

ORDINANCE NO. 2051

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, AMENDING TITLE 20B, COMPREHENSIVE PLAN, AND CHAPTER 20C.40, CITY CENTER REGULATIONS, 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, Ordinance No. 1901 of the City of Redmond, passed by the City Council on July 29, 1996, adopted the City Center development regulations under 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 Redmond 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 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 and development regulations, NOW THEREFORE,

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

Section 1. Adoption of Findings and Conclusions. 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 following findings and conclusions:

1. The findings and conclusions in the Planning Commission Recommendation, 1999 Annual Update to the Redmond Comprehensive Plan (November 3, 1999) on Amendment 11 that are consistent with this ordinance.

2. As to the generalized comprehensive plan designations for the City Center, the City Council concludes that the more specific boundaries provide for more guidance and more thorough public review of zoning amendments since they must be processed concurrently with a comprehensive plan amendment. So the City Council adopts the comprehensive plan map amendments necessary to make the Planning Commission recommended amendments to the zoning and design district maps.

Section 2. Amend City Center Policies to Delete Foothill Design Area. Policy

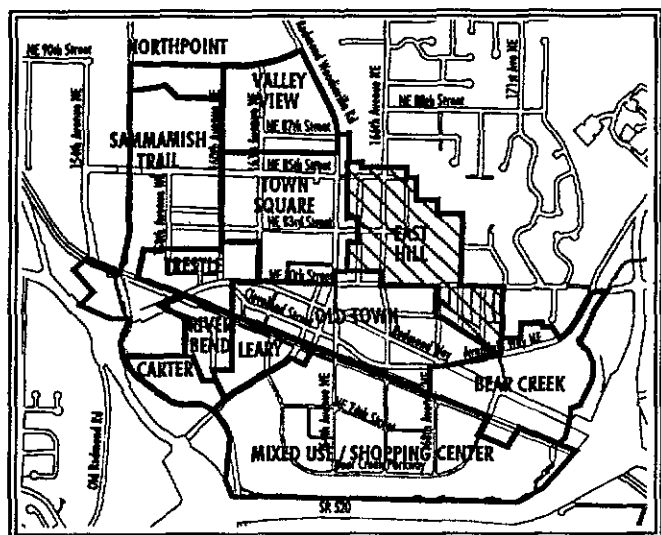
CC-114 and the headings of the City Center Chapter of Title 20B, *Comprehensive Plan*, of the Redmond Municipal Code and Redmond Community Development Guide are hereby amended to read as follows:

- 1 North Point, Carter East Hill Residential Design Areas
- 2
- 3 East Hill Mixed-Use/Residential Design Area
- 4
- 5 CC-114 Provide development standards and guidelines for non-
- 6 residential uses that are compatible with and complementary to
- 7 residential development standards.

Section 3. Amend City Center Plan Map Figures. Figures CC-4 through CC-

12 of the City Center Chapter of Title 20B, *Comprehensive Plan*, of the Redmond Municipal Code and Redmond Community Development Guide are hereby amended to read as follows:

Figure CC-12 -- East Hill Mixed-Use/Residential Design Area



Section 4. City Center Permitted Use Chart Amended to Delete Reference to the Foothill Design Area. Section 20C.40.20-030, *Permitted Land Uses*, of the Redmond Community Development Guide and Redmond Municipal Code is hereby amended to read as follows:

20C.40.20-030 Permitted Land Uses.

City Center Zones Permitted Land Uses Chart

Land Use	Zoning District					
	CC-1 Mixed Use/ Retail	CC-2 ^{3,6} Mixed Use/ Shopping	CC-3 Convenience Commercial	CC-4 Mixed Use/ Office	CC-5 Mixed Use/ Office	CC-6 Mixed Use/ Residential
Retail						
General (except those below) ^{3,7}	P	P	P	P ^{1, 1a}	P ^{1c}	^{1b}
Automobiles/Boats with Outdoor Storage of Vehicles ¹²					P	
Gasoline ¹⁴			P ¹¹		P	
Vending Carts/Kiosks ¹⁰	G	G	G	G	G	
Services						
General (except those below) ^{3,7}	P	P	P	P	P	P ¹⁶
Family Day Care (1 – 6 children)	P	P	P	P	P	P
Mini Day Care (7 – 12 Children) Day Care Center (13+ Children)	G	G	G	G	G	S
Minor Auto Repair		P	P ¹¹		P	
Repair: Electrical Appliances, Motors, and Furniture, Machine Shops			P ¹¹		P	
Repair and Rental: Electronic Equipment, Stereo, Video, and Watches	P	P	P ¹¹	P	P	
Residential						
Multi-Family ⁸	P ⁹	P	P ⁹	P ⁹	P ⁹	P
Senior Housing ⁴	P ⁹	P	P ⁹	P ⁹	P ⁹	P
Public Facilities and Local Utilities ⁷	P	P	P	P	P	P
Banks with Drive-Through Facilities			P	G ^{13,14}	G ^{13,14}	
All Other Drive-Through Facilities			P ¹¹	P ²	P ²	
Large Satellite Dishes/Amateur Radio Antenna(s) ¹⁵	P	P	P	P	P	P
Broadcast and Relay Towers ¹⁵	S	S	S	S	S	S
Wireless Communication Facilities ¹⁵	P	P	P	P	P	P

P=Permitted Use; G=General Development Permit; S=Special Development Permit

Notes:

¹ No single-story retail permitted, except in the south block of NE 83rd Street between 158th Avenue NE and 160th Avenue NE. In multi-story buildings, retail is permitted on the ground floor, but is not required. Restaurants, taverns and delicatessens are allowed on any floor. Nonconforming single-story uses may expand per RCDG Title 20F.

^{1a} Same as footnote 1 above, except, single-story sit-down restaurant and entertainment uses not less than 5,000 square feet GFA, and single-story master planned festival retail development adjoining and orienting to the river are permitted. No surface parking shall be within 150 feet of the river's top of bank.

^{1b} Retail uses in the East Hill Design Area are permitted on properties which front NE 79th Street per footnote 1 above, and provided that the retail use is limited to 1,500 square feet of gross floor area per building, and faces NE 79th Street.

^{1c} Same as 1 above, except single-story home and office improvement retail uses selling items such as furniture, fixtures, lighting, and carpet are allowed.

² Drive-through facilities shall have a minimum of 3,000 square feet GFA of contiguous floor space, shall be limited to one lane, only, and shall provide a minimum queuing distance of 120 feet which is not within the public right-of-way or on-site circulation aisles.

³ Adult Entertainment is governed by RCDG 20D.20.10.

⁴ Governed by RCDG 20D.30.15, Senior Housing Development – Density Bonus.

⁵ Prior to approval of any clearing, segregation or development permits; a conceptual master plan which shows, at a minimum, the building sites, streets, open space, required building frontages and plazas of the proposed development shall be approved by the Technical Committee and Design Review Board.

⁶ Master site plan approval required through general development permit process. See RCDG Title 20F.

⁷ On-site hazardous waste treatment and storage facilities permitted with a GDP provided that State siting criteria are met as set forth in Chapter 70.105 RCW. A hearing may be required. If the associated permitted use requires an SDP, consideration of the treatment and storage facility shall be subject to same SDP process and conditions.

⁸ Maximum density per lot dependent upon size and width of lot, per the City Center Site Requirements Chart.

⁹ Not permitted on street fronts (ground floor) of Type V Pedestrian Segments (see RCDG 20C.40.105), or where ground floor residences may be negatively impacted by nearby non-residential uses, except through establishment of an Administrative Design Adjustment per RCDG 20C.40.40.

¹⁰ Subject to Special Uses Criteria, RCDG 20D.170.35, Carts and Street Vendors.

¹¹ Gas Stations, minor auto repair, minor repair and machine shops, and drive-through facilities are prohibited west of 158th Ave. NE, extended. Surface parking is prohibited within 150 feet of the river's top-of-bank.

¹² Subject to Special Uses Criteria, RCDG 20D.170.20, Automobile, RV and Boat Uses.

¹³ Subject to Special Uses Criteria, RCDG 20D.170.25, Banks with Drive-Through Facilities. Banks without drive-through facilities are regulated as General Services.

¹⁴ Gasoline Stations are prohibited in high significance aquifer recharge areas. Please see RCDG 20D.140.35, Environmentally Sensitive Areas.

¹⁵ Subject to Special Use Criteria, RCDG 20D.170.45, Telecommunications Facilities.

¹⁶ General Services are allowed only on the ground floor of multi-story mixed-use residential buildings. Except, General Service uses may occupy existing single-family structures provided: 1) On-site parking is not located in the front yard; Substandard curb, gutter, sidewalks, and street trees are improved to current City standards; and 3) The exterior of the structure and landscaping maintains a single-family character.

(Ord. 1954; Ord. 1945; Ord. 1930; Ord. 1901)

Section 5. Design Overlays Purpose Amended to Delete Reference to the

Foothill Design Area. Section 20C.40.30-010, *Purpose*, of the Redmond Community

Development Guide and Redmond Municipal Code is hereby amended to read as follows:

20C.40.30-010 Purpose.

The City Center neighborhood is divided into 12 overlay design areas entitled, "Valley View", "Bear Creek", "Trestle", "Sammamish Trail", "Town Square", "Old Town", "Leary", "River Bend", "North Point", "East Hill", "Carter", and "Mixed Use/Shopping Center". These areas are further delineated from the Zoning Districts Map in order to create sub-neighborhoods with unique design characteristics. They are shown on the map

entitled “City Center Design Areas”, included in this section. The intent of each of the design areas is as set forth below. (Ord. 1901)

Section 6. Design Areas Description Amended to Delete Reference to the

Foothill Design Area. Section 20C.40.30-090, *North Point, Carter, and East Hill Design Areas*, of the Redmond Community Development Guide and Redmond Municipal Code is hereby amended to read as follows:

20C.40.30-090 North Point, Carter, and East Hill Design Areas. Provides for office, service, retail and residential uses side-by-side and within close proximity to each other, within a neighborhood context and scale. (Ord. 1901)

Section 7. City Center Site Requirements Chart Amended to Delete

Reference to the Foothill Design Area. Section 20C.40.40-045, *Site Requirements*, of the Redmond Community Development Guide and Redmond Municipal Code is hereby amended to read as follows:

20C.40.40-045 Site Requirements.

City Center Zones Site Requirements Chart

DESIGN AREA	Old Town	Mixed Use Center	Valley View Bear Creek Trestle	Town Square	Sam-mamish Trail	Leary	River Bend	North Point East Hill Carter
DESIGN CRITERIA	See Ch. 20D.40	See Ch. 20D.40	See Ch. 20D.40	See Ch. 20D.40	See Ch. 20D.40	See Ch. 20D.40	See Ch. 20D.40	See Ch. 20D.40
Residential Densities	See Table 20C.40.45-020	See Table 20C.40.45-020	See Table 20C.40.45-020	See Table 20C.40.45-020	See Table 20C.40.45-020	See Table 20C.40.45-020	See Table 20C.40.45-020	See Table 20C.40.45-020
Maximum Number of Dwelling Units Per Gross Acre								
Permitted Location	2nd floor or above	2nd floor or above	2nd floor or above	2nd floor or above	2nd floor or above	2nd floor or above	2nd floor or above	No Special Restrictions
Minimum Yard Setbacks								
Front Street (in feet) ¹	14 ^{2, 2a}	3	20 ^{1a, 2a}	14 ^{1, 2, 2a}	14 ^{1, 2, 2a}	2 ^b	20 ^{2a}	25 ^{2a}
Side Street (in feet) ¹	14 ^{1, 2}	3	20 ^{1a}	14 ^{1, 2}	14 ^{1, 2}	2 ^c	20 ¹	25 ¹
Side Yard (in feet) ^{1b}	0'	3	0'	0'	0'	2 ^c	0'	See RCDG 20C.40.45

City Center Zones Site Requirements Chart (continued)

DESIGN AREA	Old Town	Mixed Use Center	Valley View Bear Creek Trestle	Town Square	Sam-mamish Trail	Leary	River Bend	North Point East Hill Carter
Minimum Yard Setbacks (continued)								
Side Yard (in feet) - Residential uses above ground floor commercial	See 20C.40.5 5-050	See 20C.40.5 5-050	See 20C.40.5 5-050	See 20C.40.5 5-050	See 20C.40.5 5-050	See 20C.40.5 5-050	See 20C.40.5 5-050	See 20C.40.55 -050
Rear Yard (in feet) ^{1b}	0'	3'	0'	0'	0'	2c	0'	10'
Rear Yard (in feet) - Residential uses above ground floor commercial	10'	10' ³	10'	10'	10'	10' ^{2c}	10'	10'
Rear Yard (in feet) ^{1b}	0'	3'	0'	0'	0'	2c	0'	10'
Rear Yard (in feet) - Residential uses above ground floor commercial	10'	10' ³	10'	10'	10'	10' ^{2c}	10'	10'
Yard Adjoining Residential District (in feet) ¹	5'	5' ³	5'	5'	5'	5' ^{2c}	5' ⁴	5'
Between Buildings On-Site (in feet)	N/A	3'	N/A	N/A	N/A	N/A	N/A	15'
Parking	5'	3'	5'	5'	5'	Same as Setbacks	5'	See RCDG20 C.40.85
Maximum Building Height (Stories/Feet) ^{9a}	5/75'	8	2/30' 3/45' ¹⁰	5/75' ⁷ 6/92' ^{6,7}	5/75'	5/75'	5/75'	4/48'
Lot Coverage ^{11c}	100% ^{11a}	11,11b	80% ^{11a}	100% ^{11a}	100% ^{11a}	100% ^{11a}	100% ^{11a}	See Table 20C.40.45 -020
Parking Spaces Required	See 20D.130 ¹²	See 20D.130	See 20D.130 ¹³	See 20D.130	See 20D.130 ^{12,13}	See 20D.130	See 20D.130	See 20D.130
Maximum FAR without TDRs See RCDG 20C.40.40	1.25		1	1.25	1.25	1.25	1.25	1.25

Notes:

¹ Measured from face of curb. See also RCDG 20C.40.105, City Center Pedestrian System. See also RCDG 20D.210.25, Sight Clearance at Intersections.

^{1a} Thirty feet, if designated per RCDG 20C.40.105, City Center Pedestrian System.

^{1b} Measured from property line. In case of alley, measured after dedication, if necessary.

² On streets fronting Type V pedestrian walkways per RCDG 20C.40.105, 14 feet is the average required. Building fronts shall be developed to the sidewalk and/or plaza edges.

^{2a} Front setback for residential use above ground floor commercial shall be regulated by RCDG 20C.40.105, City Center Pedestrian System.

^{2b} Where a grove of trees (six or more significant trees within a quarter-acre area) lie along a street front, the setback shall be 100 feet. Otherwise the set back shall be per RCDG 20C.40.105, City Center Pedestrian System requirements.

^{2c} Where a grove of trees (six or more significant trees within a quarter-acre area) lie along the westerly design area boundary, the setback shall be 30 feet. Otherwise the set back shall be zero feet.

³ Subject to master plan and site plan review approval.

⁴ Within 100 feet of adjoining Residential districts, bay doors other than for loading may not open directly toward (without a building in between) the residential district.

- ⁵ Governed by RCDG 20D.130.10-030(15), Parking Garages.
- ^{5a} Same as 5 above, except standards apply regardless of Pedestrian System Type, and RCDG 20D.130.10-030(15)(d) does not apply.
- ⁶ Five floors is maximum height without bonus. Bonus to eight floors granted for provision of 20% on-site usable open space in the form of plazas/arcades which are accessible to public during extended business hours, water features, public meeting rooms, day care services, or the preservation of historic buildings or sites. The amenities shall be on the project site or within the design district in which the building is located. Such approval shall be granted through the site plan review process.
- ⁷ Height limit overlay districts may apply; see RCDG 20C.40.35, Height Limit Overlay Zones.
- ⁸ Mixed Use area: three stories/80 feet; hotel – six stories/75 feet or eight stories/100 feet with meeting, conference and banquet facilities.
Office Park area: five stories/75 feet. Bear Creek Retail Area: three stories/60 feet.
The hotel shall be located within the northwestern portion of the Design Area.
- ⁹ Both stories and height standard must not be exceeded, and height shall be measured to the top of mechanical equipment enclosures.
- ¹⁰ The maximum height may be increased to three stories and 45 feet when a grocery store is a major tenant on the project site.
- ¹¹ Governed by RCDG Title 20B, Mixed Use Shopping Center Design Area Goal and Policy.
- ^{11a} For developments with residences above ground floor commercial/office, lot coverage shall be governed by this table.
- ^{11b} For residential development without ground floor commercial/office, lot coverage shall be governed by RCDG 20C.40.40-045.
- ^{11c} Lot coverage percentage equals: The total site area measured to the property line, less pedestrian systems measured to the curb line, on-site sidewalks, landscaping, and plazas; divided by the site area measured to the curb line.
- ¹² A density bonus for contribution to In-Lieu Parking Fund is available per RCDG 20D.130.10-040.
- ¹³ Surface parking is prohibited within 150 feet of the river's top-of-bank.
(Ord. 1901)

Section 8. City Center Residential Density Chart Amended to Delete

Reference to the Foothill Design Area and Increase Residential Space Authorized through

TDRs. Section 20C.40.45-020, *Residential Density Chart*, of the Redmond Community

Development Guide and Redmond Municipal Code is hereby amended to read as follows:

20C.40.45-020 Residential Density Chart.
Residential Densities for City Center Design Districts

Design Areas	Minimum Site Area (Sq. Ft.)	Minimum Site Width (Ft.)	Permitted Dwelling Units Per Net Acres	Maximum (3a) Allowable Lot Coverage
All Design Areas	2,400 – 3,199	Less than 30	1 unit per lot	75%
Allowing Residential Uses, Except Trestle, Valley View and Bear Creek	2,400 – 3,199	30 – 43	2 units per lot *	75%
	3,200 – 5,999	44 – 49	26 units per acre	75%
	6,000 – 11,999	50 – 119	30 units per acre	N/A
	12,000 – 17,999	120 – 179	45 units per acre	N/A
	18,000 or more	180 or more	55 units per acre (3b)	N/A

Design Areas	Minimum Site Area (Sq. Ft.)	Minimum Site Width (Ft.)	Permitted Dwelling Units Per Net Acres	Maximum (3a) Allowable Lot Coverage
Trestle, Valley View and Bear Creek	2,400 - 3,199 2,400 - 3,199 3,200 - 5,999 6,000 or more	Less than 30 30 - 43 44 - 49 50 or more	1 unit per lot 2 units per lot* 26 units per acre 30 units per acre	

* With alley access only. Otherwise one unit per lot.

(1) In order to ensure that appropriate bulk and height relationships exist between residential lot widths and building intensity, the table above shall be used to determine the permitted residential density of a site. The density allowed on the site shall increase with the increase in site area and site width. The table is read from left to right, within the rows. For example, a site that is 12,000 square feet in area and 120 feet in width will be allowed up to 45 dwellings per acre. If the site's area and width are in different rows, i.e., 12,000 square feet and 100 feet wide, the lower density shall apply (30 dwelling units per acre).

(2) Exceptions:

(a) If the site's width is in a row that allows a higher density, as opposed to the site area, the higher density shall be allowed if the site's area is also at least 85% of the lowest range of the areas in the same row. Example: Site width = 120 feet and the site area is at least 10,200 square feet (85% of 12,000 square feet), then 45 dwelling units per acre shall be allowed.

(b) If the site's area is in a row that allows the higher density, but the width limits it to a lower density, the higher density shall be allowed if the site width is at least 85% of the lowest range of the widths in the same row. Example: Site area = 12,000 square feet and the site width is at least 102 feet (85% of 120 feet), then 45 dwelling units per acre shall be allowed.

(3) Notes:

(a) Lot coverage requirements do not apply to residential developments with ground floor commercial/retail uses, except those specified in RCDG 20C.40.40-045, City Center Site Requirements Chart.

(b) In the Sammamish Trail, Old Town, Town Square, Leary, and River Bend Design Areas, the maximum density allowed may be increased to a floor area ratio of 4.0 as provided in this footnote and through the Transfer of Development Rights (TDR) program, exclusive of bonuses, and provided: Parking for the development is located within a below grade structure and superior public/quasi-public amenities such as street front plazas, art, fountains, and pedestrian spaces are provided. In the East Hill Design Area, the maximum density allowed may be increased to a floor area ratio of 3.0 as provided in this footnote and through the Transfer of Development Rights (TDR) program, exclusive of bonuses, and provided that parking for the development is located within a below grade structure. Where a proposal would (i) exceed the residential densities allowed by Table 20C.40.45-020 and any bonuses and (ii) exceed a floor area ratio (FAR) of 1.25 for all buildings on the site, the floor space that exceeds a FAR of 1.25 shall be transferred to the site through the Transfer of Development Rights program authorized by Chapter 20C.20 RCDG and RCDG 20D.200.10. (Ord. 1901)

Section 9. Design Standards to Delete References to the Foothill Design

Area. Division 20D.40.145, *Foothill and East Hill Design Area*, and Section 20D.40.145-010, *Intent*, of the Redmond Community Development Guide and Redmond Municipal Code are hereby amended to read as follows:

20D.40.145 EAST HILL DESIGN AREA

20D.40.145-010 INTENT

- (1) Create an area which allows a variety of uses side-by-side that maintain a residential look and feel in terms of design and character, in order to promote and maintain a comfortable and attractive living environment while also allowing limited amounts of non-residential uses next to residential uses.

Section 10. City Center Residential Usable Open Space Standards.

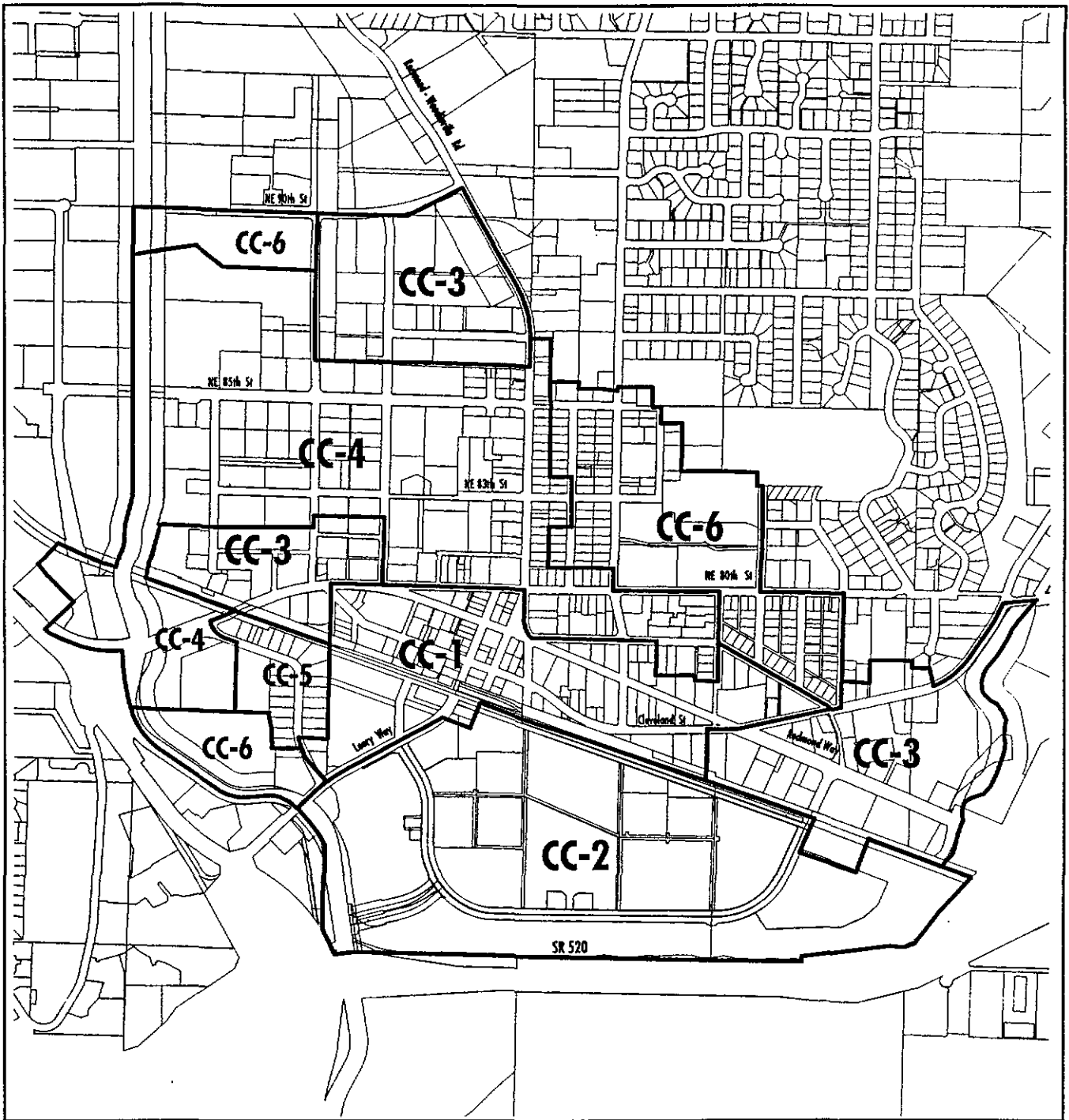
Section 20C.40.60-010, *General*, of the Redmond Community Development Guide and Redmond Municipal Code is hereby amended to read as follows:

20C.40.60.010 General

At least 100 square feet of common usable open space shall be provided for each unit; along with 50 square feet of private open space for balconies, or 80 square feet of private open space for patios. Common and private open space shall meet the dimensional criteria below. Indoor recreational space may be substituted for common usable open space. (Ord. 1901)

Section 11. City Center Zoning Districts and City Center Design Overlay

Districts Amended to Delete the Foothill and modify other boundaries. Sections 20C.40.20-015, *City Center Zoning Districts*, and 20C.40.30-010, *City Center Zoning Design Overlay Districts*, of the Redmond Community Development Guide and Redmond Municipal Code are hereby amended to read as follows:



Legend



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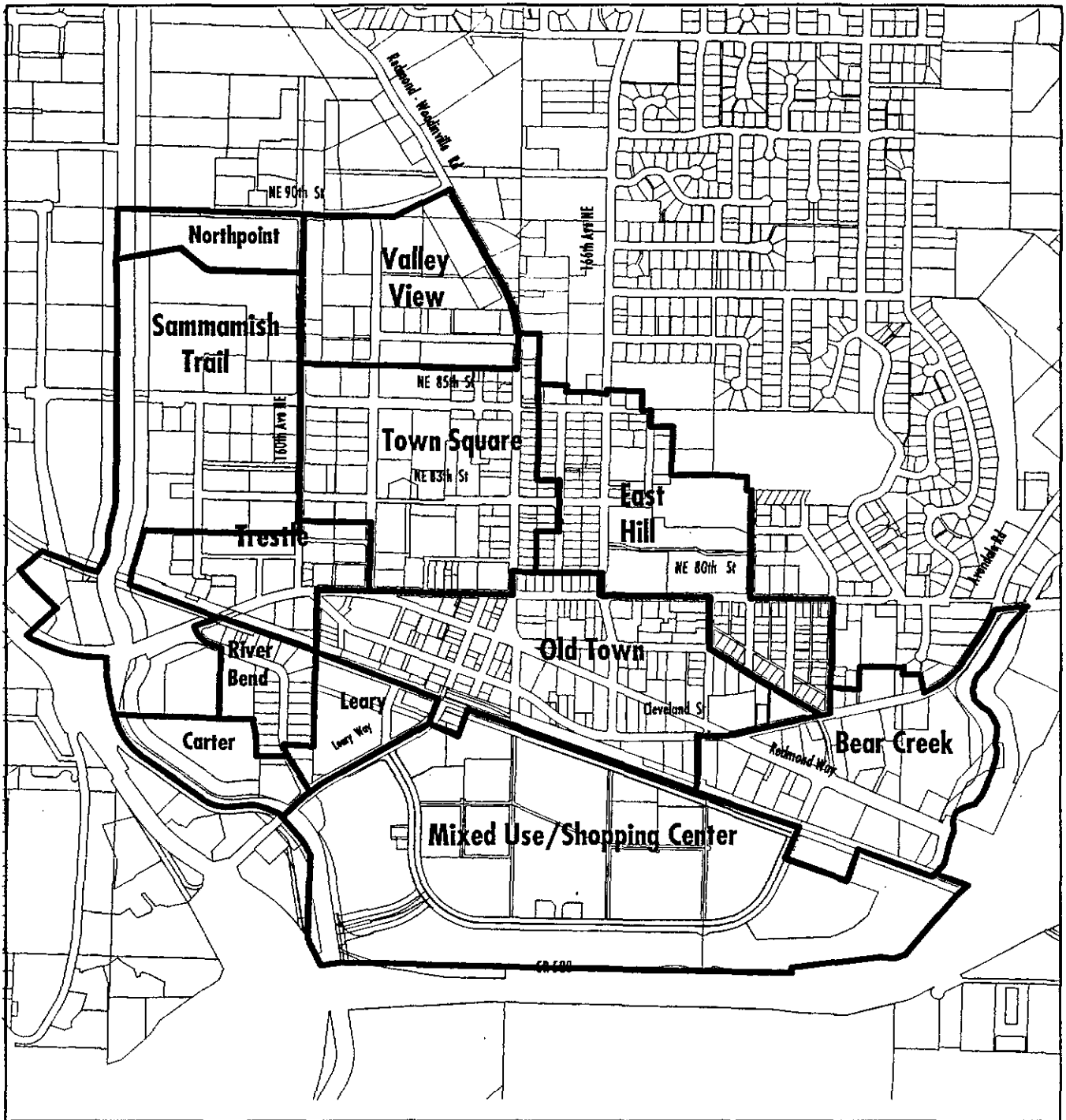


Zoning Districts

City Center Zoning Districts

20C.40.20-015

Effective 2/2/99



Legend



Design District
Overlays

**City Center
Design Overlay Districts
20C.40.30-010**

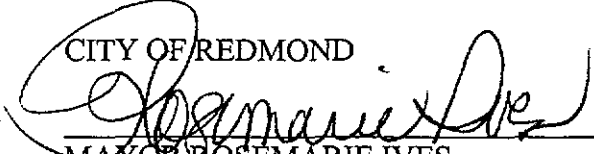


Effective 2/2/99

Section 12. Repealer. Policies FCC-31 and CC-115 of the City Center Chapter of Title 20B, *Comprehensive Plan*, of the Redmond Municipal Code and Redmond Community Development Guide are hereby repealed.

Section 13. Severability. If any section, sentence, clause, or phrase of this ordinance or any policy or regulation 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 or regulation adopted or amended hereby.

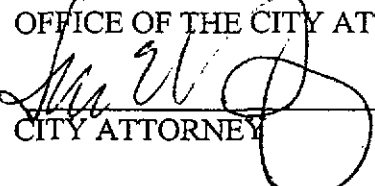
Section 14. Effective Date. This ordinance, being an exercise of a power specifically delegated to the legislative body of the City, is not subject to referendum and shall take effect and be in full force five days after publication of an approved summary thereof consisting of the title.

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>2051</u>	