

RESOLUTION NO. R-2551

A RESOLUTION OF THE KIRKLAND CITY COUNCIL RELATING TO DEVELOPMENT WITHIN PLANNED AREA 5 AND APPROVING AN ADMINISTRATIVE POLICY FOR THE COORDINATION OF NEW DEVELOPMENT AND THE PROVISION FOR PUBLIC UTILITIES AND STREET IMPROVEMENTS.

WHEREAS, the Land Use Policies Plan for the City of Kirkland provides for land uses within Planned Area 5, including high density residences (up to 24DU/acre) and professional offices, and

WHEREAS, present access and utilities within Planned Area 5 cannot support such intensification of land use within the planned area, and

WHEREAS, residential development with a density of up to eighteen (18) dwelling units per acre may now proceed within Planned Area 5 without a development permit even though the public services as required by the Land Use Policies Plan as a necessity to support such a development are not presently provided for, and

WHEREAS, the Land Use Policies Plan states: "New development (in Planned Area 5) shall be granted an occupancy permit only after utilities are provided for the area and internal access gained via the Northeast 84th Street right of way, and

WHEREAS, further development in Planned Area 5 should be coordinated with the provision of public utilities and street improvements, and

WHEREAS, the City Council may hereafter proceed to form a local improvement district within Planned Area 5,

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

Section 1. The City Council determines that it is in the public interest to clarify the intent of the Land Use Policies Plan to require that public facilities including roadways, roadway improvements, pedestrians/bicycle ways, water, storm water system and sanitary sewer shall be available concurrently or prior to development of uses more intensive than single family residences on existing lots within Planned Area 5 in order to promote the public, health, safety and welfare.

Section 2. The City Council interprets the intent of the Land Use Policies Plan to permit some new development in Planned Area 5 to proceed if all of the following conditions are met:

- a. The property has frontage for vehicular access only to either existing 6th Street, existing Northeast 82nd or existing 10th Street, and
- b. Sanitary sewer service is available without necessity of mechanical pumping facilities, and

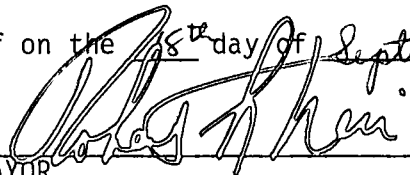
- c. Water service can be provided in accordance with Ordinance No. 2378, and
- d. Surface water run-off can be effectively managed on site without adverse impact upon existing streams or other existing hydrologic conditions.

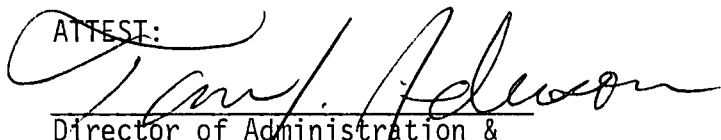
If all of the foregoing conditions are met in addition to other ordinance and procedural requirements, the City may issue building and occupancy permits.

Section 3. If all of the conditions set forth in Section 2 above cannot be met by new proposed developments (excepting single family residential on existing lots) then such developments may only proceed subsequent to the formation of a local improvement district or other improvement program which provides public facilities as stated above, or as otherwise provided in the Land Use Policies Plan.

PASSED by the Kirkland City Council in regular meeting on the 18th day of September, 1978.

SIGNED IN AUTHENTICATION thereof on the 18th day of September, 1978.


MAYOR

ATTEST:

Director of Administration &
Finance
(ex officio City Clerk)