

RESOLUTION NO. 2172

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KIRKLAND RELATING TO OFF-STREET PARKING REQUIREMENTS WITHIN THE CENTRAL BUSINESS DISTRICT ZONE, APPROVING INTERIM REGULATIONS AND DECLARING AN EMERGENCY.

The City Council of the City of Kirkland does hereby resolve:

WHEREAS, the general requirements for off-street parking established in the Kirkland Zoning Code being Ordinance No. 2183, Subsection 23.34.010 require

"Off-street parking in conjunction with all land or building uses erected, enlarged, altered or established after the enactment of this Ordinance shall be provided prior to the issuance of a Building Permit." and

WHEREAS, the City Council finds that strict enforcement of the foregoing subsection may and does result in extreme and undue hardship and burden within the area identified as "CBD" (Central Business District) on the Kirkland Zoning Map with particular regard to the existing and established structures located within the CBD prior to the enactment of Ordinance No. 2183, and

WHEREAS, the City Council further finds that the strict application and enforcement of the general requirement provisions of Subsection 23.34.010 within the CBD zone could conceivably curtail activities necessary and beneficial to the City of Kirkland, its residents and citizens within the CBD, including alterations, improvements, remodeling, business relocations and privately initiated actions to improve structures as required by the Fire Prevention Code and the Uniform Building Code and other safety and regulatory regulations and laws, and

WHEREAS, the City Council recognizes that minimum off-street parking requirements within the context of the existing development of the "CBD" is one aspect of a difficult and complex problem effecting the fundamental economic and social structure of the CBD and logically should be resolved on a permanent basis through a coalition of governmental action and private business property owners and citizens of the community, and

WHEREAS, it is apparent to the City Council that permanent long term solutions through such a coalition may not be forthcoming within the immediate future and that therefore interim legislative action is necessary and to the best interests of the City of Kirkland,

NOW, THEREFORE, the City Council does hereby resolve and direct:

Section 1. The City Administration is directed to continue all efforts and studies including those of joint governmental and citizen groups to arrive a recommendations and alternatives for adoption as permanent amendments to the Zoning and other applicable Ordinances of the City in relation to the development and economic and social problems of the CBD, and

Section 2. The City Administration is further directed to immediately put into effect and operate under the interim regulations for off-street parking within the CBD Zone as herein after set forth. Such interim regulations shall apply only to the CBD zone.

Section 3. The interim regulations for off-street parking requirements within the CBD Zone are hereby adopted by the City Council as follows:

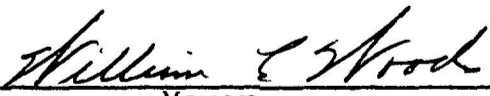
A. Business relocations and changes in existing structures which do not result in a greater demand upon existing off-street parking facilities within the CBD, than the demand created by the immediate predecessor use, if such use existed in the structure within the last consecutive 12 months period, or

B. Business relocations and changes which are within an off-street parking requirement category under the Zoning Code which does not require more than one stall per 300 square feet of floor area as defined in Chapter 23.34 of Ordinance No. 2183 if the structure has been vacant for the last consecutive 12 month period, or more,

shall be exempted from the requirement to provide additional off-street parking pursuant to the provisions of Chapter 23.34 of Ordinance No. 2183.


Section 3. An emergency is hereby declared to exist and the interim regulations herein approved shall continue in effect for a period of 18 months from the date of adoption of this emergency Resolution.

ADOPTED by a majority vote of the Kirkland City Council in regular meeting on the 19th day of March, 1973.



Mayor

ATTEST:



Director of Administration and Finance
(ex officio City Clerk)