

PMA:jt
5/14/85

ORDINANCE NO. 1249

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON,
RELATING TO LAND USE, AMENDING THE REDMOND
MUNICIPAL CODE AND COMMUNITY DEVELOPMENT GUIDE,
DGA-85-5.

WHEREAS, the planning staff of the City of Redmond has reviewed the Community Development Guide with respect to the Design Review Board workload and procedures and has recommended the exemption of mandatory review by the Design Review Board of building permit applications encompassing improvements valued at less than \$50,000 and for development located within Light Industrial and Heavy Industrial zones and of permits for tenant improvements from the requirement for site plan review as set forth in DGA 85-5, and

WHEREAS, this recommendation is made to maintain the integrity and timeliness of the site plan review process and address the problem of the large workload of the Design Review Board in a manner which minimizes the impact upon the community aesthetics resulting from a reduction in the scope of the Board's duties, and

WHEREAS, the Planning Commission of the City of Redmond held a public hearing on April 10, 1985 for the purpose of considering the proposed amendments to the Redmond Municipal Code and Community Development Guide and all members of the public desiring to do so were given an opportunity to speak, and

WHEREAS, at the conclusion of the public hearing the Planning Commission recommended approval of the proposed Development Guide Amendments, and

WHEREAS, at a public meeting the City Council has considered the recommendation of the planning staff, and the factors considered by the Planning Commission, and has determined that the amendments to the Redmond Municipal Code and Community Development Guide should be made as set forth herein, now, therefore,

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

Section 1. Section 20F.10.120(10)(a) of the Redmond
Municipal Code and Community Development Guide is hereby amended
to read as follows:

- (a) The Design Review Board shall review all applica-
tions requiring building permits except:
- (i) One and/or two unit residential buildings;
 - (ii) Signs determined by the Code Administrator to
comply with review criteria set forth in Section
20F.20.060;
 - (iii) Tenant improvements not encompassing modifica-
tion to the exterior of an existing building;
 - (iv) Commercial buildings located within Light Indus-
trial and Heavy Industrial zoning districts
which are determined by the Technical Committee
to not be located upon sites considered sensi-
tive due to the existence of significant natural
features or location in areas of high public
visibility adjacent to S.S.R. 520, Willows Road,
Marymoor Park and the Sammamish River Trail;
 - (v) Applications encompassing a total valuation of
less than \$50,000.

The Technical Committee may refer any application
requiring a building permit to the Design Review Board
for review based upon a determination of non-compliance
with review criteria set forth in Section 20F.20.060.

Section 2. Section 20F.20.060(15)(d) of the Redmond
Municipal Code and Community Development Guide is hereby amended
to read as follows:

(d) Building and Construction Permits - Site Plan
Review - Appeals - No building and construction per-
mits, with exception of permits for tenant improvements
not encompassing modification to the exterior of an
existing building, shall be granted unless a site plan
has been reviewed and approved by using the process set
forward forth in this subparagraph.

Section 3. If any section, sentence, clause or phrase
of this ordinance should be held to be invalid or unconstitu-
tional by a court of competent jurisdiction, such invalidity or
unconstitutionality shall not affect the validity or constitu-
tionality of any other section, sentence, clause or phrase of
this ordinance.

Section 4. 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

Doreen Marchione
MAYOR, DOREEN MARCHIONE

ATTEST/AUTHENTICATED:

Doris A. Schaible
CITY CLERK, DORIS A. SCHAIBLE

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY:

BY Jana Inve

FILED WITH THE CITY CLERK: May 16, 1985
PASSED BY THE CITY COUNCIL: May 21, 1985
SIGNED BY THE MAYOR: May 21, 1985
POSTED: May 23, 1985
EFFECTIVE DATE: May 28, 1985
ORDINANCE NO. 1249