

RESOLUTION NO. R 2394

A RESOLUTION OF THE KIRKLAND CITY COUNCIL MODIFYING THE ITERIM LAND USE POLICY ADOPTED BY RESOLUTION NO. R-2249 AS HERETOFORE AMENDED AND SPECIFICALLY AMENDING SUBSECTION 4-H THEREOF TO INCLUDE ALL DEVELOPMENT PERMITS AND BUILDING PERMITS FOR MULTI-FAMILY RESIDENTIAL STRUCTURES.

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 resolutions and ordinances relating to Environmental Policy, 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, and

WHEREAS, it is clear that the comprehensive plans and in some instances, present zoning 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 evident in some areas of the city in which predominate actual land use is inconsistent with existing zoning as well as with the emerging land use policies plan and that some or all of the uses allowable under existing zoning may be detrimental to the best interests of the community and the policies and goals of the emerging land use policy plan, and

WHEREAS, the City Council believes that the impact upon the community of additional multi-family dwellings requires further review and study and that during said review and study, no applications should be accepted by the City for development including building permits for multi-family dwelling structures at least for a period of ninety (90) days, now, therefore,

BE IT RESOLVED by the City Council of the City of Kirkland as follows:

Section 1. Subsection 4-H of Section 4 of Resolution No. 2249 (as heretofore amended by Resolution No. 2378) be and hereby is amended to read as follows:

- H. Development actions including building permits for all multi-family structures. All other development actions including building permits where new development even though consistent with existing zoning would be severely detrimental in terms of the emerging land use policies plan.

For the purposes of this subsection, "severely detrimental" means those development actions where the emerging land use policy plan defines a different use than the uses permitted under existing zoning. In addition to other actions this would include, for example, where multi-family dwellings are proposed and permitted under existing zoning in areas designated under the emerging land use plan to be maintained for single family dwellings or where actual uses are changing from one category to another.

Additionally, whenever there is uncertainty regarding the effect of a proposed development action upon the emerging land use policy plan the Department of Community Development is directed to bring such proposed development action to the City Council where it can be determined whether the proposed development may be severely detrimental to the area due to reasons other than land use changes.

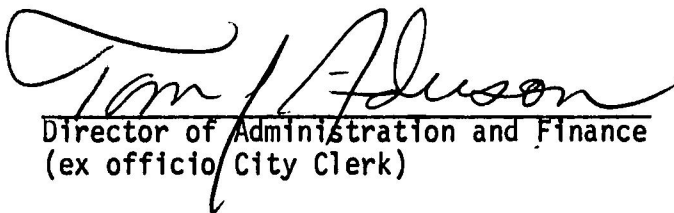
Section 2. The interim policies heretofore adopted by Resolution No. R-2249 as heretofore amended are in all other respects ratified and confirmed.

ADOPTED by majority vote of the Kirkland City Council in regular meeting on the 20th day of September, 1976.



MAYOR

ATTEST:



Director of Administration and Finance
(ex officio City Clerk)

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