

ORDINANCE NO. 2300

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, SETTING THE FRAMEWORK AND CONDUCTING CONCURRENT REVIEW OF THE CUMULATIVE EFFECT OF ALL PROPOSED ANNUAL AMENDMENTS TO TITLE 20B, COMPREHENSIVE PLAN, AND TITLES 20C AND 20D OF THE REDMOND MUNICIPAL CODE AND REDMOND COMMUNITY DEVELOPMENT GUIDE FOR THE 2006-07 ANNUAL UPDATE TO THE COMPREHENSIVE PLAN INCLUDING NEW AND AMENDED NARRATIVE, POLICIES, TABLES AND MAPS, AND ESTABLISHING AN EFFECTIVE DATE.

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, it has been at least one year since the City initiated an annual amendment to its Comprehensive Plan; and

WHEREAS, the City of Redmond has established a procedure for administratively setting the framework and content of its annual Comprehensive Plan amendment by adopting an ordinance that establishes the content of the annual amendment package and by conducting an evaluation of the cumulative effects of proposed amendments and the general consistency of each amendment with the Comprehensive Plan and the Community Development Guide, while also allowing for separate review and adoption of each individual proposal; and

WHEREAS, on May 24, 2006, the City announced the June 19, 2006 application deadline for citizen-requested amendments to the Comprehensive Plan for consideration as part of the 2006-07 Annual Update by sending a letter to more than 400 people interested in planning issues, and by providing notice on the City's web site, on RCTV, and to individuals who have expressed interest in potentially requesting amendments; and

WHEREAS, the Planning Commission will hold separate public hearings on each of the proposed amendments, and after considering the information contained in the Technical Committee report and testimony and written comments received during the public hearings, the Planning Commission will forward separate recommendations on the proposed amendments to the City Council; and

WHEREAS, after considering the testimony and other evidence, the City Council will take separate action on each of the amendments set forth by this Ordinance as to whether each should be adopted and whether 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. Setting the Administrative Format and Content of the 2006-07 Annual Comprehensive Plan Amendment Package. The following proposed and requested amendments shall establish the entire framework for the 2006-07 Annual Comprehensive Plan Amendment Package, including related amendments to the City of Redmond Community Development Guide and Municipal Code:

City-Initiated Amendments:

1. **Education Hill Neighborhood Plan update.** An amendment proposing Comprehensive Plan and Community Development Guide updates related to, but not limited to, land use, housing, natural features, neighborhood character and design, transportation, and parks and open space.
2. **North Redmond Neighborhood Plan update.** An amendment proposing Comprehensive Plan and Community Development Guide updates related to, but not limited to, land use, housing, natural features, neighborhood character and design, transportation, and parks and open space.
3. **Overlake Neighborhood Plan implementation and update.** An amendment proposing Community Development Guide and Comprehensive Plan updates specific to portions of the Overlake Neighborhood and related to, but not limited to, updates needed to promote achievement of the adopted vision for the Shopping and Mixed Use Area, identification of preferred high capacity transit alignments and station areas, and extension of the land use and transportation planning horizon to 2030.
4. **Transportation Facilities Plan Amendment.** Proposed amendment to the Transportation Facilities Plan of the Transportation Master Plan to add a project involving improvements to the intersection of 162nd Place NE and NE 124th Street in North Redmond.
5. **Viewpoint Neighborhood Plan update.** An amendment proposing Comprehensive Plan and Community Development Guide updates specific to the Viewpoint neighborhood and related to, but not limited to, land use,

housing, natural features, neighborhood character and design, transportation, and parks and open space.

6. **Shoreline Master Program amendment.** An amendment proposing to incorporate the Critical Areas Ordinance into the Shoreline Master Program, incorporate minor modifications to the program, and to include potential reevaluation of visual access to shorelines.
7. **Updates to land use and transportation policies related to high capacity transit (HCT) planning, particularly for the Downtown and SE Redmond.** An amendment proposing potential updates to Comprehensive Plan policies and maps to reflect the results of a study of preferred HCT alignment and station locations for the Downtown and SE Redmond.
8. **Functional Plan Amendments.** An amendment proposing establishment of a Financial Functional Plan and updates to other functional plans to reflect the updated Comprehensive Plan.

Private Sector Requests

9. **Keller Property Amendment.** An amendment requesting Comprehensive Plan and Development Guide changes for the purposes of rezoning a property in Bear Creek, located between NE Union Hill Road and Avondale Road NE, from Semi-Rural (RA-5) and Single-Family Urban (R-6) to Bear Creek Design District. This would also involve development of a master plan for the property.
10. **Washington Cathedral Amendment.** A requested amendment to the Comprehensive Plan and Development Guide for the purpose of rezoning a

property in North Redmond, located south of NE 124th Street on the east side of Redmond-Woodinville Road, from Single-Family Constrained (R-1) to Neighborhood Commercial (NC-2).

11. Nintendo Amendment. A requested amendment to Comprehensive Plan Map N-OV-3 to remove the Green Street designation from the north side of NE 51st Street (between SR 520 and 148th Avenue NE) in the Overlake neighborhood.

12. Chee Amendment. A requested amendment to the Comprehensive Plan and Development Guide for the purpose of rezoning a property in SE Redmond, located on the west side of East Lake Sammamish Place SE, south of NE 65th Street, from a Manufacturing Park (MP) designation to General Commercial (GC).

13. Taylor Amendment. A requested amendment to the Comprehensive Plan and Development Guide for a property in SE Redmond, located south of Union Hill Road and zoned Manufacturing Park, for the purpose of expanding the allowed uses to include certain uses allowed in the Retail Commercial and Business Park zones.

14. Group Health Amendment. A requested amendment to the Comprehensive Plan and Development Guide for a property in Overlake, located on the east side of 152nd Avenue NE and north of NE 24th Street, for the purpose of updating the Design District policies and establishing regulations.

15. Camwest Amendment. A requested amendment to the Comprehensive Plan and Development Guide for the purpose of rezoning a property in North

Redmond, located on the south side of NE 128th Street just west of 179th Avenue NE, from Single Family Constrained (R-1) to Single Family Urban (R-6).

16. Transportation Facilities Plan Amendment. A requested amendment to the Transportation Facilities Plan of the Transportation Master Plan to add a project involving construction of a new segment of NE 70th Street from Redmond Way to 180th Avenue NE.

Section 2. Concurrent Review of the Cumulative Impacts of Each of the Proposed Amendments. On July 12, 2006 and August 16, 2006, the Planning Commission reviewed the proposed content of the 2006-07 Annual Update and the cumulative effect of the proposed amendments. The Planning Commission then recommended the proposed content of the 2006-07 Annual Update to the City Council, and on August 15, 2006 and September 5, 2006, the City Council conducted a similar review for consistency and cumulative impacts among the proposed amendments, the Comprehensive Plan and the Community Development Guide and found the proposed amendments potentially compliant with one another and with the Growth Management Act.

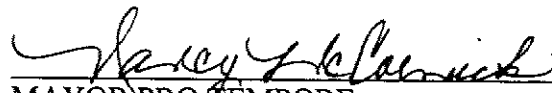
Section 3. Public Participation. The process for review of the annual Comprehensive Plan was established by the City of Redmond in order to allow thorough and considerate review by the public of each of the separate proposed amendments. Consistent with the requirements of RCW 36.70A.140, the City of Redmond shall ensure public participation in the amendment process by holding public hearings for each of the proposed amendments, and notice of the hearings for each of the amendments shall be broadly disseminated to the public and shall be published in the newspaper of record, advertised by the City's public television

programming and website, and where applicable, mailed to property owners within an affected area. The Planning Commission shall consider the testimony and written comments received during the public hearing before making its recommendation to the City Council for action on each of the proposed amendments.

Section 4. Severability. If any section, sentence, clause, or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity of any other section, sentence, clause, or phrase of this ordinance.

Section 5. Effective Date. This ordinance, being an exercise of a power specifically delegated to the city legislative body, is not subject to referendum, and shall take effect five days after passage and publication of an approved summary thereof consisting of the title.

CITY OF REDMOND



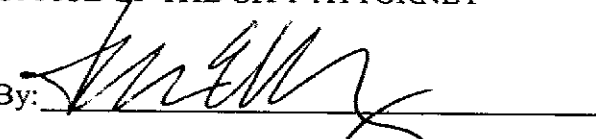
MAYOR PRO TEMPORE
NANCY McCORMICK

ATTEST/AUTHENTICATED:



CITY CLERK, MALISA FILES

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY

By: 

FILED WITH THE CITY CLERK:
PASSED BY THE CITY COUNCIL:
SIGNED BY THE MAYOR: PROTEM
PUBLISHED:
EFFECTIVE DATE:
ORDINANCE NO: 2300

August 31, 2006
September 5, 2006
September 5, 2006
September 11, 2006
September 16, 2006