



CITY OF KIRKLAND
Planning and Community Development Department
123 Fifth Avenue, Kirkland, WA 98033 425.587-3225
www.ci.kirkland.wa.us

MEMORANDUM

To: Houghton Community Council

From: Nancy Cox, Development Review Manager

Date: June 17, 2010

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

RECOMMENDATION

Approve the enclosed Houghton Resolution No. 2010-4 that adopts Ordinance 4242 (see attached) approved by the City Council on June 1, 2010. Approval would renew the ordinance within the Houghton jurisdiction for six (6) months.

BACKGROUND DISCUSSION

On December 1, 2009 the City Council approved an Interim Ordinance No. 4219 that extended approval periods for land use permits. The HCC passed HCC Resolution 2009-9 that approved the interim ordinance in the Houghton jurisdiction. It is now up for its first renewal.

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.

Use in First Six Months

Seven (7) short plat applicants and two (2) zoning permit applicants have taken advantage of the extension opportunity.

ATTACHMENTS

Ordinance 4242
HCC Resolution 2010-4

ORDINANCE NO. 4242

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, AS ADOPTED BY ORDINANCE 4219, AND EXTENDING ORDINANCE 4219 THROUGH DECEMBER 1, 2010.

WHEREAS, the City Council has the authority to adopt interim regulations pursuant to RCW35A.63.220 AND 36.70A.390; and

WHEREAS, by Ordinance No. 4219 passed on December 1, 2009 after holding a public hearing, the City Council adopted interim regulations that extend land use approvals; and

WHEREAS, on June 1, 2010, the City Council held a public hearing on renewal of Ordinance No. 4219 through December 1, 2010; and

WHEREAS, the City Council desires to renew Ordinance No. 4219 through December 1, 2010;

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

Section 1. Findings of Fact. The City Council hereby adopts the findings of fact made in Ordinance No. 4219 by reference. The City Council further finds that renewal of Ordinance No. 4219 through December 1, 2010 is necessary in order to help mitigate the impacts of the current economic downturn.

Section 2. Extension of Ordinance 4219. Ordinance 4219 is hereby renewed, to remain in effect through December 1, 2010. Ordinance 4219 thereafter may be renewed for one or more six month periods if a subsequent public hearing is held and findings of fact are made prior to each renewal.

Section 3. 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 4. Effective Date. Except as provided in Section 3, this Ordinance shall be in effect five days from and after its passage by the Kirkland City Council and publication, pursuant to Kirkland Municipal Code 1.08.017.

PASSED by majority vote of the Kirkland City Council in regular, open meeting this first day of June, 2010 and approved by the City Council as required by law.

SIGNED IN AUTHENTICATION thereof this 1st day of June, 2010.



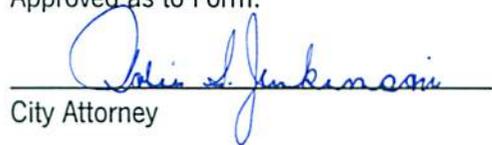
Mayor

Attest:



City Clerk

Approved as to Form:



City Attorney

RESOLUTION 2010-4

A RESOLUTION OF THE HOUGHTON COMMUNITY COUNCIL APPROVING INTERIM ORDINANCE NO. 4242 ADOPTED BY THE KIRKLAND CITY COUNCIL ON JUNE 1, 2010, REGARDING LAND USE PERMIT EXTENSIONS (FILE NO. MIS09-00022).

WHEREAS, the Houghton Community Council has received from the Kirkland City Council Ordinance No. 4242, renewing 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 June 28, 2010; and

WHEREAS, the Houghton Community Council elects to exercise its jurisdiction with respect to Ordinance 4242 by approving the ordinance;

NOW, THEREFORE, be it resolved that Ordinance 4242 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 _____, 2010.

SIGNED IN AUTHENTICATION thereof this _____ day of _____, 2010.

Chair, Houghton Community Council

City Clerk