

0020.150.195
JEH/bjs
04/08/96

Interim Zoning Map

ORIGINAL

ORDINANCE NO. 1884

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, ESTABLISHING AN INTERIM OFFICIAL ZONING MAP AND REGULATIONS IN ORDER TO REQUIRE DEVELOPMENT OF CERTAIN PROPERTIES WITHIN THE CITY TO BE CONSISTENT WITH ZONING CATEGORIES ADOPTED IN THE COMPREHENSIVE PLAN, PROHIBITING THE ACCEPTANCE AND PROCESSING OF APPLICATIONS WHICH ARE INCONSISTENT WITH THE INTERIM OFFICIAL ZONING MAP AND REGULATIONS, DECLARING AN EMERGENCY AND ESTABLISHING AN IMMEDIATE EFFECTIVE DATE.

WHEREAS, the City of Redmond adopted its GMA Comprehensive Plan on July 18, 1995, and

WHEREAS, the Plan makes a number of assumptions and choices as to the rate of growth in the City, the balance between housing and jobs, and the direction of growth to specific areas in sequential order, all of which are reflected in the overall distribution of land uses and densities throughout the City, and

WHEREAS, the Plan proposes to downzone certain properties and upzone others in order to achieve the proposed distribution of land uses and densities and to fulfill the policy goals of the Plan, and

WHEREAS, the City of Redmond is currently experiencing a surge in growth, making development of these upzoned and downzoned properties likely to take place sooner than anticipated, and

WHEREAS, unless an interim zoning map and regulations are established which require such properties to be developed with uses and densities specified in the Plan, the gap between adoption of the Plan and adoption of the consistent development regulations will likely result in properties being developed with land uses and densities which are inconsistent with the Comprehensive Plan and which threaten to compromise the goals, policies and pattern of land use distribution envisioned by the City Council in adopting the Plan, and

WHEREAS, given that any such new development would likely have an expected life which exceeds the 2,012 planning horizon established for the Comprehensive Plan, such development would require amendment of the Plan and a complete re-evaluation of the Plan's assumptions, and

WHEREAS, for the reasons stated above, the City Council has determined that an emergency exists which requires immediate enactment of the interim zoning map and regulations embodied in this ordinance in order to bridge the gap between the adoption of the Comprehensive Plan and adoption of the City's consistent regulations, NOW, THEREFORE,

THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON, DO
ORDAIN AS FOLLOWS:

Section 1. Declaration of Emergency. For the reasons set forth in the recitals above, the City Council hereby declares that an emergency exists necessitating the adoption of an interim official zoning map and interim zoning regulations to bridge the time gap between the adoption of the Redmond Comprehensive Plan on July 18, 1995 and enactment of consistent development regulations, expected later this year.

Section 2. Adoption of Interim Official Zoning Map and Regulations. The City's Official Zoning Map is hereby amended to establish interim zoning designations and regulations for all properties shown on the map attached to this ordinance as Exhibit A and incorporated herein by this reference as if set forth in full, according the zoning categories shown on the attached map. All development of such property shall be governed and controlled by the regulations set forth in the current Community Development Guide corresponding to the said zoning categories. Properties for which no zoning categories are shown on the attached Exhibit A shall retain the zoning currently provided on the Official Zoning Map adopted by Section 20C.10.030 in the current Community Development Guide. The zoning on these latter properties is not affected by this ordinance because it is either consistent with the 1995 Comprehensive Plan or the zoning categories and regulations provided in the 1995 Comprehensive Plan for said properties have yet to be adopted.

Section 3. Permit Applications. From and after the effective date of this ordinance, the Department of Planning and Community Development shall not accept or process any applications for development of the property shown on the attached map with land uses or at densities which are inconsistent with those established by this ordinance. Development applications which are vested as of the effective date of this ordinance shall not be affected and shall continue to be processed.

Section 4. Public Hearing. Pursuant to RCW 36.70A.390, the City Council shall hold a public hearing for the purpose of making findings of fact and for the purpose of considering extension of the interim zoning regulations established by this ordinance on

May 21, 1996 at 8:00 p.m. or as soon thereafter as the matter may be heard by the City Council. The City Clerk is hereby directed to give notice of the public hearing according to the methods established by Council resolution.

Section 5. Effective Date. This ordinance, being the exercise of a power specifically delegated to the legislative body of the City, is not subject to referendum. Having been declared an emergency and having passed by the affirmative vote of at least a majority plus one of the entire membership of the City Council, this ordinance shall take effect and be in full force immediately upon passage. The City Clerk is directed to publish a summary of this ordinance, consisting of the title, at the earliest possible date. The interim zoning regulations established by this ordinance shall remain in effect pending further action of the City Council after the public hearing provided for in Section 4 above, provided, these such interim regulations shall not be in effect for longer than six (6) months from the date this ordinance is passed, except as provided in RCW 36.70A.390.

CITY OF REDMOND

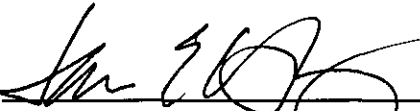


For MAYOR ROSEMARIE IVES
By RICHARD GRUBB, MAYOR PRO TEM

ATTEST/AUTHENTICATED:

Bonnie Mattson
CITY CLERK, BONNIE MATTSON

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY:

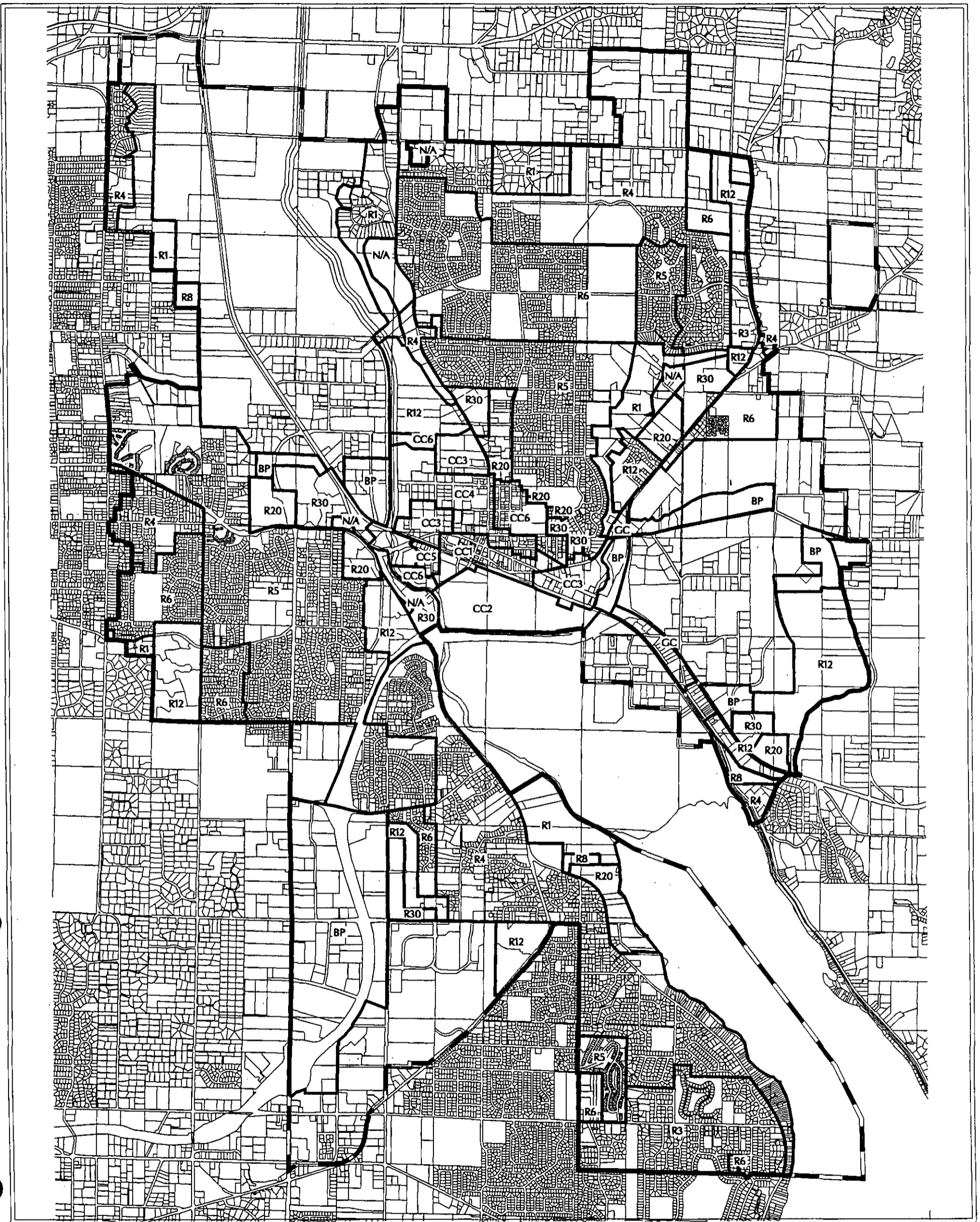
By:  _____

FILED WITH THE CITY CLERK:	April 12, 1996
PASSED BY THE CITY COUNCIL:	April 16, 1996
SIGNED BY THE MAYOR: PRO TEM	April 16, 1996
PUBLISHED:	April 24, 1996
EFFECTIVE DATE:	April 16, 1996
ORDINANCE NO. <u>1884</u>	

EXHIBIT A

City of Redmond Interim Zoning Map

Ordinance No. 1884



Geographic Information Systems
 Planning Department
 Comprehensive Planning Division
 City of Redmond
 Published April 10, 1996

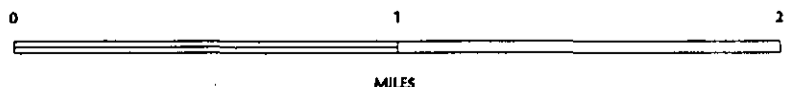
Note:

Properties within the City limits labeled N/A or with no zoning assignment retain existing zoning currently provided for on the official Zoning map adopted by Section 20C.10.30 of R.C.D.G.

Legend

- Zoning Perimeter
- City Limits

SCALE 1:31680



MILES