



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: November 16, 2009

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

A hearing is scheduled before the City Council on December 1, 2009 to consider adopting an Interim Ordinance that would extend approval periods for land use permits. The Ordinance would apply to most pending zoning permits and plats. An Interim Ordinance is effective for 180 days at which time the Council can consider extending it for another 180 days if needed.

BACKGROUND DISCUSSION

Earlier in 2009, the Master Builders Association addressed the MyBuilding Permit.com management committee requesting that cities and counties adopt temporary ordinances that will extend building and land use permits to address the severe economic hardship due to the local and national economy. Kirkland's Economic Development staff heard the same comments when they spoke with developers and commercial brokers on a different occasion. In April, the Council passed an ordinance extending the timeframes for building and grading permits.

NEXT STEPS

If the Council approves the interim ordinance after the public hearing on December 1, then a Resolution will be brought to the Community Council on December 14 to indicate approval of the interim ordinance within Houghton.