

ORDINANCE NO. 2113

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, SETTING THE FRAMEWORK AND CONDUCTING CONCURRENT REVIEW OF THE CUMULATIVE EFFECT ON 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 ADOPTION OF THE 2001 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, it has been at least one year since the City last adopted any amendments to its Comprehensive Plan; and,

WHEREAS, pursuant to RCW 36.70A, notice of the amendments and the proposed content of the amendment package was received by the Office of Community Development on September 10, 2001, at least sixty (60) days prior to the effective date of this ordinance; and,

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

WHEREAS, the Planning Commission will hold separate public hearings on each of the proposed amendments and development regulations and, after considering the information contained in the Technical Committee report and testimony and written comments received during the public hearing, the Planning Commission will forward separate recommendations on each of 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 2001 Annual Comprehensive Plan Amendment Package. The following proposed amendments shall establish the entire framework for 2001 Annual Comprehensive Plan Amendment Package, including amendments to the City of Redmond Municipal Code and Community Development Guide:

1. Redmond Town Center. A proposal to make policy and regulatory changes regarding the maximum allowable gross floor area within the Mixed-Use design district of the City Center zone, and designate Redmond Town Center as a receiving area for the City's Transfer of Development Rights program.
2. Wildlife Plan. A proposal to adopt a Wildlife Plan and regulatory measures to identify areas in the City that have sensitive habitat or wildlife features and establish policies for the enhancement of these areas or for mitigation when development in these areas is allowed.
3. Willows/Rose Hill Neighborhood Plan. A proposal to update the neighborhood plan to include policies and regulatory changes reflecting input from a public involvement program that involved a citizens advisory committee consisting of residents of the neighborhood to develop policies and regulations to guide development of the neighborhood subarea.
4. Cottage Housing. This proposed amendment will allow cottage style housing as an innovative response to the City's housing needs by establishing policy and regulation to allow the construction of these smaller homes in single family zones.
5. Hazardous Liquid Pipelines. A proposed amendment to supplement the City's existing policies relating to development near hazardous liquid pipelines, including a response plan prepared by the City of Redmond Fire Department in the event of a pipeline failure.

6. Utility Plan Adoption. The proposed amendment will amend Comprehensive Plan Policy UT-17 to adopt each of the City's utility plans by reference, including the Redmond Water System Plan, the General Sewer Plan, and the Comprehensive Stormwater Plan.
7. Transportation Impact Fee Boundaries. The proposed amendment will amend Map TR-2 of the Comprehensive Plan, which describes the Transportation Management District Boundaries, to include several areas that have been annexed to the City since the map's preparation.
8. Stream Classification Map. A proposed amendment to update the City's Stream Classification Map as depicted in Section 20D.140.10 of the Redmond Community Development Guide, to more accurately define the location of several streams located in the City.

Section 2. Concurrent Review of the Cumulative Impacts of Each of the Proposed Amendments. On September 20, 2001 the Planning Commission of the City of Redmond reviewed the components of the proposed amendments and a table describing their cumulative relationship and impacts to the other amendments, to the Comprehensive Plan, and to the Redmond Community Development Guide. The amendment package was then forwarded to the City Council on October 16, 2001 and the City Council conducted a similar review for cumulative impacts and consistency among the proposed amendments, the Comprehensive Plan, and the Community Development Guide and found the proposed amendments 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, and to establish an effective date for the adoption of the annual amendment package. Consistent with the requirements of RCW 36.70A.140, the City of Redmond shall ensure public participation in the amendment process by holding separate 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 via the City's public television programming, 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 or any tax or law 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 tax or law amended hereby.

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 on November 9, 2001, which is at least sixty days from notification of the proposed amendments to the Office of Community Development and more than five days after passage and publication of an approved summary thereof consisting of the title.

CITY OF REDMOND
/s/ MAYOR ROSEMARIE IVES

ATTEST/AUTHENTICATED:
/s/ BONNIE MATTSON, CITY CLERK

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY
By: /s/ James E. Haney

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| FILED WITH THE CITY CLERK: | October 11, 2001 |
| PASSED BY THE CITY COUNCIL: | October 16, 2001 |
| SIGNED BY THE MAYOR: | October 16, 2001 |
| PUBLISHED: | October 20, 2001 |
| EFFECTIVE DATE: | November 9, 2001 |
| ORDINANCE NO. <u>2113</u> | |