

ORDINANCE NO. 1077

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO FIRE, HEALTH AND PUBLIC SAFETY, AND ESTABLISHING CERTAIN REGULATIONS PERTAINING THERETO AS TO SUBDIVISIONS OF REAL PROPERTY NOT REQUIRED TO FOLLOW THE PROCEDURES OF THE KIRKLAND PLATTING ORDINANCE:

WHEREAS, the subdivision ordinance of the City of Kirkland, commonly referred to as the Platting Ordinance, applies only to subdivisions of real property into more than four parcels, where no dedication of public right-of-way is involved and,

WHEREAS, zoning control of subdivisions of four or fewer parcels is provided for in the City of Kirkland Zoning Code, and

WHEREAS, the City Council of the City of Kirkland finds that additional regulations pertaining to fire protection, public safety and public health in regard to surface water drainage, sanitary sewers and water supply, are necessary as to such four or fewer parcel subdivisions,

NOW, THEREFORE, Be it ordained by the City Council of the City of Kirkland as follows:

Section 1. In every case where real property is subdivided in such a manner as to not require, under the laws of the State of Washington, and the subdivision ordinance of the City of Kirkland, being Ordinance No. _____, that such property be platted or become subject to the subdivision requirements of said ordinance, the regulations of this ordinance shall apply.

Section 2. Easements:

a) A private easement for ingress and egress shall serve no more than four parcels of land, or potential building sites. Every easement for ingress and egress shall be established by a written document which shall declare said easement to be perpetual, and which shall contain a use and maintenance agreement as to said easement and its improvements. Said document shall be binding on all parties affected by said easement, their heirs and assigns, and shall be recorded with the King County Auditor.

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b) Easement Standards:

1) No more than four lots or potential building sites may be served by a single easement.

2) Minimum easement width shall be twenty (20) feet, with fifteen (15) feet for ingress and egress and five (5) feet for utilities.

3) Easements shall be paved to a minimum width of twelve (12) feet, with concrete curb. Pavement shall be not less than two (2) inches of asphaltic concrete over a base of six (6) inches of 1¼ inch (minus) crushed rock and a top course of two (2) inches of 5/8 inch (minus) crushed rock.

Section 3. Storm Drainage:

Adequate storm drainage facilities shall be installed in accordance with City of Kirkland specifications to carry storm drainage to a suitable outfall, and shall be approved by the City Engineer.

Section 4. Public Safety:

a) All vehicular turn-arounds and driveway aprons shall be designed and improved to City standards for cul-de-sacs.

b) All plans and specifications for screen fencing where necessary or desired to provide privacy, or where adjoining improvements are objectionable, shall be submitted to the City Engineer for approval.

c) Building setbacks, as required in the Kirkland Zoning Ordinance, shall be measured from the abutting margin of the access easement.

Section 5. Sanitary Sewers:

A minimum six (6) inch sanitary sewer shall be provided and installed with necessary stubs to serve each dwelling or potential building site. Clean-out access and/or manholes, as required by City standards, shall be provided. Installations shall be approved by the City Engineer.

Section 6. Fire Protection:

a) Each dwelling shall have a minimum water supply as per "Seattle-King County Plumbing Code". Meters shall be

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installed at the entrance of the easement with the meters located within the public right-of-way.

b) Dwellings shall be addressed on the public street, and shall be posted at the entrance to the easement, as well as on each individual dwelling.

c) Easement improvements as required under this ordinance are not adequate to provide ready access for emergency equipment, therefore fire protection shall be provided by the installation of a complete five (5) inch MVO fire hydrant installation where adequate protection does not exist.

Section 7. The City shall inspect and approve, when completed to City specifications, all improvements and installations required under this ordinance.

Section 8. This ordinance shall not pertain to the segregation of a large lot which can be divided into one, and only one, additional residential building lot provided, the original lot has frontage on a public right-of-way and the segregated lot shall include as a part of said lot permanent frontage on said public right-of-way.

Section 9. 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 at regular meeting on the 6th day of MARCH, 1967.

SIGNED in authentication thereof on the 6th day of MARCH, 1967.

Attest:

[Signature]
Director of Administration and Finance
(ex officio City Clerk)

[Signature]
Mayor

Approved as to form:

[Signature]
City Attorney