

ORDINANCE O-4938

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO SUBDIVISIONS (TITLE 22 OF THE KIRKLAND MUNICIPAL CODE), AMENDING CHAPTERS 20.08, 22.04, 22.08, 22.22, 22.28, 22.32, 22.36, AND 25.06 KMC, AND ADDING A NEW CHAPTER 22.10 SPECIFICALLY TO ENABLE RESIDENTIAL LOT SPLITTING, FILE NO. CAM26-00062.

1       WHEREAS, RCW 58.17.145 requires that all cities must provide residential lot splitting  
2 procedures for residential lots, allowing division of a parent lot into two lots as an alternative to  
3 a two-lot short plat procedure; and  
4

5       WHEREAS, RCW 58.17.145 provides that an application for residential lot splitting  
6 requires only an administrative decision based on clear and objective development standards  
7 with neither a pre-decision public hearing nor any design review, other than administrative  
8 design review, and is not subject to an administrative appeal; and  
9

10       WHEREAS, RCW 58.17.145 requires that the city must provide applicants the option to  
11 have concurrent review of a residential building permit or permits with an application for a  
12 residential lot split; and  
13

14       WHEREAS, RCW 82.02.020 provides that a city may collect reasonable fees related to  
15 development review to cover the cost of processing applications, reviewing plans, and  
16 preparing statements; and  
17

18       WHEREAS, following the noticing requirements of KMC 22.04.050, the Kirkland  
19 Planning Commission held a public hearing on May 14, 2026, on the proposed amendments  
20 to Title 22 KMC with regard to residential lot splitting, and considered the comments received  
21 at the hearing; and  
22

23       WHEREAS, after the public hearing on these proposed amendments and consideration  
24 of public comments, the Planning Commission recommends the proposed amendments, as  
25 set forth in the staff report dated May 26, 2026, bearing Kirkland Planning and Building  
26 Department File No. CAM26-00062; and  
27

28       WHEREAS, pursuant to the State Environmental Policy Act (SEPA), there has  
29 accompanied the legislative proposal and recommendation through the entire consideration  
30 process, a SEPA Addendum to the 2015 Comprehensive Plan Update and Totem Lake  
31 Planned Action Ordinance and Final Environmental Impact Statement (EIS), the NE 85th  
32 Street Station Area Planned Action Final Supplemental EIS, and the 2044 Comprehensive  
33 Plan Update Final Supplemental EIS (Previous Environmental Review Documents), including  
34 supporting environmental documents, was issued by the responsible official pursuant to  
35 WAC 197-11-625 on May 11, 2026; and  
36

37       WHEREAS, in regular public meeting on June 16, 2026, the City Council considered the  
38 SEPA determination made by the City's SEPA Responsible Official, together with the report  
39 and recommendation of the Planning Commission; and  
40

41 WHEREAS, the City Council agrees that these code changes are consistent with the  
 42 Comprehensive Plan land use policies, serve the best interests of the public welfare, and are  
 43 in compliance with RCW 58.17.145.

44  
 45 NOW, THEREFORE, the City Council of the City of Kirkland do ordain as follows:

46  
 47 Section 1. Section 20.08.020 of the Kirkland Municipal Code (KMC), and the  
 48 corresponding portions of Ordinance No. 4913 § 23 (2025), are amended to read as follows,  
 49 with the new text shown in underline and deletions shown in ~~striketrough~~; all other provisions  
 50 of these sections remain unchanged and in full force, and these provisions for identifying  
 51 changes apply throughout this ordinance:

52  
 53 **20.08.020 Project permit.**

54 "Project permit" or "project permit application" means any land use or environmental permit or  
 55 license required from the city for a project action, including but not limited to subdivisions,  
 56 binding site plans, lot splits, planned unit developments, conditional uses, shoreline substantial  
 57 development permits, site plan review, permits or approvals required by critical area  
 58 ordinances, site-specific rezones authorized by a comprehensive plan or subarea plan, but  
 59 excluding the adoption or amendment of a comprehensive plan, subarea plan, or development  
 60 regulations except as otherwise specifically included in this section. For purposes of certain  
 61 requirements related to local government permit review, including deadlines for local  
 62 government planning under the GMA to complete a permit review, a building permit is not  
 63 considered a project permit.

64  
 65 Section 2. KMC 22.04.040 and the corresponding portions of Ordinance No. 4491 § 11  
 66 (part) (2015) are amended to read as follows:

67  
 68 **22.04.040 Binding site plan approval—Criteria.**

69 A division of land is a binding site plan under this section if it meets all of the following  
 70 criteria:

- 71  
 72 (a) The division is for the purposes outlined in RCW 58.17.035;  
 73  
 74 (b) The city approves the site plan as part of a zoning or building permit;  
 75  
 76 (c) The site plan is shown to a scale of one inch equals twenty feet;  
 77  
 78 (d) The site plan identifies and shows the areas and locations of all streets, roads,  
 79 improvements, utilities and open spaces;  
 80  
 81 (e) The site plan contains inscriptions or attachments setting forth all limitations and  
 82 conditions for the use of land as established by the city;  
 83  
 84 (f) The site plan contains a provision requiring that any development of the subject property  
 85 be in conformance with the binding site plan;  
 86  
 87 (g) The planning director verifies that the site plan conforms to the requirements of this  
 88 section; and  
 89  
 90 (h) The site plan is recorded in the applicable office in King County ~~recorder's office~~ to run  
 91 with the subject property.

92 Section 3. KMC 22.08.090, and the corresponding portions of Ordinance O-3705 § 2  
93 (1999), is amended to read as follows:

94  
95 **22.08.090 Dedication.**

96 "Dedication" means the deliberate appropriation of land by an owner for any general and public  
97 uses, reserving to himself no other rights than such as are compatible with the full exercise  
98 and enjoyment of the public uses to which the property has been devoted. Dedication shall be  
99 evidenced by the filing or recording with the applicable office in King County  
100 ~~King County auditor~~ of a document of conveyance or a final plat or short plat showing the  
101 dedication thereon; and the acceptance by the public shall be evidenced by the written  
102 approval of such plat or conveyance for filing by the appropriate governmental unit.

103  
104 Section 4. KMC 22.08.110, and the corresponding portions of Ordinance O-3705 § 2  
105 (1999), is amended as follows:

106  
107 **22.08.110 Final plat.**

108 "Final plat" means the final drawing of the subdivision and dedication prepared for filing for  
109 record with the applicable office in King County ~~county auditor~~ and containing all elements  
110 and requirements set forth in Chapter 58.17 RCW and in this title.

111  
112 Section 5. A new definition of "Lot, child" in chapter 22.08 KMC is hereby adopted, to  
113 be codified as KMC 22.08.122 and to read as follows:

114  
115 **22.08.122 Lot, child.**

116 "Child lot" means a lot that was created by a lot split through the lot splitting process of  
117 chapter 22.10 KMC.

118  
119 Section 6. KMC 22.08.125, and the corresponding portions of Ordinance O-4907 § 2  
120 (2025), is amended to read as follows:

121  
122 **22.08.125 Lot, parent.**

123 "Parent lot" means an initial residential lot that is subdivided into unit lots through the unit lot  
124 subdivision process of Title 22, Subdivisions chapter 22.22 KMC, or the lot split process of  
125 chapter 22.10 KMC.

126  
127 Section 7. A new definition of "Lot split" in chapter 22.08 KMC is hereby adopted, to  
128 be codified as KMC 22.08.127 and to read as follows:

129  
130 **22.08.127 Lot Split.**

131 "Lot split" means the administrative process of dividing one existing residential lot into two lots  
132 for the purpose of sale, lease, or transfer of ownership through the lot splitting process of  
133 chapter 22.10 KMC.

134  
135 Section 8. A new definition of "Lot Split Survey" in chapter 22.08 KMC is hereby  
136 adopted, to be codified as KMC 22.08.128 and to read as follows:

137  
138 **22.08.128 Lot Split Survey.**

139 "Lot split survey" means the final survey prepared for recording with the applicable office in  
140 King County and containing all elements and requirements for a lot split through the lot splitting  
141 process of chapter 22.10 KMC and any other applicable regulations.

142

143 Section 9. A new chapter entitled "Residential Lot Splitting," to be codified as  
144 chapter 22.10 KMC, is hereby created.

146 Section 10. A new section entitled "Purpose" is hereby adopted and added to  
147 chapter 22.10 KMC, to be codified as KMC 22.10.010 and to read as follows:

149 **22.10.010 Purpose.**

150 Residential lot splitting utilizes an administrative process to subdivide a residentially-zoned lot  
151 from one lot to two lots pursuant to RCW 58.17.145. Residential lot splitting is an alternative  
152 to a short subdivision pursuant to chapter 22.20 KMC or a unit lot subdivision pursuant to  
153 chapters 22.20 and 22.22 KMC.

155 Section 11. A new section entitled "Applicable process" is hereby adopted and added  
156 to chapter 22.10 KMC, to be codified as KMC 22.10.015 and to read as follows:

158 **22.10.015 Applicable process.**

159 The Planning and Building Director or their designee is authorized to review and approve,  
160 approve with conditions, or deny a lot split based on the requirements of this chapter. Decisions  
161 that comply with the requirements of this chapter are not subject to administrative appeal.

162 An application for a lot split may be reviewed concurrently with residential building permit  
163 application(s) and/or project permit(s).

166 Section 12. A new section entitled "Residential lot splitting general requirements" is  
167 hereby adopted and added to chapter 22.10 KMC, to be codified as KMC 22.10.020 and to  
168 read as follows:

170 **22.10.020 Residential lot splitting general requirements.**

171 The following requirements apply to lot splitting:

- 172
- 173 (a) The lot split may only create one new lot; and
  - 174
  - 175 (b) The parent lot may not have been created through a residential lot split authorized by  
176 this chapter; and
  - 177
  - 178 (c) The parent lot must be located in a residential zone; and
  - 179
  - 180 (d) Both of the child lots must meet the minimum size requirements established for the  
181 property in the KZC and chapter 22.28 KMC. The lot area flexibility allowed under KMC  
182 22.28.030 through 22.28.048 applies to lot splits; and
  - 183
  - 184 (e) If a lot split results in a child lot of a size that would allow for further land division, that  
185 child lot is not eligible for a further lot split but may be divided under other applicable land  
186 subdivision processes; and
  - 187
  - 188 (f) If there are any applicable minimum density requirements in the underlying zone, the  
189 child lots must meet those requirements; and
  - 190
  - 191 (g) A lot split is not allowed where the lot split would result in a child lot that is only  
192 developable through the reasonable use provisions of chapter 90.180 KZC; and
  - 193

194 (h) Public improvements under chapter 110 KZC and chapter 22.32 KMC are required to  
195 the right-of-way adjacent to either the parent lot and/or the child lot to the extent they are  
196 required for the development of a short plat or subdivision of the parent lot.

197  
198 Section 13. A new section entitled "Applications—Contents" is hereby adopted and  
199 added to chapter 22.10 KMC, to be codified as KMC 22.10.025 and to read as follows:  
200

201 **22.10.025 Applications—Contents.**

202 The applicant may apply for a lot split by submitting information to the Planning and Building  
203 Department on the forms provided by that department.  
204

205 Section 14. A new section entitled "Planning director's decision—Criteria" is hereby  
206 adopted and added to chapter 22.10 KMC, to be codified as KMC 22.10.030 and to read as  
207 follows:  
208

209 **22.10.030 Planning director's decision—Criteria.**

210 The Planning and Building Director or their designee may approve, or approve with conditions,  
211 the lot split if the following criteria and the requirements of chapters 22.28 and 22.32 KMC are  
212 met:  
213

214 (a) Access and utility rights are granted or conveyed, if necessary, to provide access and  
215 utilities for the maximum number of dwelling units that could be developed on the child lots;  
216 and  
217

218 (b) If the lot split requires demolition or alteration of any existing residential housing that  
219 would displace a renter, the applicant must provide a displacement mitigation strategy or plan  
220 that may include relocation assistance; and  
221

222 (c) Right-of-way is dedicated from the parent lot to the extent such dedication is required  
223 under applicable codes, regulations, and design standards for the development of a short plat  
224 or subdivision.  
225

226 Section 15. A new section entitled "Lot Split Survey" is hereby adopted and added to  
227 chapter 22.10 KMC, to be codified as KMC 22.10.035 and to read as follows:  
228

229 **22.10.035 Lot Split Survey.**

230 A lot split survey prepared by a licensed land surveyor, and showing the following, must be  
231 recorded with the applicable office in King County:  
232

233 (a) The (old) parent lot and the (new) child lots; and  
234

235 (b) A metes and bounds legal description for each of the child lots; and  
236

237 (c) The location and extent of any dedicated land or easements necessary to serve the  
238 child lots; and  
239

240 (d) The public improvements that are required to the right-of-way upon development of  
241 the child lots; and  
242

243 (e) Notes on the face of the lot split survey stating:  
244

245 (1) Future lot splits are not permitted.

246

247 (2) The city is immune from any liability, loss, or other damage suffered by another  
248 that is related to the city's approval of a residential lot split including if the lot split  
249 creates a lot that is later determined to not be buildable.

250

251 Section 16. A new section entitled "Residential lot split documents—Certification" is  
252 hereby adopted and added to chapter 22.10 KMC, to be codified as KMC 22.10.040 and to  
253 read as follows:

254

255 **22.10.040 Residential lot split documents—Certification.**

256 Along with the lot split survey submitted for filing, the applicant shall submit:

257

258 (a) A title company certification which is not more than thirty calendar days old containing:

259

260 (1) A legal description of the parent lot; and

261

262 (2) A list of those individuals, corporations, or other entities holding an ownership  
263 interest in the parent lot; and

264

265 (3) Any easements or restrictions affecting the parent lot with a description,  
266 purpose, and reference as recorded with the applicable office in King County; and

267

268 (4) Any encumbrance(s) on the parent lot; and

269

270 (5) Any delinquent taxes or assessments on the parent lot.

271

272 (b) If lands are to be dedicated or conveyed to the City as part of the lot split, an American  
273 Land Title Association title policy may be required.

274

275 (c) Certification by the City department, or other agency with jurisdiction, that all the required  
276 public improvements subject to its jurisdiction have been installed, inspected, and accepted by  
277 such department or agency, or in the alternative, have been deferred and noted on the face of  
278 the lot split survey according to KMC 22.10.035(d).

279

280 Section 17. A new section entitled "Decision—Time Frame" is hereby adopted and  
281 added to chapter 22.10 KMC, to be codified as KMC 22.10.045 and to read as follows:

282

283 **22.10.045 Decision—Time Frame.**

284 The Planning and Building Director's issuance of a decision on the lot split application may not  
285 exceed the maximum time period for local government actions as set forth in RCW 36.70B.080,  
286 unless extended pursuant to project-specific mutual agreement as permitted by  
287 RCW 36.70B.080.

288

289 Section 18. KMC 22.22.020, and the corresponding portions of Ordinance O-4907 § 13  
290 (2025), is amended to read as follows:

291

292 **22.22.020 Unit lot subdivision general requirements.**

293 For requirements that apply to unit lot subdivisions, refer to Sections 22.28.080 through  
294 22.28.220 and Chapter 22.32, except as otherwise modified by this section.

295

296 (a) The development as a whole shall be consistent with all development standards in the  
297 Zoning Code for the proposed use in the zoning district in which the subject property is  
298 located on the Zoning Map at the time of a complete vested building permit application for  
299 the parent lot.

300  
301 (b) Development on individual unit lots within the unit lot subdivision need not conform to the  
302 minimum lot area, building setbacks, minimum density, or dimensional requirements;  
303 provided, that any structure located upon a unit lot shall comply with the maximum building  
304 height requirements. There shall be no zoning code required setback from individual unit  
305 lot lines which are interior to the perimeter of the parent lot. The overall development of  
306 the parent lot shall meet the development and design standards of the underlying zoning  
307 district.

308  
309 (c) Subsequent platting actions, additions, or modifications to structure(s) may not create or  
310 increase any nonconformity of the parent lot.

311  
312 (d) Portions of the parent lot not subdivided for individual unit lots shall be owned in common  
313 by the owners of the individual unit lots, or by a homeowners' association comprising  
314 the owners of the individual unit lots.

315  
316 (e) Within the parent lot, the required parking for a dwelling unit may be provided on a  
317 different unit lot than the unit lot with the dwelling unit, as long as the right to use that parking  
318 is formalized by an easement on the unit lot subdivision plat, as recorded with the applicable  
319 office in King County-recorder's office.

320  
321 (f) Notes shall be placed on the face of the unit lot subdivision plat as recorded with the  
322 applicable office in King County-recorder's office acknowledging the following:

323  
324 (1) The title of the plat shall include the phrase "unit lot subdivision" and the legal  
325 description of each parent and unit lot shall identify it as part of a unit lot subdivision;

326  
327 (2) Approval of the design and layout of the unit lot subdivision was granted based  
328 on the review of the specific development project as a whole, on the parent lot,  
329 including specific reference to the applicable development permit and/or land surface  
330 modification permit approval number;

331  
332 (3) Additional development or redevelopment of the individual unit lots may be limited  
333 as a result of the application of development standards to the parent lot, including the  
334 maximum allowed lot coverage and floor area ratio for the parent lot and each unit lot;

335  
336 (4) Subsequent subdivision actions, additions or modifications to the unit lot housing  
337 development project's structures may not create and/or increase any nonconformity  
338 of the parent lot as a whole and shall conform to the approved unit lot housing  
339 development project and/or to the land use and development standards in effect at  
340 the time of the proposed actions, additions, or modifications;

341  
342 (5) If a structure or portion of a structure within the unit lot housing development  
343 project has been damaged or destroyed, any repair, reconstruction or replacement of  
344 any structure shall conform to the approved unit lot housing development project  
345 and/or to the land use and development standards in effect at the time the proposed

346 repair, reconstruction, or replacement project's permit application becomes vested;  
 347 and

348  
 349 (6) Access easements, joint use, and maintenance agreements shall be executed for  
 350 use and maintenance of common garage or parking areas; vehicle access areas;  
 351 bicycle parking; solid waste collection areas; underground utilities; common open  
 352 space; shared interior walls; exterior building facades and roofs; any portions of  
 353 the parent lot not subdivided for individual unit lots, and other similar features and  
 354 shall be recorded with applicable office in King County-recorder's office.  
 355

356 (g) *Permit Review Sequencing*. An application for a land surface modification permit must be  
 357 submitted concurrently with, or prior to, a unit lot subdivision application. The proposed  
 358 parent and unit lots must be consistent with the approved land surface modification and/or  
 359 development permit application. Before a unit lot subdivision can be recorded for the  
 360 new unit lots, the dwelling units must exist on the parent lot, or the permit application for the  
 361 new structure(s) must be approved and ready to be issued. The unit lot short plat or unit lot  
 362 subdivision approval for new unit lots must be issued before an applicant can request a final  
 363 occupancy inspection of the structures on any of the new lots. No unit lot may be sold,  
 364 transferred, occupied or conveyed prior to unit lot subdivision approval and recording with the  
 365 applicable office in King County-recorder's office.  
 366

367 (h) *Revision and Expiration*. Unit lot subdivisions follow the revision and expiration procedures  
 368 established in Title 22.  
 369

370 Section 19. KMC 22.28.010, and the corresponding portions of Ordinance O- 3705 § 2  
 371 (1999), is amended to read as follows:  
 372

373 **22.28.010 Applicability.**

374 The provisions of this chapter apply to each plat and short plat within the city. For the purposes  
 375 of this chapter, the terms "subdivision" and "plat" also mean "short subdivision"; ~~and~~ "short  
 376 plat"; and "lot split".  
 377

378 Section 20. KMC 22.28.080, and the corresponding portions of Ordinance O-4907  
 379 § 15, (2025), is amended to read as follows:  
 380

381 **22.28.080 Access—Required.**

382 (a) All lots must have direct legal access as required by the Zoning Code, including  
 383 KZC 115.80, Legal Building Site, and KZC 105.10, Vehicular Access Easement or  
 384 Tract Standards. For unit lot subdivisions, vehicular access must comply with the regulations  
 385 and/or public works standards and policies associated with the development project type. For  
 386 lot splits, access must be provided for the maximum number of dwelling units that could be  
 387 developed on the newly-created lots. The city will determine whether access will be by right-  
 388 of-way or vehicular-access easement or tract on a case-by-case basis.  
 389

390 (b) Unless otherwise provided in the Kirkland Zoning Code, the area of a vehicular-access  
 391 easement or tract shall not be included in the computation of the lot area for the servient lot.  
 392 However:  
 393

394 (1) If the vehicular easement serves only one lot which does not abut a public right-  
 395 of-way, the easement shall be included in the lot area for the servient lot; provided,  
 396 that the servient lot abuts a public right-of-way and is not a flag lot; and

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(2) The area of a vehicular-access easement shall be included in the lot area for cottage housing development approved pursuant to Chapter 113 KZC; and/or

(3) The area of a vehicular-access easement shall be included in the lot area of the parent lot for short subdivisions or subdivisions utilizing the unit lot subdivision provisions of Chapter 22.22.

Section 21. KMC 22.32.030, and the corresponding portions of Ordinance O-4122 § 1 (2008), is amended to read as follows:

**22.32.030 Stormwater control system—Requirements.**

The applicant shall comply with the construction phase and permanent stormwater control requirements of the municipal code. Generally, permanent stormwater control systems must be designed to accommodate all land within the subdivision or lot split. Based on unusual circumstances, the city can require or approve stormwater control systems designed and installed for individual lots or groups of lots within the proposed plat.

Section 22. KMC 22.32.080, and the corresponding portions of Ordinance O-3705 § 2 (1999), is amended to read as follows:

**22.32.080 Performance bonds.**

In lieu of installing all required improvements and components as part of a lot split plat, or short plat, the applicant may propose to post a bond for a period of one year to ensure completion of these requirements within one year of the decision approving the lot split, plat, or short plat. The city will use the provisions regarding performance bonds of the Zoning Code with respect to the acceptance, amount, administration, utilization and all other aspects of this bond. An extension of the one-year period may be approved by the public works director. If an extension is granted, it shall be for a period not to exceed twelve months and a new security must be submitted.

Section 23. KMC 22.32.090, and the corresponding portions of Ordinance O-4577 § 4 (2017), is amended to read as follows:

**22.32.090 Address change compensation.**

When the city determines that the subdivision, ~~or~~ short subdivision, or lot split will require an existing house to change its street address to be in compliance with the city's addressing guidelines, the developer or their agent shall compensate the property owner(s) of the affected houses, two hundred fifty dollars for each house affected, unless the house is owned by the developer. The developer must provide the city with proof that the two hundred fifty dollar compensation has been paid to the affected property owner(s) prior to the subdivision, ~~or~~ short subdivision, or lot split survey being recorded with the applicable office in King County.

Section 24. KMC 22.36.020, and the corresponding portions of Ordinance O-3705 § 2 (1999), is amended to read as follows:

**22.36.020 Violations—Generally.**

(a) It is a violation of this title for any person, corporation, organization, or other entity to divide, segregate, sell or transfer, or offer to sell or transfer in violation of this title. It is a violation of this title to do any other thing with respect to any lot, tract, parcel or property in the city that

447 violates the provisions of this title, or violates a plat, ~~or~~ short plat, or lot split restriction imposed  
448 by the city.  
449

450 (b) The city shall use the applicable provisions of the zoning code in the investigation,  
451 enforcement, and prosecution of the violations of this title.  
452

453 Section 25. KMC 25.06.110, and the corresponding portions of Ordinance O-4509 § 6  
454 (2015), is amended to read as follows:  
455

456 **25.06.110 Development permit.**

457 "Development permit" means a land use permit. Development permits include short plat, lot  
458 split, preliminary or final rezone/reclassification, zoning permit, master plan, shoreline  
459 substantial development permit/conditional use permit, planned unit development, design  
460 review or any other permit or approval under the Zoning Code or subdivision ordinance or  
461 shoreline master program. Exempt development permits are set forth in Chapter 25.08.  
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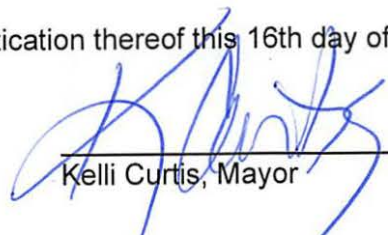
463 Section 26. The Land Use Fee Schedule established in KMC 5.74.070(a) shall include  
464 a fee for a lot split, which shall be \$9,563 in 2026.  
465

466 Section 27. If any provision of this ordinance or its application to any person or  
467 circumstance is held invalid, the remainder of the ordinance or the application of the provision  
468 to other persons or circumstances is not affected.  
469

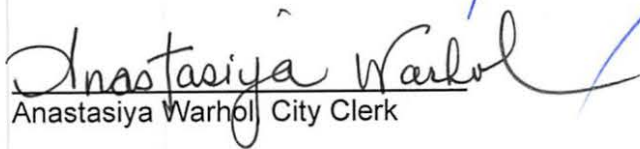
470 Section 28. This ordinance shall be in force and effect sixty days from and after its  
471 passage by the Kirkland City Council and publication as required by law, in the summary form  
472 attached to the original of this ordinance and by this reference approved by the City Council.  
473

474 Passed by majority vote of the Kirkland City Council in open meeting this 16th day of  
475 June, 2026.  
476

477 Signed in authentication thereof this 16th day of June, 2026.

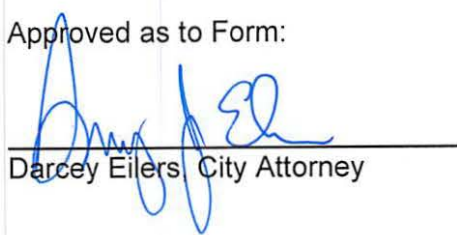
  
\_\_\_\_\_  
Kelli Curtis, Mayor

Attest:

  
\_\_\_\_\_  
Anastasiya Warhol, City Clerk

Approved as to Form:

Publication Date: 06/22/2026

  
\_\_\_\_\_  
Darcey Eilers, City Attorney

PUBLICATION SUMMARY  
OF ORDINANCE NO. O-4938

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO SUBDIVISIONS (TITLE 22 OF THE KIRKLAND MUNICIPAL CODE), AMENDING CHAPTERS 20.08, 22.04, 22.08, 22.22, 22.28, 22.32, 22.36, AND 25.06 KMC, AND ADDING A NEW CHAPTER 22.10 SPECIFICALLY TO ENABLE RESIDENTIAL LOT SPLITTING, FILE NO. CAM26-00062.

1        SECTION 1. Amends Kirkland Municipal Code (KMC) 20.08.020 related to the  
2 definition of "Project permit."  
3

4        SECTION 2. Amends KMC 22.04.040 related to criteria for binding site plan approval.  
5

6        SECTION 3. Amends KMC 22.08.090 related to the definition of "Dedication" of land.  
7

8        SECTION 4. Amends KMC 22.08.110 related to the definition of "Final plat."  
9

10       SECTION 5. Adds a new section to the KMC to be codified as section 22.08.122  
11 adopting definition of "Child lot."  
12

13       SECTION 6. Amends KMC 22.08.125 related to the definition of "Parent lot."  
14

15       SECTION 7. Adds a new section to the KMC to be codified as 22.08.127 adopting  
16 definition of "Lot split."  
17

18       SECTION 8. Adds a new section to the KMC to be codified as 22.08.128 adopting  
19 definition of "Lot split survey."  
20

21       SECTION 9. Adds a new chapter entitled "Residential Lot Splitting," to be codified as  
22 chapter 22.10 KMC.  
23

24       SECTION 10. Adds a new section entitled "Purpose," to be codified as KMC 22.10.010  
25 establishing the purpose of residential lot splitting.  
26

27       SECTION 11. Adds a new section entitled "Applicable process," to be codified as  
28 KMC 22.10.015 authorizing the Planning and Building Director or their designee to review  
29 applications for a lot splits.  
30

31       SECTION 12. Adds a new section entitled "Residential lot splitting general  
32 requirements," to be codified as KMC 22.10.020 establishing lot split requirements citywide.  
33

34       SECTION 13. Adds a new section entitled "Applications—Contents," to be codified as  
35 KMC 22.10.025 establishing the lot split application process.  
36

37       SECTION 14. Adds a new section entitled "Planning director's decision—Criteria," to  
38 be codified as KMC 22.10.030 establishing the criteria for lot split approval.  
39

40       SECTION 15. Adds a new section entitled "Lot Split Survey," to be codified as  
41 KMC 22.10.035 establishing requirements of lot split survey preparation and recording.  
42

43 SECTION 16. Adds a new section entitled "Residential lot split documents—  
44 Certification," to be codified as KMC 22.10.040 establishing a title company certification  
45 requirement.

46  
47 SECTION 17. Adds a new section entitled "Decision—Time Frame," to be codified as  
48 KMC 22.10.045 establishing maximum time for lot split decision issuance.

49  
50 SECTION 18. Amends KMC 22.22.020 related to unit lot subdivision general  
51 requirements.

52  
53 SECTION 19. Amends KMC 22.28.010 related to unit lot subdivisions provisions  
54 citywide applicability.

55  
56 SECTION 20. Amends KMC 22.28.080 related to unit lot subdivisions access  
57 requirements.

58  
59 SECTION 21. Amends KMC 22.32.030 related to storm water control system  
60 requirements.

61  
62 SECTION 22. Amends KMC 22.32.080 related to performance bonds requirements.

63  
64 SECTION 23. Amends KMC 22.32.090 related to address change compensation  
65 requirements.

66  
67 SECTION 24. Amends KMC 22.36.020 related to violations of title 22 of KMC.

68  
69 SECTION 25. Amends KMC 25.06.110 related to definition of "development permit."

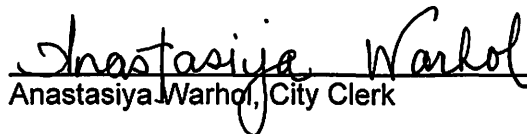
70  
71 SECTION 26. Establishes a fee for a residential lot split.

72  
73 SECTION 27. Provides a severability clause for the ordinance.

74  
75 SECTION 28. Authorizes publication of the ordinance by summary pursuant to KMC  
76 1.08.017 and establishes the effective date as sixty days after publication of summary.

77  
78 The full text of this Ordinance will be mailed without charge to any person upon request  
79 made to the City Clerk for the City of Kirkland. The Ordinance was passed by the Kirkland City  
80 Council at its meeting on the 16th day of June, 2026.

81  
82 I certify that the foregoing is a summary of Ordinance O-4938 approved by the Kirkland  
83 City Council for summary publication.

  
Anastasiya Warhol, City Clerk