

RESOLUTION NO. 1095

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON FORWARDING A RECOMMENDATION TO THE METROPOLITAN KING COUNTY COUNCIL TO PARTIALLY APPROVE THE PUBLIC BENEFIT RATING SYSTEM APPLICATION FOR CURRENT USE TAXATION FOR THE REDMOND TOWN CENTER, BOUNDED BY LEARY WAY, THE SAMMAMISH RIVER, BEAR CREEK, SR-520 AND 162ND AVENUE NE, REDMOND, WASHINGTON.

WHEREAS, pursuant to RCW 84.34, Town Center Associates and Walls, Butler, Madden & Teel, L.P. have submitted an application to King County requesting that the taxes on the use of Redmond Town Center be assessed at its current use as open space rather than its highest and best use; and,

WHEREAS, the provisions of RCW 84.34 and Section 20F.20 of the City of Redmond Development Guide require the application to be acted upon jointly by the City Council and the Metropolitan King County Council. In lieu of holding a joint meeting, the City of Redmond has elected to conduct a separate public hearing to consider the request and forward a recommendation to the Metropolitan King County Council; and,

WHEREAS, pursuant to the provisions of the City of Redmond Development Guide, the Redmond City Council held a public hearing on June 15, 1999, at which time all interested parties were given an opportunity to be heard and present evidence; and,

WHEREAS, after considering all public testimony received at the hearing, the City Council has determined to pass this resolution, now, therefore,

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

Section 1. Recommendation - Eligible Points. The City of Redmond has reviewed the resource categories requested by the applicant, as well as others described in the Public Benefit Rating System application, and finds that the project site is eligible for credits towards a total of forty-five (45) Public Benefit Resource Points. The site is eligible for credit towards Active or Passive Recreation Area (5 points) since the 43 acres are available for use as a passive recreation area and for credit towards Public Access – Unlimited since the site is open year round to the general public. Other credits include Scenic Resource, Viewpoint or View Corridor (5 points) since the site contains more than 10 acres of natural features that enhance the views of the Sammamish River, Bear Creek and the Cascades, Surface Water Quality Buffer Area (5 points) since 250 foot buffers from Bear Creek and Lake Sammamish constitute more than a 50% addition to City's requirements, Significant Wildlife, Plant and Salmonoid Habitat Area (5 points) due to the fact the owner constructed habitat features to both Bear Creek and Lake Sammamish to enhance spawning potential, Trail Linkage (5 points) since the property contains trails for pedestrian, equestrian and bicycle uses available to the general public, Urban or Growth Area Open Space (5 points) because the site is located within the City Center zoning designation, Resource Restoration (5 points) because the applicant has constructed a fish-rearing habitat adjacent to the Sammamish River in conjunction with the State Department of Fish and Wildlife, and Bonus Surface Water Quality Buffer Area (3 points) due to the fact streamside buffers are at least twice that required by the City. Finally, the site is eligible for credit for Contiguous Parcels under Separate Ownership (2 points) since four (4) parcels are owned by Town Center Associates and one (1) parcel is owned by Walls, Butler, Madden and Teel, L.P.

A credit for Buffer to Designated Historic Landmarks (3 points) was also earned. However, Resource points cannot exceed a maximum of 30 points in no more than six categories.

Section 2. Signature by three (3) City Council Members. Pursuant to the requirements of RCW 84.34, the signatures of at least three (3) members of the Redmond City Council are contained in the attached Exhibit "1", which accompanies this recommendation to the Metropolitan King County Council.

RESOLVED this 15th day of June, 1999.

CITY OF REDMOND



ROSEMARIE IVES, MAYOR

ATTEST/AUTHENTICATED:



CITY CLERK. BONNIE MATTSON

FILED WITH THE CITY CLERK
PASSED BY THE CITY COUNCIL:
RESOLUTION NO. 1095

June 3, 1999
June 15, 1999

EXHIBIT 1

**CURRENT USE TAXATION
DECISION OF GRANTING AUTHORITY
PURSUANT TO RCW 84.34.041**

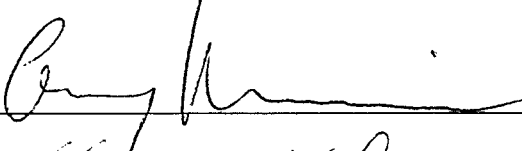
APPLICANT: Town Center Associates
Walls, Butler, Madden and Teel, L.P.
P.O. Box 21545
Seattle, WA 98164-3545

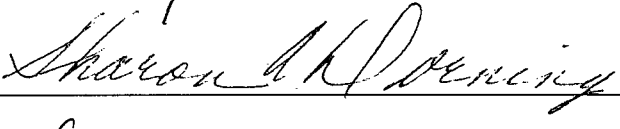
CITY: City of Redmond
15670 NE 85th Street
PO BOX 97010
Redmond, WA 98073-9710

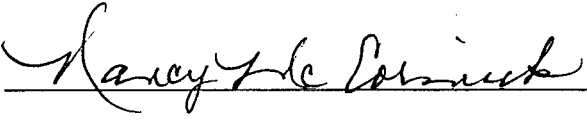
RESOURCE LANDS FILE NO. E98CTO66R

On June 15, 1999, the City of Redmond conducted a public hearing and considered the application of Redmond Town Center for Current Use Assessment under the provisions of RCW 84.34. The recommendation of the City Council of the City of Redmond is enumerated in the attached Staff Report and Resolution No. 1095, and is hereby forwarded to the Metropolitan King County Council.

**SIGNATURES OF GRANTING AUTHORITY
CITY OF REDMOND:**


Date: JUNE 16, 1999


Date: JUNE 16, 1999


Date: JUNE 16, 1999

Date: _____

Date: _____