

ORDINANCE NO. 2021

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AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, AMENDING REDMOND ORDINANCE NO. 1997 IN ORDER TO EXEMPT PRIVATE UTILITIES FROM THE GROWTH MORATORIUM, AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, on December 16, 1997, the City Council of the City of Redmond enacted an official land use control in the form of Ordinance No. 1961, restricting the acceptance and processing of nonresidential development applications, and

WHEREAS, on February 3, 1998, the City Council held a public hearing on the ordinance and decided to continue Ordinance No. 1961 until December 16, 1998 with certain amendments. These amendments were adopted by Ordinance Number 1965, and

WHEREAS, the city carried out the work plan adopted by Ordinance Number 1965. As part of this work, staff determined that the interim regulations should be extended for at least another year until additional work could be carried out, and

WHEREAS, on September 29, 1998, the City Council held a public hearing on extending the interim regulations for another six months and this ordinance, and

WHEREAS, after receiving and considering the testimony at the public hearing and other evidence, the City Council decided to continue the interim regulations until June 16, 1999 with the amendments in this ordinance, and

WHEREAS, the growth moratorium has prohibited private utility companies from completing the infrastructure improvements necessary to support the growth in our community

and the community would benefit from the construction of these utilities; NOW, THEREFORE,

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

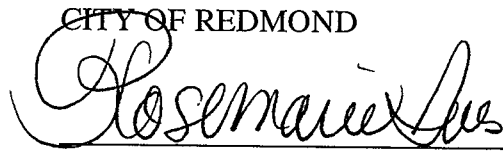
Section 1. Exemptions to the Growth Moratorium. Section 5 of Ordinance No. 1961 as amended by Section 4 of Ordinance No. 1965 as amended by Section 4 of Ordinance 1997 is hereby amended to read as follows:

Section 5. Exemptions. Applications for the following development activities shall be exempt from the restrictions imposed by this ordinance:

- A. Residential development, i.e., structures or uses falling within Group R-1, R-3, or LC occupancies under the 1994 Uniform Building Code as amended by the State of Washington and adopted by the City, but excluding hotels and lodging houses. Because residential development is a necessary part of providing a reasonable jobs/housing balance, such development is exempt from the restrictions imposed by this ordinance. (Ord. Number 1961)
- B. Publicly owned and/or operated facilities and infrastructure that are used for public purposes or occupied by public agencies. Because projects proposed by public agencies are intended to provide the infrastructure necessary to support the growth contemplated by this ordinance, such projects are exempt from the restrictions imposed by this ordinance. (Ord. Number 1961)
- C. Remodeling and tenant improvements to existing nonresidential structures or uses. Because remodeling and tenant improvements do not ordinarily result in a significant demand for additional infrastructure, the same are exempt from the restrictions imposed by this ordinance. (Ord. Number 1961)
- D. Expansion of existing nonresidential structures, provided that the gross floor area of the expansion does not exceed 25% of the pre-expansion gross floor area of the structure or structures on contiguous property in the same ownership, or 25,000 square feet, whichever is less. The expansion may be an addition or a freestanding building.

- E. Retail development within the City Center Neighborhood as defined in the Comprehensive Plan. (Ord. Number 1961)
- F. Predominantly residential mixed-use development that is multi-story with the upper stories in residential use and the ground floor in uses otherwise allowed by the underlying zone. Development allowed by this exemption shall be a minimum of three stories, with nonresidential uses limited to the ground floor only. Parking is allowed on any floor. As used in this subsection, "predominantly residential" means that at least fifty-one percent (51%) of the gross floor area must be devoted to residential uses. (Ord. Number 1965)
- G. Privately owned or operated utilities operating in the city under franchise agreement. The total square feet for all buildings constructed by any given utility is limited to 1,500 square feet annually. For the purpose of this exemption, "utility" is as defined in the Redmond Community Development Guide, Section 20A.20.210 "U" Definitions.

Section 2. Effective Date. This Ordinance, being an exercise of the power specifically delegated to the City legislative body, is not subject to referendum, and shall take effect (5) days after the publication of an approved summary thereof consisting of the title.

CITY OF REDMOND


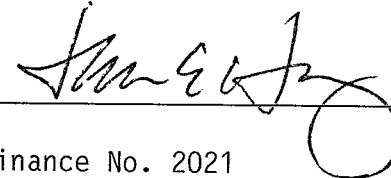
 MAYOR ROSEMARIE IVES

ATTEST/AUTHENTICATED:

Sandra L. Marconi

 CITY CLERK, BONNIE MATTSON

APPROVED AS TO FORM:
 OFFICE OF THE CITY ATTORNEY:

By: 

FILED WITH THE CITY CLERK: April 15, 1999
PASSED BY THE CITY COUNCIL: April 20, 1999
SIGNED BY THE MAYOR: April 20, 1999
PUBLISHED: April 24, 1999
EFFECTIVE DATE: April 29, 1999
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