

ORDINANCE NO. 1089

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, AMENDING THE REDMOND MUNICIPAL CODE AND COMMUNITY DEVELOPMENT GUIDE, DGA-82-6, TO CORRECT INCONSISTENCIES AND CLARIFY AMBIGUITIES IN THE CITY'S LAND USE REGULATIONS.

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WHEREAS, the Redmond Policy Advisory Commission conducted a public hearing on September 8, 1982, and other public meetings, for the purpose of considering amendments to the City's Community Development Guide as proposed by the City's Hearing Examiner for the purpose of rectifying inconsistencies and clarifying ambiguities in the City's Land Use regulations, and

WHEREAS, the Policy Advisory Commission has formulated its recommendations regarding the proposed Development Guide amendments and the City Council has considered said recommendations and determined that the Development Guide amendments should be implemented, now, therefore,

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

Section 1. Section 20C.10.010 of the Redmond Municipal Code and Community Development Guide is hereby amended to read as follows:

"20C.10.010 - Purpose. Zoning districts are established and interpreted to provide a pattern of land uses that conform to the City's goals, policies, plans and programs; to maintain stability in land development commitments by encouraging grouping of land uses that have compatible characteristics; and to maintain commitments in public service facilities such as transportation systems, parks and utilities."

Section 2. Section 20C.10.030(10) of the Redmond Municipal Code and Community Development Guide is hereby amended to read as follows:

"20C.10.030(10) - Mapping of Zoning District and PUD's. Designation, location and boundaries of the zoning districts and PUD's, together with all notations and references, shall be maintained on a series of overlays in a Kroll Map Atlas. The overlays are to be utilized as the official zoning map, incorporated by reference in this section. All zoned land within the City of Redmond is established as shown on the official zoning map."

Section 3. Section 20C.10.110 of the Redmond Municipal Code and Community Development Guide is hereby amended to read as follows:

"20C.10.110 - Suburban Estate Districts (R-2 or R-3).  
Purpose - Suburban estate districts provide for residential areas with densities of 2 or 3 dwellings per acre. These areas allow non-residential uses as specified in the Permitted Land Uses chart 20C.10.240(05)."

Section 4. Section 20C.10.120 of the Redmond Municipal Code and Community Development Guide is hereby amended to read as follows:

"20C.10.120 Suburban Residence Districts (R-4, R-5, or R-6). Purpose - Suburban Residence Districts provide for residential areas with 4, 5, or 6 dwellings per acre that have a full range of public services and facilities. These areas allow non-residential uses as specified in the Permitted Land Use chart 20C.10.240(05).

Section 5. Section 20C.10.130 of the Redmond Municipal Code and Community Development Guide is hereby amended to read as follows:

"20C.10.130 Urban Residence Districts (R-8 or R-12) -  
Purpose - Urban Residence Districts provide for residential areas with 8 or 12 dwellings per acre that have a full range of public services and facilities. These districts may include non-residential uses as specified in the Permitted Land Uses chart 20C.10.240(05)."

Section 6. Section 20C.10.140 of the Redmond Municipal Code and Community Development Guide is hereby amended to read as follows:

"20C.10.1240 Multiple Residence Districts (R-20 or R-30) - Purpose - Multiple Residence Districts provide for residential areas with 20 or 30 dwellings per acre that have a full range of public services and facilities. They may include a variety of attached or clustered dwellings and non-residential activities as specified in the Permitted Land Use chart 20C.10.240(05)."

Section 7. Section 20C.10.150 of the Redmond Municipal Code and Community Development Guide is hereby amended to read as follows:

"20C.10.150 Professional Office District (PO) - Purpose - Professional Office Districts provide areas for low intensity business, financial and professional offices compatible in character and scale of surrounding residential districts. Limited residential uses are permitted as specified in the Permitted Land Uses chart 20C.10.240(05)."

Section 8. Section 20F.20.070(20) of the Redmond Municipal Code and Community Development Guide is hereby amended to read as follows:

"20F.20.070(20) Written Recommendation or Decisions - A written report of findings, conclusions, and recommendations or decisions shall be forwarded to the City Council and the parties of record after the conclusion of a public hearing held by the Policy Advisory Commission. In the case of the Hearing Examiner the report shall be forwarded within ten (10) working days after the hearing is concluded. The findings, conclusions and recommendations shall indicate how the recommendations carry out the goals, policies, plans and requirements of the Development Guide and other policies and objectives of the City."

Section 9. Section 20F.10.080(45) of the Redmond Municipal Code and Community Development Guide is hereby amended to read as follows:

"20F.10.080(45) Conflict of Interest - The Hearing Examiner shall disqualify him/herself from involvement in actions in which she/he has an interest. If she/he disqualifies him/herself or is otherwise unable to serve, the Hearing shall be held by a Hearing Examiner Pro Tem."

Section 10. A new Section 20F.10.080(55) is hereby added to the Redmond Municipal Code and Community Development Guide to read as follows:

"20F.10.080(55) Appointment of Hearing Examiner Pro Tem - Should the Hearing Examiner disqualify him/herself or be disqualified, the Hearing Examiner Pro Tem shall conduct all hearings and duties involved in the hearing process. The Hearing Examiner Pro Tem shall meet the terms of appointment and qualifications required of the Hearing Examiner as outlined in 20F.10.080(20). Procedure for removal of the Hearing Examiner Pro Tem will be the same procedure as used for the Hearing Examiner."

Section 11. Section 20F.20.110(10) of the Redmond Municipal Code and Community Development Guide is hereby amended to read as follows:

"20F.20.110(10) Termination of Final Approval - For all the following approvals, which include site preparation, construction or remodeling, such approval shall expire one year from the date approval was granted unless significant action proposed in the application has been physically commenced and remains in progress. The one-year period shall apply to General Development Permits, Special Development Permits, Variances, Site Plans, unrecorded final plats, and Shoreline Permits. The period may be extended on a yearly basis by the approval authority upon showing proper justification. Proper justification consists of one or more of the following conditions:

- (1) economic hardship
- (2) change of ownership
- (3) unanticipated construction and/or site design problems

(4) other circumstances beyond the control of the applicant determined acceptable by the Technical Committee.

All applications submitted, being processed or granted final approval prior to the enactment of the Development Guide, shall become subject to the time periods listed in this section as though submitted or approved on the date of enactment of the Development Guide. Once the time period and any extensions have expired, preliminary approval shall terminate and the application is void and deemed withdrawn."

Section 12. Section 20B.90.010 of the Redmond Municipal Code and Community Development Guide is hereby amended to read as follows:

"20B.90.010 - Purpose. The purpose of the Land Use Plan is to help guide the physical development of Redmond. The Plan is to be used on an equal basis with the Goals and Policies and graphically represents many of them. Coordination of the Goals, Policies, and Plans is accomplished through the Land Use Plan. ~~The Land Use Plan is also used to aid the development of policy implementation programs.~~ <sup>C.H.</sup> The Land Use Plan is also used to aid the development of policy implementation programs, and as a guide for modification of the zoning map."

Section 13. This ordinance shall be in full force and effect thirty (30) days after passage and publication by posting as provided by law.

CITY OF REDMOND

*Christine T. Himes*  
MAYOR, CHRISTINE T. HIMES

ATTEST/AUTHENTICATE:

*Paul F. Kusakabe*  
CITY CLERK, PAUL F. KUSAKABE

APPROVED AS TO FORM:  
OFFICE OF THE CITY ATTORNEY

BY *John D. Wallace*

FILED WITH THE CITY CLERK: November 15, 1982  
PASSED BY THE CITY COUNCIL: November 16, 1982  
SIGNED BY THE MAYOR: November 16, 1982  
POSTED: November 18, 1982  
EFFECTIVE DATE: December 18, 1982