

ORDINANCE NO. 3076*Revealed by 3-705*

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO SUBDIVISION OF LAND AND AMENDING ORDINANCE NO. 2766 AS AMENDED, THE KIRKLAND SUBDIVISION ORDINANCE (FILE NO. IV-87-42).

Whereas, the City Council has received from the Kirkland Planning Commission a recommendation to amend certain sections of the text of the Kirkland Subdivision Ordinance, Ordinance 2766 as amended, all as set forth in that certain report and recommendation of the Planning Commission dated November 23, 1987 and bearing Kirkland Department of Planning and Community Development File No. IV-87-42; and

Whereas, prior to making said recommendation the Planning Commission, following notice thereof as required by RCW 35A.63.070, on September 17, 1987 and November 19, 1987, held a public hearing on the amendment proposals and considered the comments received at said hearings; and

Whereas, pursuant to the State Environmental Policies Act there has accompanied the legislative proposal and recommendation through the entire consideration process, a final determination of non-significance, including supporting environmental documents, issued by the responsible official pursuant to WAC 197-11-340 and WAC 197-11-390; and

Whereas, in regular public meeting the City Council considered the environmental documents received from the responsible official, together with the report and recommendation of the Planning Commission, as well as a timely-filed challenge of said recommendation.

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

Section 1. Subdivision Ordinance text amended: The following specified sections of the text of Ordinance 2766 as amended, the Kirkland Subdivision Ordinance, be and they hereby are amended to read as follows:

Sections 4.15 and 4.25 as set forth in Attachment A which by this reference is incorporated herein.

Section 2. If any section, subsection, sentence, clause, phrase, part or portion of this ordinance, including those parts adopted by reference, is for any reason held to be invalid or unconstitutional by any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance.

Section 3. The subject matter of this ordinance, pursuant to Ordinance 2001, is subject to the disapproval jurisdiction of the Houghton Community Council, and therefore, this ordinance shall become effective within the Houghton Municipal Corporation only upon approval of the Houghton Community Council or the failure of said Community Council to disapprove this ordinance within 60 days of the date of the passage of this ordinance.

Section 4. Except as provided in Section 3, this ordinance shall be in full force and effect five days from and after its passage by the Kirkland City Council and publication as required by law.

Passed by majority vote of the Kirkland City Council in regular, open meeting this 16th day of February, 1988.

Signed in authentication thereof this 16th day of February, 1988.

Loris Cooper
MAYOR

ATTEST:

Janice [Signature]
City Clerk

APPROVED AS TO FORM:

[Signature]
City Attorney

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4.15 General Layout - Lots

1. General - All lots within a subdivision must meet the minimum size and dimension requirements established for the property in the Kirkland Zoning Code or other land use regulatory document.

In multiple lot subdivisions the minimum lot area shall be deemed to have been met if the average lot area is not less than the minimum lot area required of the zone district in which the property is located as identified on the zoning map. In computing the average lot area, not more than ten percent (10%) of the number of lots may contain an area less than the prescribed minimum for this zoning district. In no case shall any lots be created which contain an area more than ten percent (10%) less than prescribed minimum for this zoning district.

2. Dimensions - Lots must be of a shape so that reasonable use and development may be made of the lot. Generally, the depth of the lot should not be more than twice the width of the lot. In no case shall a lot be less than 15 feet in width where it abuts the right-of-way, vehicular access easement or tract providing vehicular access to subject lot.

4.25 Access

1. All lots must have direct legal access to either a right-of-way or a private-access-roadway-vehicular access easement or tract meeting the requirements of this Chapter. The City will determine whether access will be by right-of-way or private access--roadway vehicular access easement or tract on a case-by-case basis.
2. ~~An owned-vehicular-access-of-15'-minimum-width-may-serve-one-lot only.--The-area-of-the-vehicular-access-strip-shall-be-included in-the-computation-of-the-lot-area, but-may-be-used-for-dimensional-requirement-for-lot-width-at-the-building-line.~~
- 3.2. The area of an vehicular access easement or tract shall not be included in the computation of the lot area for the servient lot if the easement or tract serves more than one lot which does not abut a right-of-way.

Ordinance No. 3076
Attachment A

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