaded trucks should be covered once they are parked. Bird wiring should be installed to deter birds from approaching the parked trailers.
 - (2) The operators of the facility should be responsible for picking up litter along Northeast 60th Street since most of it comes from the users of the facility. The litter should be picked up every Monday morning and once more during the week. Also, a phone number should be made available^{for} an emergency litter problem.
 - (3) A queing lane should be installed on the property or in the right-of-way (with prior City approval) for users of the facility to provide safe vehicular movement along Northeast 60th Street.
 - (4) To not increase the impacts on the neighborhood, the total number of trailers at night should be limited to the 18 existing trailers.
 - (5) It is consistent with the goals and policies of the Land Use Policies Plan (LUPP) (see Section II.F) and is consistent with all applicable Zoning Code regulations (see Section II.D), except where noted above.
6. a. Fact: Section 155.125.2 permits modification to the specific use or site plan approved through Process III without having the modifications reviewed using that process, unless:

- (2) Emergency repairs should be allowed after 8 p.m. if necessary and if prior approval is given from the City.

5. a. Facts:

- (1) Section 155.70.3 states that a Process III application may be approved if:
 - (a) It is consistent with the intent of the goals and policies and of the applicable neighborhood plan provisions of the Comprehensive Plan;
 - (b) It is consistent with all applicable Zoning Code regulations, including those adopted by reference from the Comprehensive Plan; and
 - (c) It is consistent with the public health, safety, and welfare.
- (2) The neighbor directly west of the site has birds dropping food on his deck and yard brought from the loaded trucks parked overnight. According to the neighbor, loaded trucks which contain discarded food are consistently parked overnight.
- (3) The same neighbor has a severe odor problem in his backyard from the loaded trucks containing food debris being parked overnight. According to the neighbor, loaded trucks started being parked on site overnight a few years ago, which began the odor and bird food-dropping problems.
- (4) Neighbors have stated that litter is scattered along Northeast 60th Street from vehicles going to the facility.
- (5) Neighbors state that commercial garbage operators and customers block Northeast 60th Street waiting to enter the site.
- (6) According to the applicant, there is now up to 18 trailers (full or empty) parked on site at night.
- (7) According to the applicant, wire strung in the air over the parked trailers has been very successful at other transfer stations in the area at keeping birds from picking up garbage from the trailers. A few semi-

- (2) The cost of the project does not exceed 50 percent of the fair market value of the improvements on the site.

b. Conclusion: The applicant is exempt from making any road improvements including sidewalk installation or a center turn lane. However, a queuing lane can be required to mitigate the impacts of the waiting lines along Northeast 60th Street.

4. a. Facts:

- (1) Section 115.25 limits the operation of heavy equipment between the hours of 8 p.m. and 7 a.m., Mondays through Saturday. No development activity or use of heavy equipment may occur on Sundays or holidays which are observed by the City (see Attachment 18).
- (2) Section 115.95 adopts the State Noise Control Act of 1974, Chapter 173-60 WAC. For this facility, a 50 dBA level or less must be maintained between 10 p.m. and 7 a.m.
- (3) The Houghton Transfer Station is open seven days a week from 8:00 to 5:30 p.m.
- (4) The neighbor directly west of the site told staff that he has heard loud equipment being operated in the late evening and early morning (6:30 a.m.) hours on a consistent basis over the years.
- (5) According to the applicant, emergency repairs occur which can take six or more hours to repair. Repairs usually need to be done after closing hours.

b. Conclusion:

- (1) To comply with Sections 115.25 and 115.95, no trucks or equipment should be operated between the hours of 8 p.m. and 7 a.m. each day at the site. The applicant should provide proof that the hours of limitation are being followed. However, the facility should be allowed to continue operating on Sundays to provide the needed services to the community.

for the single-family homes directly to the west. The landscaped strip should be reduced to one row of trees next to the entrance road and weighing station if there is not sufficient space between the existing pavement and the west property line to provide two rows of trees.

- (2) To provide an adequate screen for the higher elevation of the neighboring property, the trees in the landscape strip should be eight feet instead of five feet in height to screen the parking lot from the neighbors to the west.
- (3) In lieu of planting shrubs in the landscape strip as required in Section 95.25.1, the shrubs should be relocated to along Northeast 60th Street to provide a needed buffer. The shrubs should be installed with the queuing lanes discussed in Section D.5 and not before because the new lanes may require grading along the south property line. A performance bond should be submitted to ensure that the shrubs are installed by the end of 1991.
- (4) To ensure that approximate plants are chosen that will survive in the methane environment, the landscape plan should be reviewed by a landscape architect who is knowledgeable about landscaping in landfill situations.
- (5) The applicant should submit a two-year maintenance bond to ensure that the storm retention system and other improvements are maintained to City standards. For the landscaping, a three-year bond should be established instead of the standard two-year bond to ensure that the plants survive in the methane environment.

3. a. Facts:

- (1) Chapter 110 - Required Public Improvements - exempts a project in which the total cost of the proposed improvements do not exceed 50 percent of the fair market value of the existing improvements on the site.

homes to the east because of an existing berm along the east side of the property (see Attachments 2 and 3).

- (4) The vacant land to the north of the Houghton Transfer Station will someday most likely be developed. There are some proposals in the early planning stage process which may result in the development of the property to the north of the site (see Attachments 2 and 3).
- (5) There is no screening along the west property line adjacent to the weighing station near Northeast 60th Street. It appears from the site plan that the distance between the existing pavement and the north property line narrows, so there may not be sufficient space to provide a 15-foot-wide landscape strip with two rows of trees and shrubs (see Attachment 4).
- (6) The applicant shows a fence along the north and west property lines adjacent to the proposed parking area. It is not clear whether or not the proposed solid wood fence would extend along the entire west property line to Northeast 60th Street and along the north property line to where the transfer building begins (see Attachment 6).
- (7) There is no vegetation screening along the south property line adjacent to Northeast 60th Street.
- (8) Section 95.40 and Chapter 107 allow the City to require a maintenance bond to insure that the landscaping, storm retention system, and other improvements are maintained.

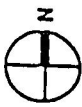
b. Conclusions:

- (1) To screen the proposed parking lot from the neighbors to the west and northwest, the applicant should install the required landscape strip with screening fence along the entire west and north property lines adjacent to the parking lot as shown in Attachment 15. In addition, the landscape strip with screening fence along the west property line should be extended to Northeast 60th Street to provide a buffer

b. Conclusion: The proposal complies with the regulations for the RS zone as set forth in Section 15.10.d, except as discussed below.

2. a. Facts:

- (1) Section 15.10.d requires a government facility in a RS zone to comply with Landscape Category C. In addition, Special Regulation No. 5 in Section 15.10.d states that a landscape category A or B may be required, depending on the type of use on the subject property and the impacts associated with the use on the nearby uses. Because the subject property is adjacent to single-family homes to the west, north, and east sides, the applicant should comply with Section 95.25.1 (landscape category A) to mitigate the impacts. Buffering Standard 1 requires that the applicant install within a 15-foot-wide strip a six-foot-high site-obscuring fence, plant two rows of 5 foot high trees, and plant shrubs to attain a coverage of at least 60 percent of the buffer area within two years along the west and north property lines (see Attachment 17).
- (2) The applicant proposes two rows of trees along the west and north property line. No shrubs are shown in the landscape buffer, except in the northeast corner and in one portion along the west property line. It is not clear how far along the west and north property lines the landscaped strip will extend. If shrubs were planted in the landscape strip, the shrubs would not be visible because of the solid fence surrounding the landscape strip (see Attachment 6).
- (3) The proposed parking lot will be visible from some of the single-family homes to the west and from a portion of Northeast 60th Street at the southwest corner. The neighboring properties are at a higher elevation and look down on the site. Staff cannot determine if the proposed parking lot will be visible from the single-family homes further to the northwest. The proposed parking lot will not be visible from the single-family



Scale: 1" = 60'

extend landscape strip + fence to here

117th Ave. NE

Property Line

Property Line

Driveway (Proposed)

Proposed Paved Area

Driveway (Proposed)

Existing Parking (Gravel)

Driveway (Proposed)

Existing Driveway (To Be Removed)

Transfer Trailer Access Road

Existing Parking (Paved)

Existing Building

Existing Driveway

Exit

Existing Driveway

Entrance

Existing Driveway

Property Line

-C/L- NE 60th St.

extend landscape strip + fence to here

Scale

Site Entrance

RECEIVED
MAY 2 1990

PLANNING DEPARTMENT

BY

Figure 4

Proposed Parking Area Configuration

Houghton Transfer Station

Mailed to the following along with Environmental Checklist:

- Department of Ecology, Environmental Review Section,
Mail Stop PV-11, Olympia, WA 98504-8711
 - Department of Fisheries,
115 General Administration Building, Olympia, WA 98504-8711
 - Department of Wildlife,
16018 Mill Creek Boulevard, Mill Creek, WA 98012
 - Seattle District, U.S. Army Corps of Engineers,
P. O. Box C-3755, Seattle, WA 98124
 - Rose Hill Water District
P. O. Box 539, Kirkland, WA 98033
 - NE Lake Washington Water and Sewer District
P. O. Box 489, Kenmore, WA 98028
 - Parks and Recreation Commission
7150 Clean Water Lane, KV-II, Olympia, WA 98504
 - Mr. Tracy Gill, Horton Dennis and Associates
320 Second Avenue South, Kirkland, WA 98033-6687
 - Applicant/Agent Mr. James Chu, King County Solid Waste Division, Department of
Public Works, 450 King County Administration Building, 500 Fourth Avenue,
Seattle, WA 98104
- cc: Planning & Community Development File No. III-89-90
Building Department (Permit No. _____)

Mitigating Measures Incorporated into the Proposal:

- The applicant shall implement the recommendations of the Hart Crowser's Subsurface Explorations and Geotechnical Engineering Study dated December 14, 1987, into the plans for the building and grading permits.
- If the City determines that it is necessary, the applicant shall provide gas vents within the parking area to keep the same transpiring condition of the landfill. The migration of these gasses in a horizontal direction shall be monitored by installing gas probes on the east perimeter of the landfill (see Hart Crowser's study, page 11).
- Prior to issuance of a grading or building permit, the applicant shall submit to the City for recording with King County, on a form approved by the City Attorney, a hold harmless covenant protecting the City from any loss that may result from construction or development activity in or near the landfill refuse.
- All lights placed in the trailer parking area shall be shrouded to eliminate glare into adjacent properties.
- With the building or grading permit, the applicant shall show a solid wood fence along the entire west property line to screen the expanded activities from the single-family residences to the west.

Distributed by: _____ on: _____

CITY OF KIRKLAND

123 FIFTH AVENUE KIRKLAND, WASHINGTON 98033-6189 (206) 828-1257

RCW 197-11-970 Determination of nonsignificance (DNS).

DETERMINATION OF NONSIGNIFICANCE

Description of proposal Construct a 29,000 square foot paved area for parking of existing truck trailer and circulation driveway and remove an existing driveway. all located northeast of the existing transfer building area, File III-89-90

Proponent James Chu, Senior Engineer, King County Solid Waste Division

Location of proposal, including street address, if any 11724 NE 60th Street

Lead agency CITY OF KIRKLAND

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

There is no comment period for this DNS.

X This DNS is issued under 197-11-340(2); the lead agency will not act on this proposal for 15 days from the date below. Comments must be submitted by 2/27/90

Responsible Official Joseph W. Tovar

Position/Title Director, Department of Planning and Community Development
Phone 828-1257

Address City of Kirkland, 123 Fifth Avenue, Kirkland, WA 98033-6189

Date 2/5/90

Signature

Issued: 2/12/90

X You may appeal this determination to Nancy L. Carlson at Kirkland City Hall, 123 Fifth Avenue, Kirkland, no later than (date) 3/6/90 by WRITTEN NOTICE OF APPEAL

You should be prepared to make specific factual objections. Contact Nancy L. Carlson to read or ask about the procedures for SEPA appeals.

X Distribute to "Checked" Agencies on Reverse side of this form along with a copy of the Checklist.
X Publish in the Daily Journal American, Date: 2/15/90

FILE III-89-90 ATTACHMENT 9

CITY OF KIRKLAND


123 FIFTH AVENUE

KIRKLAND, WASHINGTON 98033-6189

(206) 828-1243

DEPARTMENT OF PUBLIC WORKS
MEMORANDUM

To: Teresa Swan

From: Fred French 

Date: January 25, 1990

Subject: HOUGHTON TRANSFER STATION TRAILER PARKING AREA

The proposed trailer parking area will be drained to the sanitary sewer system to prevent contaminants from the trailers from entering the storm and surface water systems. A waste discharge permit has been applied for with METRO.

Our request to cover the parking area for the waste trailers was to prevent rainwater from discharging into the sanitary sewer system.

We believe the downstream capacity of our sewer system is somewhat limited. A study is currently under way to determine the available capacity of the sewer system in this area. The results and recommendations will be available by March of this year.

Our requirements for approval of the parking area draining into the sanitary sewer are:

1. Participate in the correction of downstream sanitary sewer capacity improvements that become necessary because of the increased discharge from the site caused by the runoff of rainfall.
2. Increase in the monthly sewer charges by adding 72 units (of water) to allow for the 40" of rain expected each year.

Other special construction comments and minor requirements may be added during the permit review.

cc: Jim Arndt
Rob Jammerman

FF:gp

FILE III-89-90
ATTACHMENT 8

DEVELOPMENT STANDARDS

Houghton Transfer Station Parking Lot Extension, File No. III-89-90

A. Department of Planning and Community Development

1. Zoning Code:
 - a) Chapter 107; Storm Water Control

B. Department of Public Works

1. a) Sanitary Sewer: Sanitary sewer cannot be surcharged with storm water. All drains required by Department of Ecology to tie to sewer.
 - b) Authority: K.M.C. Title 15
2. a) Domestic Water: Rose Hill Water District approval required.
 - b) Authority: K.M.C. Title 15
3. a) Storm Water: Covered trailer parking area with canopy to direct storm water to storm system prior to contamination. Provide detention per City of Kirkland Standards. Provide storm, drainage connection for each lot. Storm detention calculations required.
 - b) Authority: Zoning Code Chapter 107
4. a) Right-of-Way Improvements: Not applicable.
 - b) Authority: Zoning Code Chapter 110
5. a) Transmission Lines: Not applicable.
 - b) Authority: Zoning Code Chapter 110
6. Other: A stage plan for covering the parking area will be allowed.

C. Building Department

1. Relevant Building Code Requirements: Grading permit will be required.
2. Dumpster:
3. Other:

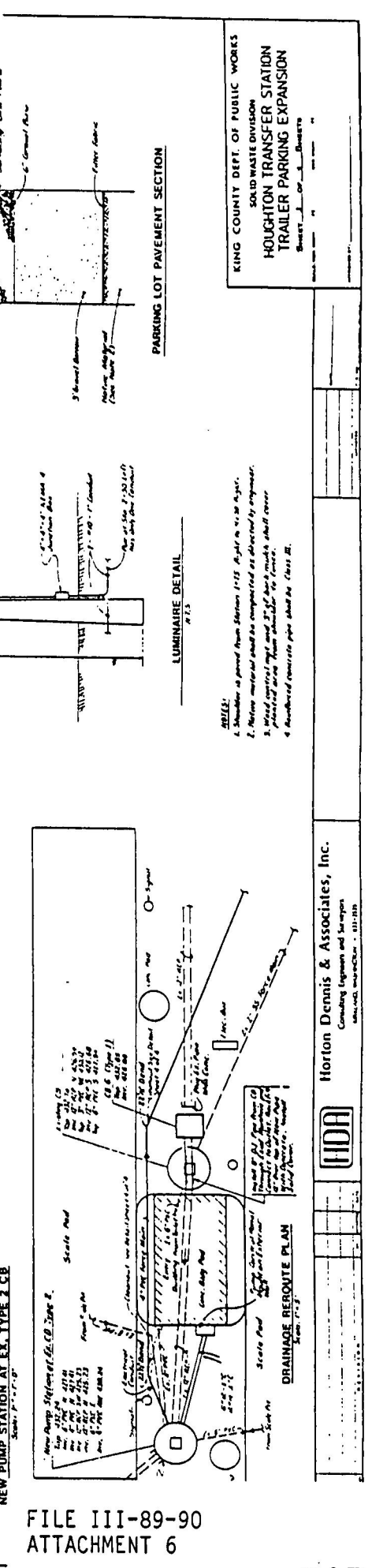
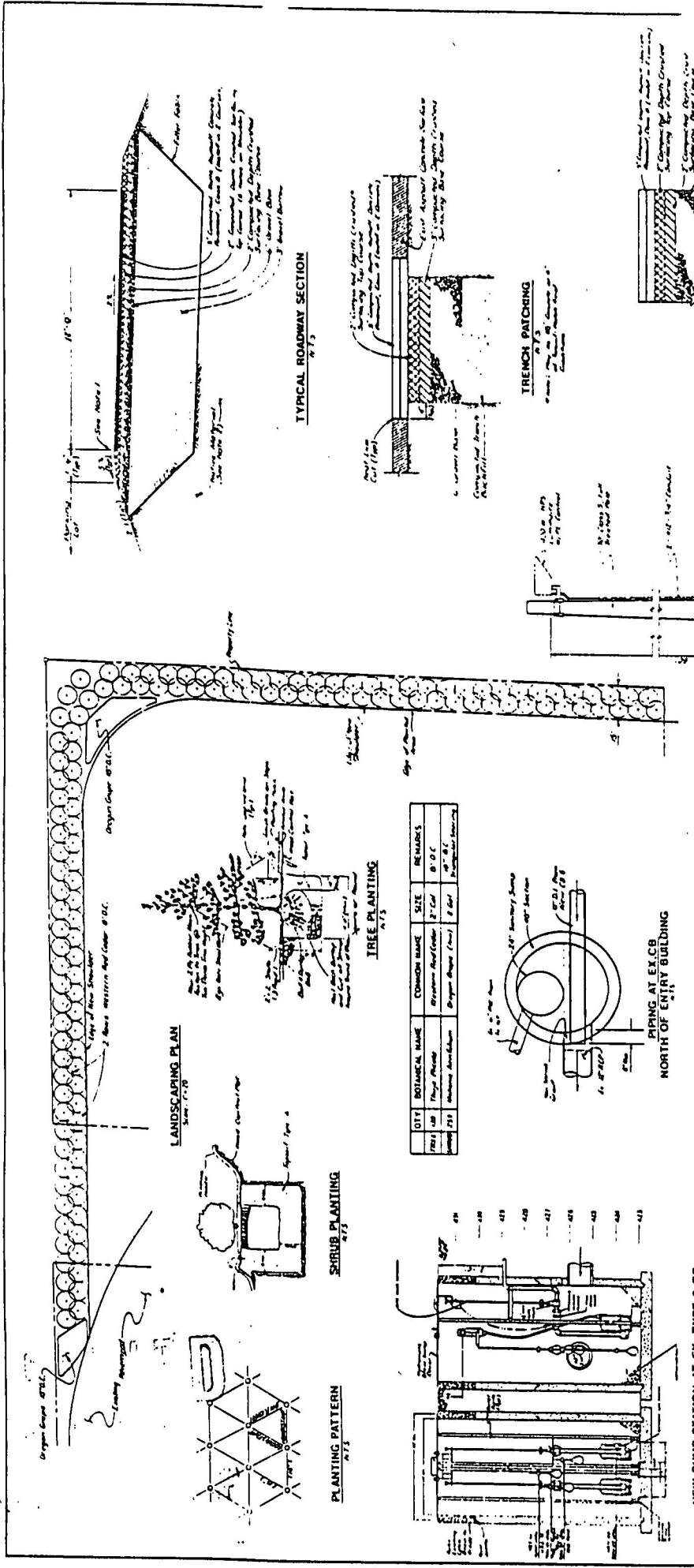
D. Fire Department

F.D. Ref. #

No Comment

FILE III-89-90
ATTACHMENT 7

RV
PLAN

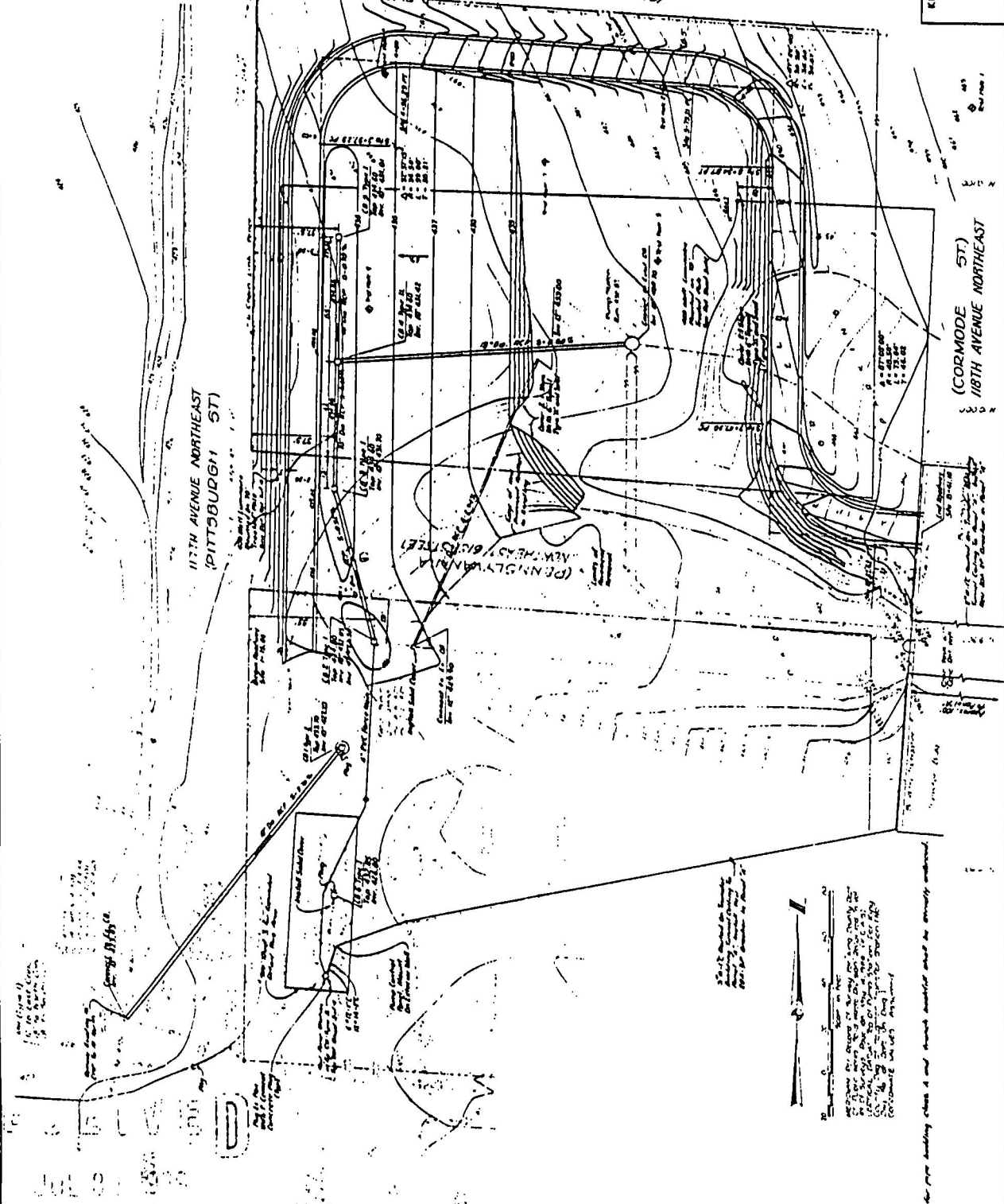
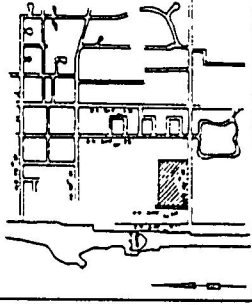


- NOTES:**
1. Stationing is given from Station 1+15. Right to 1+20 Right.
 2. Where material shall be compacted as directed by engineer.
 3. All work shall be done in accordance with the plans.
 4. Reinforced concrete pipe shall be Class II.

KING COUNTY DEPT. OF PUBLIC WORKS
SOLID WASTE DIVISION
HOUGHTON TRANSFER STATION
TRAILER PARKING EXPANSION
Sheet 1 of 3 Sheets

Horton Dennis & Associates, Inc.
Consulting Engineers and Surveyors
1011 10th Avenue, Seattle, WA 98108
PH 325-1111

VICINITY MAP



KING COUNTY DEPT. OF PUBLIC WORKS
SOLID WASTE DIVISION
HOUGHTON TRANSFER STATION
TRAILER PARKING EXPANSION

Horton Dennis & Associates, Inc.
Consulting Engineers and Surveyors
BIRMINGHAM, ALABAMA 35203 - DT-112



FILE III-89-90
ATTACHMENT 5

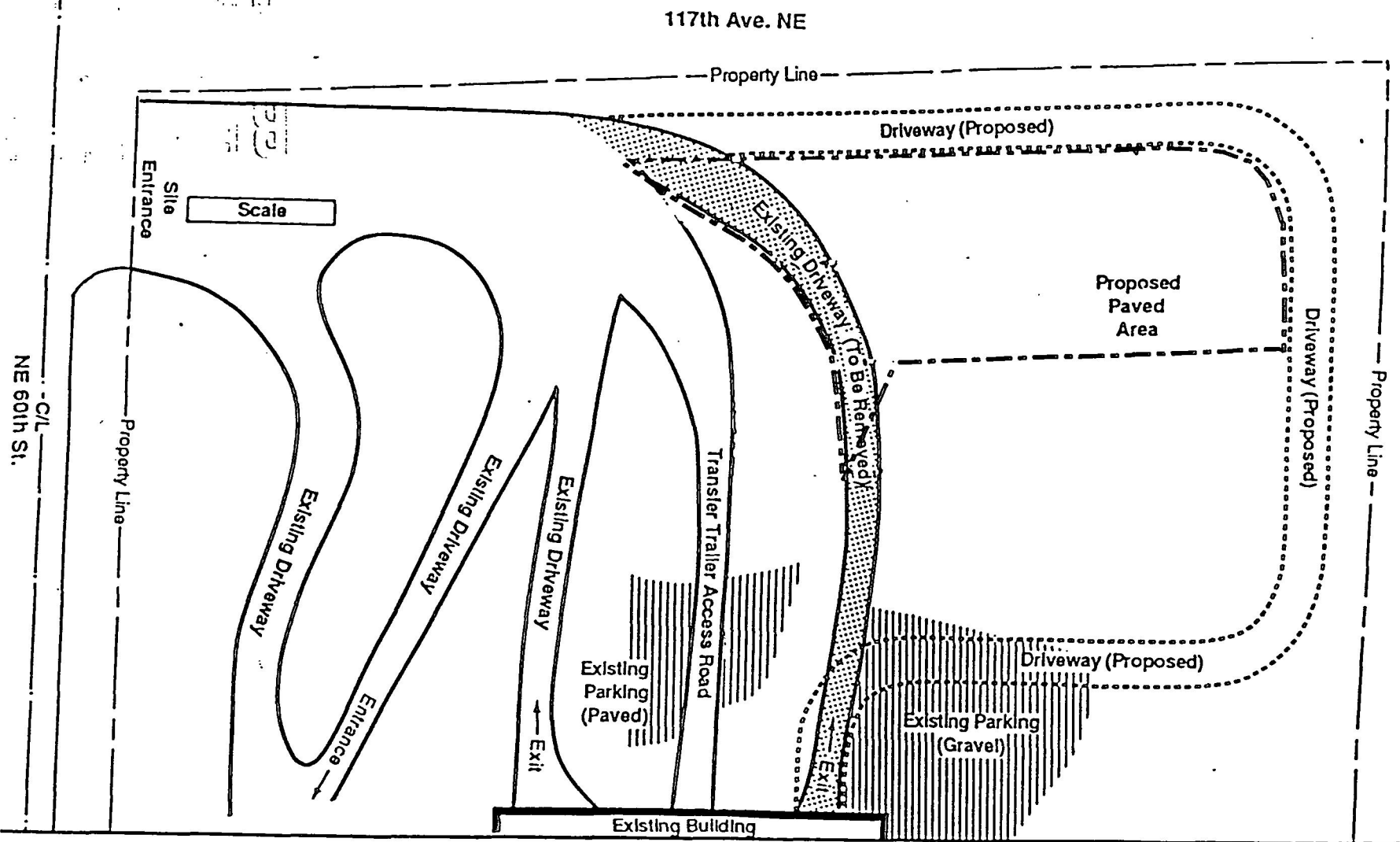


Figure 4

Scale: 1" = 60'



Proposed Parking Area Configuration
Houghton Transfer Station

SHAPIRO & ASSOCIATES

FILE III-89-90
ATTACHMENT 4

N.E. 60th st.

FILE III-89-90
ATTACHMENT 3

184

