

RESOLUTION NO. 2249

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KIRKLAND ACKNOWLEDGING THAT THE COMPREHENSIVE PLANS FOR THE FORMER CITIES OF KIRKLAND AND HOUGHTON NO LONGER REFLECT CURRENTLY HELD VALUES OF THE COMMUNITY IN REGARD TO PLANNING AND LAND USE DEVELOPMENT, RECOGNIZING THE NECESSITY OF ESTABLISHING A NEW LAND USE POLICY PLAN OR COMPREHENSIVE PLAN, AND DECLARING A PROPOSED INTERIM POLICY.

WHEREAS, the comprehensive plans still in existence for the city of Kirkland and the Houghton community were adopted by the former cities of Houghton and Kirkland prior to their consolidation, and prior to the enactment of the Washington State Environmental Policy Act and City of Kirkland Resolution No. 2181 relating to environmental policy, and

WHEREAS, it is clear that the comprehensive plans for the former cities of Kirkland and Houghton no longer entirely reflect currently held values of the community, its legislative body or the currently recognized state of the art of planning and community development, and

WHEREAS, it is necessary, as well as required, by the State Environmental Policy Act to review the land use plans and planning processes of the City of Kirkland to assure that the land use plan, its goals and policies are consistent with the mandate of the Environmental Policy Act and the currently held values of the total community,

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

Section 1: The city council finds that the present land use plans (the comprehensive plans for the former cities of Houghton and Kirkland) which indicate public land use policy are no longer adequate to provide guidance for future decision making and land use management.

Section 2: The city council further finds that such plans are not related to clearly established goals and objectives for community development, nor is there present consensus or understanding about the consequences of development actions based on such plans.

Section 3: The city council directs that all segments of the city, including the city council, its advisory bodies and the administration work together toward the identification and establishment of goals and policies consistent with the environmental mandate contained in the Environmental Policy

Act, and with the currently held values of the community in order that a new land use plan may be prepared and adopted for the entire consolidated City of Kirkland.

Section 4: The city council further declares that until such time as a new land use policy plan can be prepared and adopted, with the exception of the more recently adopted plans for the Totem Lake Annexation area and the Kirkland shoreline subject to the Shoreline Management Act, the following actions are found to be those which current land use plans do not adequately address with standards and criteria. There is not sufficient understanding and consensus of the consequences of such actions upon present community values and future goals and resources. Therefore, the city council directs that no application requesting any of the following actions shall be accepted or processed by the city until completion and adoption of a new land use policy plan:

- A. Single family residential land use density increases greater than one increment, all changes from a single-family to multi-family classification and all changes increasing multi-family densities as found in the density classifications of Kirkland Zoning Ordinance No. 2183 as amended.
- B. Land use changes.
- C. Comprehensive Plan amendments.
- D. Planned Unit Developments in areas zoned single family which propose common wall, grouped building or multi-unit structures.
- E. Those land use actions which, subsequent to the preparation of an Environmental Assessment or Environmental Impact Statement pursuant to the State Environmental Policy Act are found by the city council to be:
 1. Precedent setting.
 2. Proposals where environmental effects are singularly insignificant, but many similar actions could have a sizable cumulative negative environmental effect.

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F. Proposals for grading, clearing, excavation, filling or development actions which are:

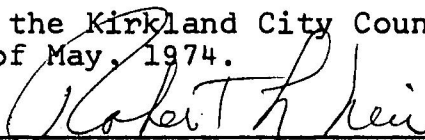
1. Located in a geographical area identified as hazardous slope areas as provided in Resolution No. 2241.
2. Located in a geographical area identified as having severe limitations for development as mapped in Land: Natural Elements, 1970, Kirkland Planning Department.
3. Served by inadequate water, sewer, storm drainage or transportation systems as determined by the Public Service Department, unless such action proposes the improvement of any deficient system to minimum city standards and at the expense of the private sponsor.

Section 5: Any proponent sponsor for an action identified in Section 4 above may appeal the provisions of this policy to the City Council and present evidence or other materials or findings to request a waiver of the provisions of this policy. The City Council shall consider such appeal for the purpose of determining whether to permit an application to be filed and processed with the appropriate city department or departments. The City Council will at such time consider only the question of whether or not there should be a waiver of the policy herein adopted. Such action by the City Council shall in no way prejudice the substantive merits of the proposed action. If it is determined necessary or advisable, the City Council may conduct a public hearing prior to reaching a decision on any waiver request as to the provisions of this resolution. Notice for a public hearing shall be given in a manner prescribed by Chapter 23.62 of the Kirkland Zoning Ordinance, Ordinance No. 2181 as amended.

Section 6: The City Clerk is directed to file a conformed copy of this resolution with every department and advisory or administrative board for the City of Kirkland.


Section 7: This resolution and the policy herein adopted shall be brought before the City Council for its review and reconsideration at the first regular Council meeting in May 1975.

ADOPTED by majority vote of the Kirkland City Council in regular meeting on the 20th day of May, 1974.



Mayor

Attest:



Director of Administration & Finance
(ex officio City Clerk)

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