



CITY OF KIRKLAND
Planning and Community Development Department
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www.ci.kirkland.wa.us

MEMORANDUM

To: Houghton Community Council

From: Nancy Cox, Development Review Manager

Date: December 3, 2009

Subject: FINAL ACTION ON INTERIM ORDINANCE FOR LAND USE PERMIT EXTENSIONS DURING THE ECONOMIC DOWNTURN, FILE MIS09-00022

RECOMMENDATION

Approve the enclosed Houghton Resolution No. 2009-9 that adopts Ordinance 4219 approved by the City Council on December 1, 2009. Approval would make the ordinance effective within the Houghton jurisdiction.

BACKGROUND DISCUSSION

As discussed at your meeting on November 23, the City has been considering approving extensions for pending land use permits to aid the development community during the economic downturn. On December 1, 2009 the City Council did approve an Interim Ordinance No. 4219 that would extend approval periods for land use permits. An Interim Ordinance is effective for 180 days at which time the Council can consider extending it for another 180 days if needed.

Zoning Permits

The Interim Ordinance extends the time by one year an applicant has: 1) to start construction or submit a complete building permit, or 2) to complete construction. The Interim Ordinance does not allow an applicant to extend both periods. It does not apply to permits that have expired.

Subdivision Permits

The Interim Ordinance addresses Kirkland Municipal Code provisions related to increasing the time an applicant has to get a plat recorded from 4 years to 6 years. It does not apply to permits that have expired.

ORDINANCE NO. 4219

AN INTERIM ORDINANCE OF THE CITY OF KIRKLAND RELATING TO LAND USE AND ZONING, PROVIDING INTERIM OFFICIAL CONTROLS REGARDING LAND USE PERMIT EXTENSIONS FILE NO. MIS09-00022, AND APPROVING A SUMMARY FOR PUBLICATION.

WHEREAS, the Kirkland Zoning Code contains regulations relating to the lapse of approval of zoning permits; and

WHEREAS, the Kirkland Municipal Code contains regulations relating to the recordation time limit for plats; and

WHEREAS, due to the current economic downturn developers have had to delay or suspend their land use projects; and

WHEREAS, the Master Builders Association of King County on behalf of their members requested regulatory relief in the form of the extension of land use and building permit applications beyond those which are typically allowed while economic circumstances beyond their control remain; and

WHEREAS, developers have requested temporary relief from current permit expiration regulations to keep land use permits active; and

WHEREAS, it is the City Council's desire to provide reasonable and temporary relief to help mitigate the impacts of the economic downturn; and

WHEREAS, the adoption of interim regulations will provide the development community time to find relief to help mitigate the impacts of the economic downturn; and

WHEREAS, the interim regulations are procedural in nature, and therefore exempt from State environmental Policy Act (SEPA) review;

WHEREAS, the City Council held a public hearing on December 1, 2009; and

WHEREAS, the City has the authority to adopt an interim zoning ordinance pursuant to RCW 35A.63.220 and RCW 36.70A.390;

NOW THEREFORE, the City Council of the City of Kirkland do ordain as follows:

Section 1. Upon receipt of a written request from the applicant, the Planning Director is hereby authorized to extend without fee either: 1) the time to begin construction or to submit to the City a complete building permit application, or 2) the time to substantially complete construction for the development activity. The authorization may apply to pending land use permits or approvals for one year from

the scheduled expiration date for the following types of land use permits: Reasonable Use (Kirkland Zoning Code Section 90.140); Cottage, Carriage and 2/3 Unit Homes (Kirkland Zoning Code Chapter 113); Personal Wireless Facility (Kirkland Zoning Code Chapter 117); Planned Unit Development (Kirkland Zoning Code Chapter 125); Design Board Review (Kirkland Zoning Code Sections 142.35 through 142.55); Process I (Kirkland Zoning Code Chapter 145), IIA (Kirkland Zoning Code Chapter 150), and IIB (Kirkland Zoning Code Chapter 152). The one year extension authorized by this Section shall apply in addition to other extensions that may be available under the Kirkland Zoning Code. This Section shall not apply to land use permits or approvals that are expired.

Section 2. Applicability. Section 1 of this Ordinance shall apply to and take precedence over any conflicting provisions in Kirkland Zoning Code Sections 90.140.8, 113.45, 117.100, 125.80, 142.55, 145.115, 150.135 and 152.115 until such time as this ordinance is repealed or expires. Any one-year extension granted under Section 1 of this Ordinance shall remain in effect until expiration of the applicable one-year period, even if that occurs after this Ordinance is repealed or expires.

Section 3. Upon receipt of a written request from the applicant, the Planning Director is hereby authorized to extend, without fee, the four year recordation period for approved plats from 4 years to 6 years. This Section shall not apply to land use permits or approvals that are expired.

Section 4. Applicability. Section 3 of this Ordinance shall apply to and take precedence over any conflicting provisions in Kirkland Municipal Code Sections 22.16.130 and 22.20.370 until such time as this ordinance is repealed or expires. Any extension granted under Section 3 of this Ordinance shall remain in effect until expiration of the extension, even if that occurs after this Ordinance is repealed or expires.

Section 5. Vesting. The Planning Director shall not issue an extension under Section 1 or Section 3 of this Ordinance if a Title of the Zoning or Municipal Code has been amended affecting the property for which the permit was issued or the permit application pertains unless the applicant agrees in writing to abide by the applicable amended provisions.

Section 6. The interim regulations adopted by this Ordinance shall continue in effect for a period of up to one hundred eighty (180) days from the effective date of this Ordinance, unless repealed, extended, or modified by the City Council.

Section 7. Findings of Fact.

A. The recitals set forth on pages 1-2 above are hereby adopted as findings of fact.

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- B. The Kirkland Zoning Code and Municipal Code provide for opportunities to obtain time extensions for various applications and approvals; however these time extensions are of limited duration and are not of sufficient length to enable extensions beyond the current economic downturn.
- C. Providing for extensions of certain development-related applications and approvals may aid the local economy by helping the construction industry to weather the economic downturn while preserving the investments made in the development permitting process.
- D. Maintaining the viability of development applications and approvals will help to ensure that the development industry is in a position to respond more quickly once favorable economic conditions return.

Section 8. Duration. The Council may adopt extensions of this Ordinance after any required public hearing pursuant to RCW 35A.63.220 and RCW 36.70A.390.

Section 9. Severability. Should any provision of this Ordinance or its application to any person or circumstance be held invalid, the remainder of the ordinance or the application of the provision to any other persons or circumstances shall not be affected.

Section 10. Houghton Community Council. To the extent the subject of this Ordinance, pursuant to Ordinance No. 2001, is subject to the disapproval jurisdiction of the Houghton Community Council, this Ordinance shall become effective within the Houghton Community Municipal Corporation only upon approval of the Houghton Community Council or the failure of said Community Council to disapprove this Ordinance within 60 days of the date of passage of this Ordinance.

Section 11. Except as provided in Section 10, this Ordinance shall be in force and effect five days from and after its passage by the Kirkland City Council and publication, pursuant to Kirkland Municipal Code 1.08.017, in the summary form attached to the original of this ordinance and by this reference approved by the City Council as required by law.

Passed by majority vote of the Kirkland City Council in open meeting this 1st day of December, 2009.

Signed in authentication thereof this 1st day of December, 2009.



MAYOR

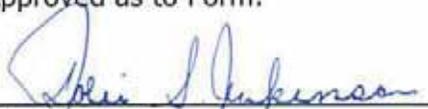
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Attest:



City Clerk

Approved as to Form:



City Attorney

PUBLICATION SUMMARY
OF ORDINANCE NO. 4219

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO LAND USE AND ZONING, PROVIDING INTERIM OFFICIAL CONTROLS REGARDING LAND USE PERMIT EXTENSIONS (FILE NO. MIS09-00022).

SECTION 1. Describes the authorization process for zoning permit extensions.

SECTION 2. Describes the applicability of Section 1 in relation to existing Kirkland Zoning Code provisions.

SECTION 3. Describes the authorization process for plat extensions.

SECTION 4. Describes the applicability of Section 3 in relation to existing Kirkland Municipal Code provisions.

SECTION 5. Provides that permit extensions authorized by the Planning Director must comply with the applicable regulations in effect at the time the extension is granted.

SECTION 6. Establishes the duration of the interim controls.

SECTION 7. Sets forth findings of fact in support of the Ordinance.

SECTION 8. Sets forth the process by which the Ordinance may be extended.

SECTION 9. Provides a severability clause for the Ordinance.

SECTION 10. Provides that the Ordinance may be subject to the disapproval jurisdiction of the Houghton Community Council.

SECTION 11. Authorizes publication of the Ordinance by summary, which summary is approved by the City Council pursuant to Kirkland Municipal Code 1.08.017 and establishes the effective date as five days after publication of summary.

The full text of this Ordinance will be mailed without charge to any person upon request made to the City Clerk for the

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City of Kirkland. The Ordinance was passed by the Kirkland City Council at its meeting on the 1st day of December, 2009.

I certify that the foregoing is a summary of Ordinance 4219 approved by the Kirkland City Council for summary publication.


City Clerk

RESOLUTION 2009-9

A RESOLUTION OF THE HOUGHTON COMMUNITY COUNCIL APPROVING INTERIM ORDINANCE NO. 4219 ADOPTED BY THE KIRKLAND CITY COUNCIL ON DECEMBER 1, 2009, REGARDING LAND USE PERMIT EXTENSIONS (FILE NO. MIS09-00022) .

WHEREAS, the Houghton Community Council has received from the Kirkland City Council Ordinance No. 4219, approving the interim ordinance for land use permit extensions;

WHEREAS, the subject matter of this ordinance, pursuant to Ordinance 2001, is subject to the disapproval jurisdiction of the Houghton Community Council and shall become effective within the Houghton Community Municipal Corporation only upon approval by the Houghton Community Council or the failure of said Community Council to disapprove this ordinance within 60 days of the date of the passage of this ordinance; and

WHEREAS, the subject of this ordinance was reviewed and discussed by the Houghton Community Council at a meeting held on November 23, 2009; and

WHEREAS, the Houghton Community Council elects to exercise its jurisdiction with respect to Ordinance 4219 by approving the ordinance;

NOW, THEREFORE, be it resolved that Ordinance 4219 is hereby approved and shall be effective within the Houghton Community Municipal Corporation.

PASSED by majority vote of the Houghton Community Council in regular, open meeting this _____ day of _____, 200.

SIGNED IN AUTHENTICATION thereof this _____ day of _____, 200.

Chair, Houghton Community Council

City Clerk