

ORDINANCE NO. 3708

AN ORDINANCE OF THE CITY OF KIRKLAND, ESTABLISHING A MORATORIUM ON THE FILING OF PLANNED UNIT DEVELOPMENT APPLICATIONS FOR THE AREA WITHIN THE SEATTLE CITY LIGHT TRANSMISSION LINE EASEMENT BETWEEN 124TH AVENUE NE AND 126TH AVENUE NE IN THE NORTH ROSE HILL NEIGHBORHOOD.

WHEREAS, the City has the authority to adopt moratoria pursuant to RCW 35A.63.220 and 36.70A.390; and

WHEREAS, the Kirkland City Council has determined that there is a need for a moratorium on the filing of planned unit development applications in the North Rose Hill Neighborhood; and

WHEREAS, pursuant to RCW 35A.63.220 and 36.70A.390, a public hearing on the moratorium herein established was held prior to the adoption of this Ordinance; NOW, THEREFORE, the City Council of the City of Kirkland do ordain as follows:

Section 1. The Kirkland City Council makes the following findings:

a. There has been an increase in the number of applications to the City to develop small lot, clustered subdivisions through the Planned Unit Development process in the area within the Seattle City Light transmission line easement between 124th and 126th Avenues NE in the North Rose Hill Neighborhood;

b. These Planned Unit Developments potentially have an adverse impact on the surrounding neighborhood;

c. Current City regulations relating to Planned Unit Developments need to be revised to better address the impact that these developments have on the surrounding neighborhood;

d. The current North Rose Hill Neighborhood Plan needs to be revised to better address impacts that clustering and small lot developments in the area within the Seattle City Light transmission line easement between 124th Avenue NE and 126th Avenue NE have on the surrounding neighborhood;

e. The City is currently implementing a work plan to develop ordinances that specifically address Planned Unit Developments within the City and the North Rose Hill Neighborhood Plan; and

f. Until permanent ordinances regarding Planned Unit Developments and the North Rose Hill Neighborhood Plan can be implemented, there is a need to restrict the development of Planned Unit Developments in the area within the Seattle City Light transmission line easement between 124th and 126th Avenues NE.

Section 2. The City shall not accept or process any application for a Planned Unit Development filed after the effective date of this Ordinance in the area within the Seattle City Light transmission line easement between 124th and 126th Avenues NE in the North Rose Hill Neighborhood.

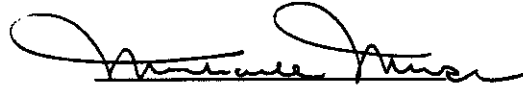
Section 3. This Ordinance shall be effective for six months and may be renewed for one or more six-month periods if a subsequent public hearing is held and findings of fact are made prior to each renewal.

Section 4. If any provision of this Ordinance or its application to any person or circumstance is held invalid, the remainder of the ordinance or the application of the provision to other persons or circumstances is not affected.


Section 5. This ordinance shall be in force and effect five days from and after its passage by the Kirkland City Council and Publication, as required by law.

PASSED by majority plus one of the whole membership of the Kirkland City Council in regular, open meeting this 21st day of September, 1999.


SIGNED IN AUTHENTICATION THEREOF this 21st day of September, 1999.


Mayor

Attest:


City Clerk

Approved as to Form:


City Attorney