

ORDINANCE NO. 2094

AN ORDINANCE OF THE CONSOLIDATED CITY OF KIRKLAND, RELATING TO LAND USE AND DEVELOPMENT AND COMPREHENSIVE PLANNING THEREFORE, ESTABLISHING IN REGARD TO RESIDENTIAL DEVELOPMENT AN INTERIM LAND USE POLICY AND SUPPLEMENTING ORDINANCE NO. 930 (THE COMPREHENSIVE PLAN FOR THE FORMER CITY OF KIRKLAND.)

WHEREAS, the Comprehensive Plan for the former City of Kirkland (Kirkland Ordinance No. 930 as amended) remains in effect as the Plan for the development of that portion of the consolidated City of Kirkland, and

WHEREAS, the Planning Commission for the City of Kirkland, following public hearing thereon, has deemed it advisable to supplement said plan and to establish in regard to residential development, an interim land use policy and has so recommended to the City Council, and

WHEREAS, the City Council has considered said recommendation and held public hearing thereon,

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

Section 1. The Comprehensive Plan for the former City of Kirkland, which continues in effect for said area of the consolidated City of Kirkland (Kirkland Ordinance No. 930 as amended) is hereby supplemented and there is hereby established in relation to residential development an Interim Land Use Policy as hereinafter set forth.

Section 2. GENERAL STATEMENT:

It is clearly recognized that the map of the land use plan of the City is a graphic representation of the desired spatial relationship of land uses. It shall be the function

of the zoning ordinance and map, in part, to implement the guidelines of the land use plan and to determine precise divisions of land use during the planning period.

It is also recognized that the land use plan further represents the optimum demand for land use types, consistent with current population projections and desired environmental patterns of the community at its ultimate development. Hence, changes in land use supply must take into consideration available stock of land uses, land use development trends, existing predominant land uses and social and economic effects upon changes in a predominant land use during the planning period. It is the intent of this statement to further support the principle that the land use plan is a long range objective and must be carefully implemented during the planning period to the maximum benefit and welfare of the community.

Section 3. POLICY:


1. A proposal for land use change to any medium or high density residential classifications shall be consistent with the intent of the Comprehensive Plan (Ordinance No. 930, as amended).
2. Land use change to a medium or high density residential classification shall be made only upon determination that all public improvements necessary to service the potential developments exist or will be developed concurrently with the establishment of such use. Such determination shall be made by the Planning Commission through staff recommendation made jointly by the Public Service Director, Planning Director, and Fire Chief. Minimum public improvements necessary to serve such a development shall include adequate rights-of-way and their improvement to minimum city standards, public water system for domestic and fireflow needs, sanitary sewers, and storm sewers. Additional improvements may be required and could include street lighting, sidewalks, dedication and development of cul-de-sacs for non-thru streets, etc.

3. The following criteria are important in the evaluation of land use change to medium or high density and shall be investigated and analyzed by the Planning Department prior to consideration by the Planning Commission.
- a. Predominant land use in the general area under consideration and the effect of land use change upon this environment.
 - b. Topography and any other predominant physiological characteristics of the land form.
 - c. Available stock of undeveloped land in medium or high density land use classifications for purposes of trend analysis.
 - c. General environmental effects of a medium or high density residential development upon other municipal or special district services such as traffic and circulation, schools, parks and playground, economic base, fire and police service, etc.

Section 4. This ordinance shall be in force and take effect five days from and after its passage and publication as required by law.


PASSED by the City Council at regular meeting on the 2nd day of February, 1970.

SIGNED in authentication thereof on the 2nd day of February, 1970.



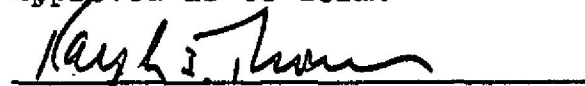
Mayor

Attest:



Director of Administration and Finance
(ex officio City Clerk)

Approved as to form:



City Attorney