

RESOLUTION NO. 572

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON, AUTHORIZING THE MAYOR TO ENTER INTO AN INTERLOCAL AGREEMENT WITH KING COUNTY AND THE CITY OF BELLEVUE FOR A LAND USE STUDY NORTH OF THE REDMOND-BELLEVUE ROAD.

WHEREAS, King County and the City of Bellevue have indicated their willingness to enter into an interlocal agreement to conduct a land use study of that certain area which is north of the existing Bellevue city limits and the Redmond-Bellevue Road as depicted in Exhibit "A", attached hereto and hereby incorporated in full by this reference, and

WHEREAS, the City Council has determined that it is in the best interest of all three jurisdictions and the citizens of the City of Redmond that a joint land use study be conducted by the three jurisdictions to provide for the comprehensive and coordinated planning for the designated area, now, therefore,

THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON, HEREBY RESOLVES AS FOLLOWS:

Section 1. The Mayor is authorized to enter into an interlocal agreement with King County and the City of Bellevue for the purpose of studying the land use alternatives for the study area depicted in Exhibit "A" attached hereto and hereby incorporated in full by this reference, which agreement shall provide that Redmond's share of the cost of said study shall not exceed \$7,500.

Section 2. The Director of Planning and Community Development is hereby instructed to forward a certified copy of this authorizing resolution to King County and the City of Bellevue.

RESOLVED this 2nd day of December, 1980.

CITY OF REDMOND


MAYOR, CHRISTINE T. HIMES

ATTEST/AUTHENTICATE:


CITY CLERK, PAUL F. KUSAKABE

King County/City of Redmond/
City of Bellevue
Interlocal Agreement - Land Use
Study North of Bel-Red Road

INTERLOCAL AGREEMENT

THIS AGREEMENT is made and entered into this 10 day of Dec., 1980, by and between KING COUNTY a legal subdivision of the State of Washington, hereafter called "County," and the CITY OF REDMOND, a non-charter code city of the State of Washington, hereafter called "Redmond", and the CITY OF BELLEVUE, a non-charter code city of the State of Washington, hereafter called "Bellevue".

WHEREAS, the unincorporated area represented on the attached sketch is an island of unincorporated King County which is proposed for annexation by Redmond and Bellevue, and,

WHEREAS, the parties to this agreement recognize that land use decisions affecting the subject area have far reaching effects on all jurisdictions, and a joint study of land use alternatives leading to adoption of a joint land use policy for this area would be of benefit to the parties and to affected citizens, and,

WHEREAS, a land use study of this area has been proposed by the parties to this Agreement in order to develop a coordinated land use plan and basis for annexation that is acceptable to all jurisdictions, and,

WHEREAS, the parties have authorized an expenditure of \$20,000 for such as study. Now, Therefore,

THE PARTIES HEREBY AGREE AS FOLLOWS:

1. Function of study. REDMOND, BELLEVUE and the COUNTY shall jointly conduct a study of land use alternatives for the property shown on the attached sketch, in order to develop a land use plan and basis for annexation acceptable to all parties. Such study shall present information to the policy makers of the respective jurisdictions to assist them in making informed and compatible decisions regarding the land use policy for the area.

2. Management. The management of the study will be conducted by a

Steering Committee whose members are the Directors of Planning from each jurisdiction or their appointed representatives. The COUNTY representative shall serve as Chairman.

3. Role of Steering Committee. The STEERING COMMITTEE shall determine the study scope, outline, format, and other issues that arise concerning the study. The STEERING COMMITTEE shall determine the roles of their respective staffs; who is to provide data and gather necessary information; and shall develop and approve a study schedule.

4. Selection of consultant. The STEERING COMMITTEE shall select an independent, third-party consultant or consultant team to prepare the study. The consultant selection process shall be established by the STEERING COMMITTEE, but shall, at a minimum, include a detailed request-for-proposal, proposal review, consultant interviews, recommendation to the executives of the respective jurisdictions, and preparation of the consultant contract to be signed by the Executive of the COUNTY, the Mayor of the CITY OF REDMOND, and the City Manager of the CITY OF BELLEVUE.

5. Role of Consultant. At the direction of the STEERING COMMITTEE, the consultant shall work with the respective staffs of the parties in assembling appropriate data and information and in making an analysis of various land use options to develop a report carrying out the function of the study as set forth in paragraph 1.

6. Management of consultant contract. The management of the consultant contract shall be the joint responsibility of the STEERING COMMITTEE. Payment of consultant vouchers as established in the consultant contract shall be made by REDMOND upon the authorization in writing by the STEERING COMMITTEE.

7. Payment of costs of study. The COUNTY shall provide \$5,000, REDMOND shall provide \$7,500, and BELLEVUE shall provide \$7,500 to pay for the costs of the study. A study fund account consisting of the combined \$20,000 shall be established to be administered by REDMOND. BELLEVUE and the COUNTY shall transfer their \$12,500 share to the study fund account. In the event the study is cancelled or any of the \$20,000 is not spent on the study any of the remaining \$20,000 shall be transferred on a pro-rated basis by REDMOND back to BELLEVUE and the COUNTY within 30 days of the written request for such transfer.

8. Term of agreement. The duration of this agreement is for the time period of the study but shall terminate upon cancellation of the study or at the time REDMOND, BELLEVUE and the COUNTY have received the consultant's final report and the Executive of the COUNTY, the Mayor of the CITY OF REDMOND, and the City Manager of BELLEVUE, have certified in writing the completion of the contract.

IN WITNESS WHEREOF, the parties have caused this agree-

ment to be signed by its respective executive officers.

CITY OF REDMOND

KING COUNTY

Christine Y. Hines 12-10-80
Mayor Date

[Signature] 12/22/80
County Executive Date

Attest: [Signature]
City Clerk Date 12-16-80

Approved as to form:

Approved as to form:

[Signature] 12/9/80
City Attorney Date

[Signature] 12/22/80
Deputy Pros. Attorney Date

CITY OF BELLEVUE

[Signature] 12/19/80
City Manager Date

Attest: [Signature] 12-19-80
City Clerk Date

Approved as to form:

[Signature] 12/16/80
City Attorney Date

PROPOSED LAND USE STUDY
UNINCORPORATED AREA NORTH OF BEL-RED ROAD

SCOPE OF WORK

OBJECTIVES

The land use study will be a cooperative effort between Bellevue, Redmond and King County to analyze existing facts related to the unincorporated area in order to develop a land use plan and basis for annexation that is acceptable to all jurisdictions. Recommendations will be made that will:

- (1) Minimize impacts of development on the site including those previously identified for proposed land uses;
- (2) balance revenue generation and costs in the affected jurisdictions;
- (3) integrate community needs for recreation, transportation and other services or facilities; and
- (4) resolve jurisdictional issues related to annexation and provision of services.

NOTE: Pending completion of this study, Bellevue and Redmond will delay completion of their current annexation proposal which is now pending before the Boundary Review Board.

PRELIMINARY

CONSULTANT SELECTION

- Task 1 An interjurisdictional steering committee will be organized to coordinate and review the plan. The committee will develop an interlocal agreement outlining project management responsibility, financial and in-kind participation and time schedules. (3)*
- Task 2 Following approval of the agreement, the committee will prepare a request for proposals and circulate to qualified consultants. Consultant selection will be based on factors including experience, time to completion and estimated costs. (3)
- Task 3 Approval of consultant's contract. (3)

*Estimated time to complete shown as weeks.

PHASE I

REVIEW EXISTING INFORMATION

- Task 1 Consultant will catalog and review literature and background materials related to the planning area. This analysis should specifically identify key impacts, compatibility of zoning classifications, and other jurisdictional issues to be used as guidelines in evaluating land use alternatives. (3)
- Task 2 Consultant prepares a brief report which summarizes background materials, states whether new information will be needed and if so the nature of that information, identifies workable land use and annexation alternatives, and guidelines for evaluation. (1)
- Task 3 Steering Committee reviews report to determine if background information is adequate, if a recommendation can be made at this time, and if not, on what basis the study will proceed. (2)

PHASE II

PREPARATION OF DETAILED REPORT

- Task 1 Steering committee prepares and adopts mutual agreement on the report methodology (alternatives to be examined, and criteria to be used for evaluation). (2)
- Task 2 Consultant analyzes land use and annexation alternatives in detail, comparing each alternative to adopted criteria. Prepares draft report. (4)
- Task 3 Steering Committee reviews completed draft report and makes any necessary revisions. (2)
- Task 4 Consultant prepares summary report suitable for use by citizens. (3)
- Task 5 Steering Committee meets with citizen groups and other interested parties to incorporate comments. (2)
- Task 6 Consultant prepares and distributes final report. (2)

PHASE III

PLAN AMENDMENT AND ANNEXATION

- Task 1 Jurisdictions initiate comprehensive plan and zoning amendments and SEPA procedures. (6)
- Task 2 Hold public hearings. (8)
- Task 3 Bellevue and Redmond revise if necessary and reactivate annexation proposals.

ESTIMATED TIME TO COMPLETION: 10 months