

ORDINANCE NO. 1161

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF REDMOND, AS ADOPTED BY SECTION 20C.10.030 OF THE REDMOND MUNICIPAL CODE AND COMMUNITY DEVELOPMENT GUIDE AND THE LAND USE PLAN MAP ADOPTED BY SECTION 20B.90.040 OF THE REDMOND MUNICIPAL CODE AND COMMUNITY DEVELOPMENT GUIDE BY CHANGING THE LAND USE PLAN DESIGNATION OF CERTAIN PROPERTY WITHIN THE CITY FROM A MULTIPLE RESIDENCE DESIGNATION TO INDUSTRY AND CERTAIN OTHER PROPERTY FROM AN INDUSTRY DESIGNATION TO MULTIPLE RESIDENCE AND AMENDING THE ZONING MAP BY ESTABLISHING ZONING ON PROPERTY NEWLY ANNEXED TO THE CITY AS LIGHT INDUSTRY DISTRICT (LI); AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the Redmond Planning Commission held a public hearing on October 12, 1983, and following said public hearing forwarded its recommendations and rationale therefor that certain changes be made to the Land Use Plan and Official Zoning Map, and

WHEREAS, the City Council has reviewed the Planning Commission's recommendations and rationale therefor at a public meeting and having concurred in said recommendations, now, therefore,

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

Section 1. The Land Use Plan and Land Use Plan Map adopted by Section 20B.90.040 of the Redmond Municipal Code and Community Development Guide is hereby amended to change the designation of that certain property described as Parcel 1 in Exhibit A, attached hereto and hereby incorporated in full by this reference, from Land Use Plan designation "Multiple Residence" to Land Use Plan designation "Industry".

Section 2. The Land Use Plan and Land Use Plan Map adopted by Section 20B.90.040 of the Redmond Municipal Code and Community Development Guide is hereby amended to change the designation of that certain property described as Parcel

2 in Exhibit A, attached hereto, from Land Use Plan designation "Industry" to Land Use Plan designation "Multiple Residence".

Section 3. The Official Zoning Map adopted by Section 20C.10.030 of the Redmond Municipal Code and Community Development Guide is hereby amended to change the property described in Exhibit B, attached hereto and hereby incorporated in full by this reference, from a General District (G) to a Light Industry District (LI).

Section 4. The rationale supporting the Land Use Plan Map and Zoning Map changes set forth in the memorandum dated November 1, 1983 attached hereto as Exhibit C is hereby adopted as the findings and conclusions of the City Council.

Section 5. The Director of Planning and Community Development is hereby instructed to effectuate the changes to the Land Use Plan and Zoning Map in accordance with Section 1 and Section 2 of this ordinance.

Section 6. This ordinance shall be in full force and effect five (5) days after its passage and publication by posting as provided by law.

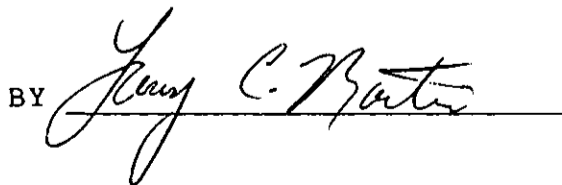
CITY OF REDMOND


MAYOR, CHRISTINE T. HIMES

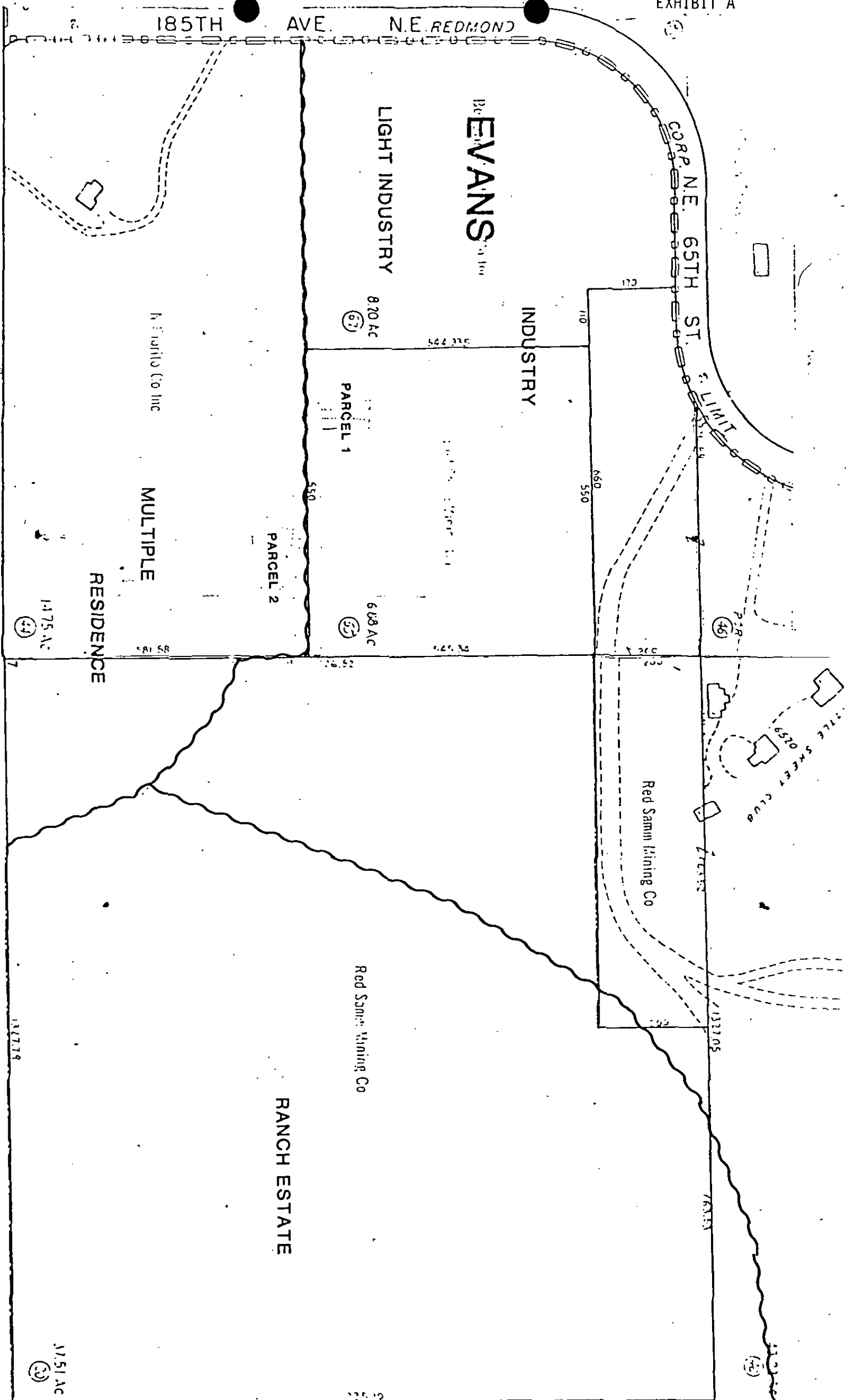
ATTEST/AUTHENTICATED:


CITY CLERK, DORIS A. SCHAIBLE

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY:

BY 

FILED WITH THE CITY CLERK: November 10, 1983
PASSED BY THE CITY COUNCIL: November 15, 1983
SIGNED BY THE MAYOR: November 15, 1983
POSTED: November 17, 1983
EFFECTIVE DATE: November 22, 1983
ORDINANCE NO. 1161



That certain portion of the southeast quarter of the southwest quarter of Section 7, Township 25 North, Range 6 East, W.M., in King County, Washington, described as follows:

Beginning at the south quarter corner of section 7, township 25 north, range 6 east, W.M., in King County, Washington; thence north 581.58 feet along the east line of the southwest quarter to the northeast corner of a tract conveyed to Florence M. Harris by deed recorded in volume 1494 of deeds, page 81; thence south 89°12'47" west along the north line of said Harris tract 550 feet for the true point of beginning of this description; thence south 89°12'47" west along the north line of said Harris tract 568.52 feet, more or less, to the east line of the James Campbell County Road No. 2712, as the same was conveyed to King County by deed recorded in volume 1482 of deeds, page 74; thence north northerly and easterly along the easterly and southerly line of said James Campbell Road to an intersection with the west line of the east half of the southeast quarter of the southwest quarter of said section 7; thence southerly along said line 200 feet, more or less, to the southwest corner of a tract of land conveyed to Redmond Sportman Association, Inc., by deed recorded in volume 1482 of deeds; page 338; thence north 88°54'06" east along the south line of said Redmond Sportman Association, Inc., tract 100 feet, more or less to a point from which the true point of beginning bears south 1°34'27" east; thence south 1°34'27" east 544.335 feet, more or less to the true point of beginning.

SEE REVERSE SIDE

1983 REAL ESTATE TAX STATEMENT

KING COUNTY, STATE OF WASHINGTON

COUNT NUMBER

072506-9067-09

80380

KEEP THIS PORTION

BRING ALL PARTS WHEN PAYING IN PERSON

EVANS COMPANY
1457 130TH NE
BELLEVUE WA

R0577

98005

CURRENT TAX DISTRIBUTION		CURRENT TAX INFORMATION	
State School Support	277.38	Land Value	94.
Local School Support	296.39	Improvements	
County	150.71	Less: Exempt Value	
City		TAXABLE VALUE	94.
Road	96.97	Levy Rate	10.91
Port	30.56	General Tax	1,029
Fire	90.57	Special Assessment	
Sewer and Water		TOTAL CURRENT TAX	1,029
Library	46.77	Omitted Taxes	
Other	28.27	TOTAL CURRENT TAX INCLUDING OMTS	1,029
Emergency Med Svc	11.66		
Special Assessment			
TOTAL CURRENT TAX	1,029.28		

First half must be paid or post marked by APRIL 30th or ENTIRE TAX BECOMES DELINQUENT with

12 % ANNUAL INTEREST plus penalty (See Reverse Side). Second half tax becomes delinquent after OCTOBER 31st.

FULL AMOUNT MAY BE PAID APRIL 30th

DELINQUENT TAX INFORMATION		
YEAR	INTEREST PENALTY	TAX
DELINQUENT TOTAL		1,029
TOTAL CURRENT TAX AND DELINQUENT		1,029

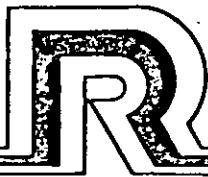
07-25-06 9067 7260 07 25 06
POR OF SE 1/4 OF SW 1/4 LY SLY &
ELY OF JAMES CAMPBELL RD LESS S
581.58 FT LESS E 660 FT EX W
110 FT OF S 544.335 FT OF N
744.335 FT THOF

DETACH THIS PORTION AND MAIL WITH YOUR PAYMENT

nd

1983 REAL ESTATE TAX

SECOND INSTALLMENT



MEMO TO: Christine T. Himes, Mayor
FROM: Kay L. Shoudy, Planning Director
DATE: November 1, 1983
SUBJECT: DEVELOPMENT GUIDE AMENDMENT DGA-83-11, EVANS COMPANY
LAND USE AMENDMENT AND ZONING CHANGE
RECOMMENDED ACTION: The Planning Commission recommends approval of
DGA-83-11 with a minor revision.

I. SUMMARY OF MEETINGS

- A. September 28, 1983 - A brief discussion of the Evans Company DGA took place at this meeting to familiarize the Planning Commission with the requested revision to the Land Use Plan map and simultaneous adoption of zoning.
- B. October 12, 1983 Public Hearing - A staff report analyzing the various land use location, zoning, and legal criteria was discussed at this meeting (attached). The Technical Committee recommendation was also given. The property owner's representative spoke in support of the Technical Committee's recommendation to revise the land use plan map to establish Industry on the Evans site and zone the property Light Industry. A letter from an adjoining property owner was submitted at the hearing that also supported the Technical Committee's recommendation.

The Planning Commission discussion primarily focused on the location of the land use boundary between Industry and Multiple Residence, and the impacts of down-zoning and up-zoning properties.

II. PLANNING COMMISSION RECOMMENDATION AND RATIONALE

The Planning Commission voted unanimously 5-0 to recommend approval of DGA-83-11, with the revision of the Technical Committee recommendation as shown on the attached map.

The rationale for voting for the recommendation are summarized for your review.

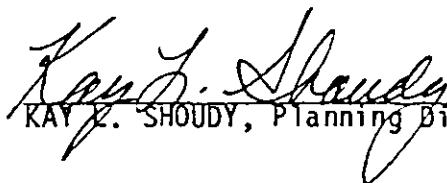
- A. The Land Use Plan Map is amended to revise the boundary between Industry and Multiple Residence:
1. The revision establishes land use boundaries based upon property boundaries where divisions were previously unjustifiable.
 2. The land use boundary between Industry and Ranch Estate to the east of the Evans site is a justifiable boundary based upon a topographical characteristic which would provide for a buffer between the two uses.

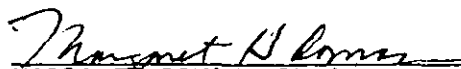
3. The site in question is surrounded by Business Park, Industry and sand and gravel extraction activities, making the site suitable for industrial development.
4. The Evans site is in close proximity to major arterials; this includes 185th Ave. N.E. which is planned for extension in order to provide access to industrial development to the north.
5. A substantial multi-family development (442 units) is planned for the site to the south of the Evans site. This will significantly assist in meeting the need for this type of housing in the area and in the community.
6. The revision to the Technical Committee boundary was done to deal with properties within the City and to address those issues outside the City limits upon annexation.

B. Light Industry zoning is recommended for the following reasons:

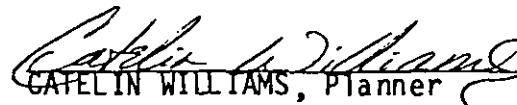
1. Light Industry is believed to be a more suitable neighborhood, with fewer impacts, to a residential-development than Heavy Industry.
2. There appears to be an increase in demand for Light Industrial property in our area.
3. Light Industry would serve as a compatible use with the surrounding Business Park, Industrial and extractive uses.
4. The applicant has stated preference for Light Industry versus Heavy Industry.

For a more complete review of testimony and discussions, please refer to the Planning Commission minutes available in the Planning Department.


KAY E. SHOUDY, Planning Director


MARGARET DOMAN, Chairperson
Planning Commission

Report prepared by:


CAPELIN WILLIAMS, Planner

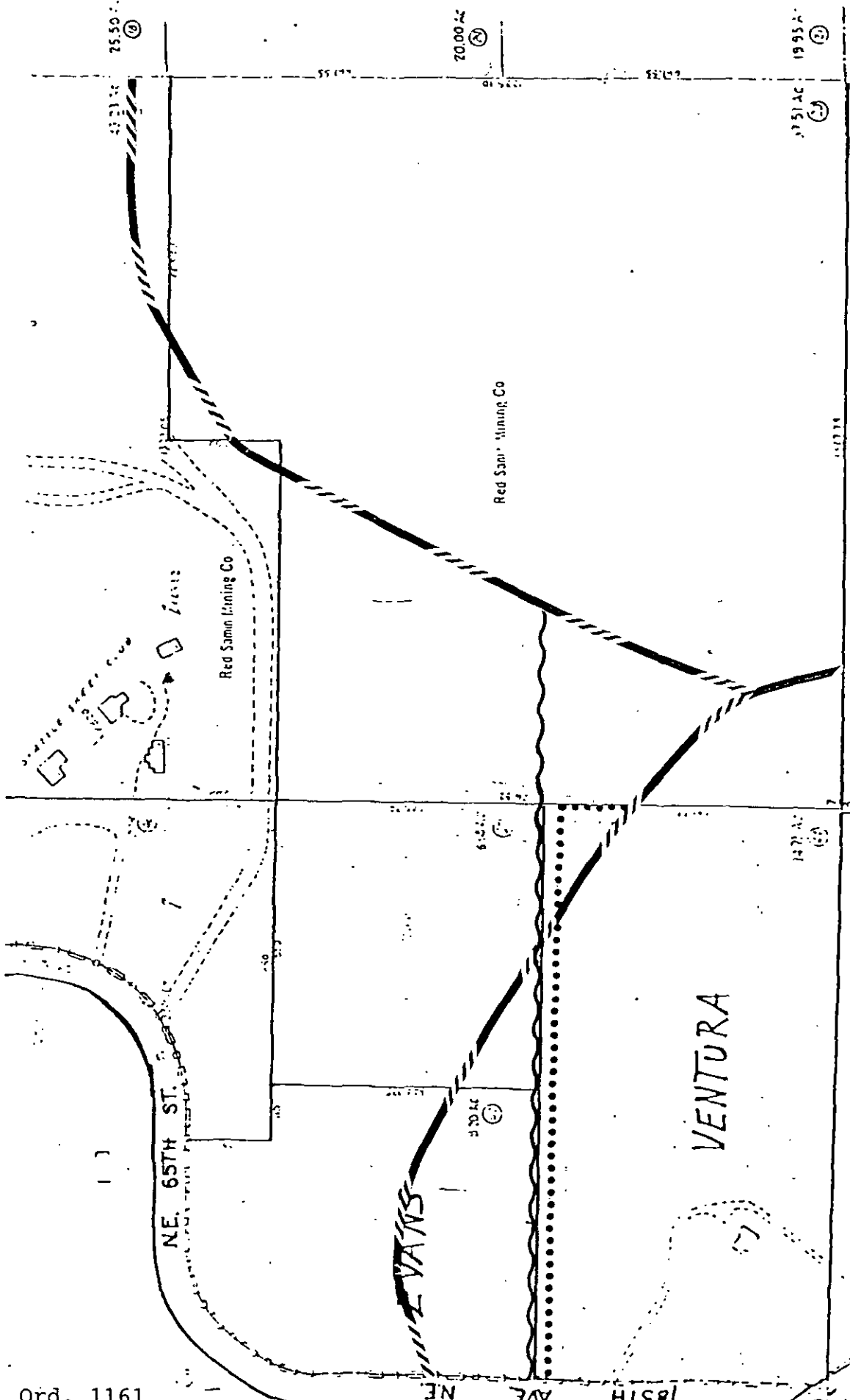
dk

Attachment

Approved for Council Agenda:


MAYOR

10-25-83
DATE



Ord. 1161

NE 105TH AVE