

ORDINANCE NO. 2274

AN ORDINANCE OF THE CITY OF KIRKLAND AMENDING ORDINANCE NO. 2183,  
THE ZONING ORDINANCE OF THE CITY OF KIRKLAND

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

Section 1: Section 23.54.010 of Ordinance No. 2183,  
the Kirkland Zoning Ordinance, is hereby amended to read as  
follows:

23.54.010      Administrative Responsibility: The [Planning  
~~Director~~] Director of Community Development,  
as the duly authorized representative of the  
City Manager is charged with the responsibility  
of carrying out the provisions of the zoning  
ordinance. He may be provided with the assis-  
tance of such other persons as the City Manager  
may direct.

Section 2: Section 23.64.020 of Ordinance No. 2183, the  
Kirkland Zoning Ordinance, is hereby amended to read as follows:

23.64.020      ~~Filing--All applications or petitions shall be  
filed in the office of the City Planning Depart-  
ment.~~  
Determination of Adequacy and Filing: No appli-  
cation shall be accepted for filing unless it  
complies with the requirements for application  
as prescribed by this ordinance. Upon deter-  
mination that the form and contents of an  
application and required supporting documents  
are satisfactory, the Director of Community  
Development shall accept the application for  
filing upon payment of all fees. The date of  
filing shall be fixed upon acceptance of an  
application and payment of fees.

Section 3A: Ordinance No. 2183, the Kirkland Zoning Ordinance,  
is hereby amended by adding thereto the following sections and  
subsections:

23.28.140(5)  
23.32.120(3)  
23.56.021  
23.58.031  
23.62.031

each to read as follows:

Requirements for Environmental Information: Environmental information shall be submitted in accordance with the State Environmental Policy Act of 1971, as amended, and City of Kirkland Resolution No. 2181 on Environmental Policy. Information shall be submitted in a form approved by the Director of Community Development. The evaluation and declaration of environmental significance shall be in accordance with Resolution No. 2181.

Section 3B: Section 23.28.140 of Ordinance No. 2183, the Kirkland Zoning Ordinance, is hereby amended by adding thereto a new subsection (6) as follows:

23.28.140(6) A standard survey of the property by a land surveyor licensed by the State of Washington shall be submitted in conjunction with the submission of a preliminary Planned Unit Development application for new development and corner stakes shall be physically installed.

Section 4: Section 23.30.050 of Ordinance No. 2183, the Kirkland Zoning Ordinance, is hereby amended by adding thereto a new subsection (3) as follows:

23.30.050(3) A standard survey of the property by a land surveyor licensed by the State of Washington shall be submitted in conjunction with the submission of the Unclassified Use Permit application for new construction and corner stakes shall be physically installed.

Section 5: Section 23.54.020 of Ordinance No. 2183, the Kirkland Zoning Ordinance, is hereby amended by adding thereto the following language:

23.54.020: Building Permits: No building or other structure shall be erected, moved, added to, or structurally altered without a permit therefor, issued by the Kirkland Building Department. If, in the opinion of the Director of the Department of Community Development, discrepancies may exist or potential conflict may arise due to the uncertainty of property lines, a survey of the property by a land surveyor licensed by the State of Washington may be required at the expense of the applicant prior to the Department of Community Development authorizing the issuance of a building permit. This shall be a mandatory requirement where any use other than single family will locate adjacent to a single family zone.

Section 6: Section 23.58.030 of Ordinance No. 2183, the Kirkland Zoning Ordinance, is hereby amended by adding thereto the following new paragraph:

23.58.030      Petitions: Any person or persons desiring a variance or believing themselves to be aggrieved by the administrative interpretation of this Ordinance jointly or severally, and any person, officer or official of any department, board or commission of the City may file an application for interpretation or for variance. The petition shall specify the reasons for supporting the petitioner's request, and shall contain the signature of the petitioner, and a description of the land as to each property owner signing the petition. The petition shall be submitted to the Board at the time designated in its rules of procedure. The petitioner shall appear at the public hearing called thereon by the Board at the time and place fixed, in person, by agent or by attorney. All petitions for variances shall meet the requirements set forth in Section 23.60.010.

Where variances are requested which deal with requests to reduce the minimum required setbacks, a standard survey of the property by a land surveyor licensed by the State of Washington shall be submitted in conjunction with the variance application and corner stakes shall be physically installed.

Section 7: Section 23.62.030 of Ordinance No. 2183, the Kirkland Zoning Ordinance, is hereby amended by adding thereto the following new paragraph:

23.62.030      Zoning Map Amendment Procedure (Reclassification): The owner of any land desiring a change in use, zone boundary or zone classification of his property, shall present to the Planning Department a petition signed and acknowledged by him on the forms provided by the City stating his proposal along with site plans indicating the existing condition and the proposed development of the property drawn to scale. The scale used must be noted on each drawing. One site plan shall indicate all natural physical features of the property in question (i.e., surface waters, trees and vegetation topography, etc.) The plan should also show all existing structures or other man-

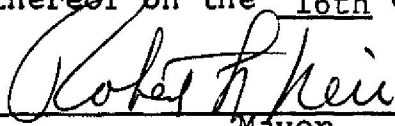
made features, all fully dimensioned. The second site plan shall include the following as a minimum: location and height of all proposed buildings; all important dimensions such as property lines, building setbacks, proposed landscaped areas; parking areas with traffic patterns showing ingress, egress and internal circulation; adjacent property lines for a distance of at least 200 feet from all property lines. An 8-1/2" x 11" reduction of all the required site plans shall also be required along with the original site plans.

All rezone applications shall be accompanied by a standard survey of the property by a land surveyor licensed by the State of Washington and corner stakes shall be physically installed.

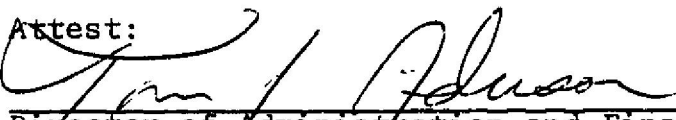
Section 8: This ordinance shall be in force and take effect five days from and after its passage by the Council and publication as required by law.

PASSED by the Kirkland City Council in regular meeting on the 16th day of September, 1974.

SIGNED in authentication thereof on the 16th day of September, 1974.

  
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Mayor

Attest:

  
\_\_\_\_\_  
Director of Administration and Finance  
(ex officio City Clerk)

Approved as to form:

  
\_\_\_\_\_  
City Attorney

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