

ORDINANCE NO. 2050

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, AMENDING TITLE 20B, COMPREHENSIVE PLAN, OF THE REDMOND MUNICIPAL CODE AND REDMOND COMMUNITY DEVELOPMENT GUIDE, ADOPTING PART OF THE 1999 ANNUAL UPDATE TO THE COMPREHENSIVE PLAN THAT INCLUDES NEW AND AMENDED NARRATIVE, POLICIES, TABLES AND MAPS, AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, Ordinance No. 1847 of the City of Redmond, passed by the City Council on July 18, 1995, adopted a Comprehensive Plan to comply with the mandates of the Growth Management Act, Chapter 36.70A RCW; and

WHEREAS, the Growth Management Act requires that comprehensive plans and development regulations shall be subject to continuing evaluation and review; and

WHEREAS, the Growth Management Act provides that comprehensive plan amendments shall be considered as a comprehensive whole and shall not be amended more than once a year, with certain exceptions; and

WHEREAS, after providing mailed, published and televised notices, the City of Redmond Planning Commission held public hearings on the proposed amendments and development regulations on May 12th, May 19th, and August 11th, 1999; and

WHEREAS, the Planning Commission considered public testimony and comments received by it, and other data and analysis contained in the Technical Committee and Planning Commission reports and forwarded the recommended amendment package to the City Council with a recommendation that amendments in the Planning Commission report be approved; and

WHEREAS, the City Council has considered the Planning Commission's recommendations and all of the information and evidence presented to the Planning Commission during the planning and public involvement processes; and

WHEREAS, after providing mailed, published and televised notices, the City Council held a public hearing on the proposed amendments and development regulations with the proposed City Council changes on December 7, 1999; and

WHEREAS, after considering the testimony and other evidence, the City Council has determined that the amendments described in this ordinance should be adopted and that they are consistent with the Washington State Growth Management Act, the Countywide Planning Policies, and the City's criteria for amending the comprehensive plan, NOW THEREFORE,

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

Section 1. Adoption of Findings and Conclusions for the Comprehensive Plan Amendments. After carefully reviewing the record and considering the evidence, analysis, and arguments in the record and at the public hearing, the City Council hereby adopts the findings and conclusions in the Planning Commission Recommendation, 1999 Annual Update to the Redmond Comprehensive Plan (November 3, 1999) for Amendment 2.

Section 2. Amend LU-113 Policy to Permanently Designate the Northern Sammamish Valley as Urban Recreation. Policy LU-113 of the Land Use Chapter of Title 20B, *Comprehensive Plan*, of the Redmond Municipal Code and Redmond Community Development Guide is hereby amended to read as follows:

LU-113 Urban Recreation and Open Space Designation

Purpose. The Urban Recreation and Open Space Designation provides for urban uses in an area subject to significant environmental hazards and very

limited infrastructure. The allowed uses are those uses that fit such a constrained area. This designation will also help meet the Growth Management Act requirement that urban growth areas include open spaces and greenbelts.

Environmental hazards limit the suitability of the Sammamish Valley for uses that require major fills and structures. These hazards include earthquake hazards, flooding, and soils unsuited to development. The valley is also subject to development limitations due to the need to provide for ground water recharge, the protection of important fish habitats, the protection of likely wetlands, the protection of likely archeological sites, the prevention of flooding of downstream property owners as required by the King County Flood Hazard Reduction Plan, and to provide appropriate transitions to rural areas as required by the King County Countywide Planning Policies.

The infrastructure limitations include a lack of transportation capacity for uses that require such capacity and no water or sewer improvements are planned for the Northern Sammamish Valley.

Allowed Uses and Description. The permitted uses in the Urban Recreation and Open Space designation include public parks, trails that do not provide parking, agricultural uses, animal husbandry, riding stables, and farm residences. Conditionally allowed uses include play fields and ball fields, and outdoor private recreational areas primarily for non-motorized vehicles such as golf courses, and utilities. The allowed density for permitted residential uses shall be one unit per ten acres. Areas designated Urban Recreation and Open Space shall be sending areas for the transfer of development rights program established by Policy LU-5.


Designation Criteria. Properties designated Urban Recreational and Open Space should generally reflect all of the following criteria:

1. Much of the area contains one or more of the following natural hazards, sensitive areas, or resources: seismic (earthquake) hazards, 100-year flood plains, medium or high significance aquifer recharge areas, wetlands, soils unsuited to development, important fish or wildlife habitats, or likely archeological sites.
2. The area has not been previously designated for uses that require large areas of impervious surfaces or buildings with the potential to be damaged by natural hazards unless the buildings are needed by traditional uses of the Northern Sammamish Valley.
3. The City does not have adequate plans to serve the area with transportation facilities, water facilities or sewer facilities adequate for more intensive uses.
4. The area provides the opportunity for recreational uses needed to serve Redmond and the region.

Section 3. Severability. If any section, sentence, clause, or phrase of this ordinance or policy adopted or amended hereby should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance or any policy adopted or amended hereby.

Section 4. Effective Date. This ordinance, being an exercise of a power specifically delegated to the legislative body of the City, is not subject to referendum and shall take effect and be in full force five days after publication of an approved summary thereof consisting of the title.

CITY OF REDMOND:



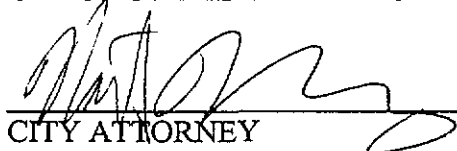
MAYOR ROSEMARIE IVES

ATTEST/AUTHENTICATED:



CITY CLERK BONNIE MATTSON

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY:



CITY ATTORNEY

FILED WITH THE CITY CLERK:	December 10, 1999
PASSED BY THE CITY COUNCIL:	December 14, 1999
SIGNED BY THE MAYOR:	<i>December 22, 1999</i>
PUBLISHED:	December 18, 1999
EFFECTIVE DATE:	December 23, 1999
ORDINANCE NO.: <u>2050</u>	