

RESOLUTION NO. R-2292

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KIRKLAND SETTING FORTH PRESENT CONCERNS AND INTENTIONS OF SAID CITY COUNCIL IN REGARD TO LAND USE PLANNING AND DEVELOPMENT AND IN THE FORMULATION OF A LAND USE POLICIES PLAN.

WHEREAS, the City Council recognizes that land use issues are a high priority concern worthy of analysis and deliberation, and

WHEREAS, the City Council indicated its concerns in a letter dated January 14, 1975 from the Mayor to the Kirkland Planning Commission Chairperson, and

WHEREAS, the City Council, recognizing that many land use and related problems confronting the City need to be resolved, makes the following Findings:

1. That existing comprehensive land use plans for the former cities of Kirkland and Houghton appear to be outdated. Present land use plans do not clearly establish goals and policies for future community development, nor provide adequate guidance for decisions regarding land use management growth issues.

2. That land use plans and policies should be formulated in a comprehensive manner with regard to social, physical and economic factors. Additionally, in the formulation of such plans and policies:

a. The City Council would like to better identify areas suitable for housing, industry, commerce, public facilities, open space, recreation and other urban uses, in order to enable effective planning, establishment of appropriate priorities and rational guidance for development thereof.

b. A land use plan should have sufficient information and guidance to deal with policy decisions regarding development actions.

c. According to present trends, there could be a proliferation of high density residential developments within the Kirkland area. Most

of Kirkland's residents appear to be unaware of the magnitude of this impending change. It is likely that many of the residents of Kirkland will object when they begin to see this change occurring in their neighborhoods.

3. Growth in the Kirkland area should not exceed the capability of the city to provide essential or desired public services and in addition:

a. The city should consider "down-zoning" land which poses potential problems to the public health, safety or welfare.

b. Unregulated development may pose demands for public services and facilities requiring substantial public expenditures. One method of holding down future public expenditures is to encourage the use of "arrested land" (i.e. undeveloped parcels of land which are already serviced by roads, water supply, sewers and other necessary facilities). In this way development may be consolidated as opposed to "leap frogging" into outlying areas.

c. The City Council does not intend to permit future development to generate additional and/or accelerated surface and storm water run-off requiring large public investments for storm water control. The City Council wants to avoid the need for a drainage utility.

d. The City Council intends that the land use policies plan will offer consistent guidelines to be used as a basis for decision making and to aid the conscientious developer in knowing how he can integrate the desired anticipations of the city into his proposals. Many developers genuinely want to promote city policies, if only given the opportunity to understand what they are.

NOW, THEREFORE, after considering many pressing development matters and discussing land use possibilities for the future, be it resolved by the City Council that the following general goals and guidelines offer a way to begin the Land Use Planning Program. The Council recognizes that these goals and guidelines will be subject to further consideration and analysis, but make these statements to indicate their present concerns and intentions:

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1. Kirkland should maintain its predominantly single family residential character, while recognizing possible community benefit from some higher intensity land uses. This may require reallocation of land uses or possible reclassification of some lands to zones of lesser density (sometimes referred to as "down-zoning").

2. Kirkland should provide a desirable living environment by:

- a. Recognizing and considering the unique impact of Lake Washington;
- b. Regulating building height and form (especially in single family areas);
- c. Improving the transportation system;
- d. Reducing hazards and nuisances;
- e. Devoting adequate space to parks, recreation and other open spaces;
- f. Minimizing blighted areas;
- g. Orienting toward the pedestrian scale;
- h. Planning for housing for persons of all ages, income levels and races;
- i. Stimulating community, pride, spirit and involvement.

3. Overall public revenues and expenditures should be balanced to allow moderate growth that will pay for itself.

4. Residential, commercial and industrial land uses should be planned in such a way that the conflict with one another is minimized. If necessary, such land uses should be concentrated and separated from one another. However, more diversity in building types and site planning techniques should be permitted without substantially changing the visual character of existing residential neighborhoods and without allowing density increases.

5. The City should prevent the occurrence or continuation of substandard dwellings or structures by encouraging rehabilitation of aging structures or through code enforcement.

6. The City should continue to plan for the entire Planning Area, though primary attention should be given to land within the City limits.

7. New development should be encouraged to locate in "arrested areas", as opposed to outlying areas lacking necessary roads and utilities. New developments beyond the "arrested areas" should provide for the bringing of adequate roads, sewers and other necessary facilities to those development areas.

NATURAL FEATURES AND OPEN SPACE

8. The City should preserve, protect, and restore the natural environment with emphasis upon areas that are unique, scenic, historic, and/or of aesthetic value.

9. The City should plan for open space or low density development in natural constraint areas. Such planning would serve to protect the public safety, reduce hazards to property, and minimize public expenditures for correcting disruptions related to natural processes (flood, landslides, or other possible hazards).

10. The City should recognize the amenity, as well as utilitarian functions provided by trees, ground cover, marshes, ponds and other natural elements. Natural drainage systems should be maintained wherever feasible to minimize the need for public expenditures, such as drainage utilities. Ways to minimize surface runoff should be investigated.

ECONOMIC ACTIVITIES

11. The City should encourage economic development in designated commercial and industrial areas, provided the public costs (both monetary and non-monetary) of such development do not exceed the public benefits.

12. Primary commercial centers, such as the Central Business District and Totem Lake, should be localized and should benefit from their own unique characteristics. The proliferation of primary commercial centers beyond the ability of the community to support such centers should not be allowed.

13. The City should encourage the revitalization of the downtown business core as essentially water-front and pedestrian oriented.

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14. The City should not approve the expansion of commercial or industrial areas unless the need for such expansion can be demonstrated and the existing committed land is not available elsewhere in the community.

15. Additional economic activities should be primarily "clean businesses". Economic activities should occur within existing areas committed for these uses.

16. Commercial strip development and small convenience centers should be limited.

17. Resource extraction (gravel, peat or other such materials) should not be permitted for commercial purposes.

LIVING ENVIRONMENT

18. New housing should be encouraged to be located in platted areas or in areas where streets and utilities are available. The developer should be required to supply needed utilities and pay for other costs related to the new development if such facilities are not already available.

19. Older residential neighborhoods should be rehabilitated to strengthen the residential use rather than permit redevelopment for commercial or industrial purposes.

PUBLIC SERVICES AND FACILITIES

20. The planning, design and installation of roads, utilities and other public services should assist moderate growth and land use patterns desired.

21. The City should promote a balanced transportation system which offers viable alternatives to the use of automobiles.

22. The use of septic tanks should be discouraged.

23. Cooperate with the Lake Washington School District and other special districts to insure that growth concepts complement rather than conflict. Schools should be located so that residential areas have nearby and adequate facilities.

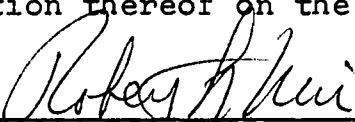
BE IT FURTHER RESOLVED the City Council directs the Land Use Policy Plan Commission, assisted by the Department of Community Development and all other City departments, to take necessary steps to formulate a land use policies plan for the Kirkland area reflecting the Program Goals and Guidelines and to insure that appropriate citizen and community input is encouraged.

BE IT FURTHER RESOLVED, the City Council directs the Land Use Policy Plan Commission to report its progress and make recommendations with regard to any land use procedures presently adopted and to recommend areas that require special study and attention within the City prior to April 30, 1975.

BE IT FURTHER RESOLVED the City Council presently contemplates the completion of a Land Use Policies Plan which expressly considers special study areas by December, 1975.

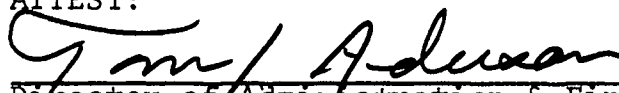
ADOPTED by a majority vote of the Kirkland City Council in regular meeting on the 18th day of February, 1975.

SIGNED in authentication thereof on the 18th day of February, 1975.



Mayor

ATTEST:



Director of Administration & Finance
(ex officio City Clerk)