

LCM/clh
06/25/85

ORDINANCE NO. 1255

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, ADOPTING TEMPORARY REGULATIONS OF LAND USES IN CITY CENTER DESIGN DISTRICTS TWO, FIVE AND SIX TO BE IN EFFECT UNTIL PERMANENT REGULATIONS ARE ADOPTED AND DECLARING AN EMERGENCY WHICH REQUIRES THAT THE REGULATIONS BECOME EFFECTIVE IMMEDIATELY.

WHEREAS, on April 16, 1985, the City Council directed that the enforcement of the traffic generation performance standard for City Center Design Districts Two, Five and Six be suspended pending revision of the regulations governing permitted land uses in these design districts, and directed the Planning Commission to consider revision of the regulations, and

WHEREAS, at its meeting of June 12, 1985, the Redmond Planning Commission voted unanimously to recommend that the City Council reconsider suspension of enforcement of the traffic generation performance standard due to concern that the lack of enforcement of the standard during the period required to review and adopt new land use regulations would result in haphazard development and nullification of the City's land use goals, policies and plans for the downtown area, and

WHEREAS, at its meeting of June 25, 1985, the City Council considered the Planning Commission's concern and recommendation and the recommendation of the City's Planning Director, and determined that, for the reasons set forth in the memorandum from the Planning Director to Mayor Marchione dated April 16, 1985 and in the memorandum from the Redmond Technical Committee to the Planning Commission dated (prospectively) July 17, 1985, the traffic generation performance standard for Design Districts Two, Five and Six should not be enforced and temporary regulations governing land uses in these design areas should be immediately adopted to further the intent of the traffic generation performance standard and prohibit uncontrolled development during the period required to conduct a public hearing upon new regulations and to adopt said regulations, now, therefore,

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

Section 1. The permitted land uses chart incorporated into Section 20C.10.200(10) of the Redmond Municipal Code and Community Development Guide is hereby amended on a temporary basis to read as set forth on Exhibit A attached hereto and incorporated herein by this reference as if set forth in full. Pending completion of a public hearing, formulation of recommended regulations by the Planning Commission and formal adoption of said regulations by the City Council, no new land use activity in Design Districts Two, Five and Six shall be permitted unless allowed by said revised land use chart.

Section 2. The Planning Commission is directed to place a high priority upon completing the public hearing and deliberation process required to formulate a recommendation to the City Council upon permanent revisions to the land use regulations governing land uses in City Center Design Districts Two, Five and Six.

Section 3. Due to the present lack of regulations implementing the City's goals and policies for land uses in Design Districts Two, Five and Six, and in order to avoid unregulated development of this area during the period required for completion of the formal process of amendment of the Community Development Guide, the City Council finds that a public emergency * exists making it necessary for the protection of public health, safety, property and welfare that this ordinance become effective immediately upon the affirmative vote of five or more members of the City Council. This ordinance shall remain in effect until the effective date of the ordinance adopting final revised land use regulations for City Center Design Districts Two, Five and Six, or upon the expiration of 90 days from the date of passage hereof, whichever occurs first, unless extended by action of the City Council.

Section 4. 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 constitutionality of any other section, sentence, clause or phrase of this ordinance.

APPROVED:

Doreen Marchione
MAYOR, DOREEN MARCHIONE

ATTEST/AUTHENTICATED:

Doris A. Schauble
CITY CLERK, DORIS A. SCHAIBLE

* The ordinance received only 4 votes (out of 6) so it will become effective 5 days after posting.

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY:

By Joseph C. Monti

FILED WITH THE CITY CLERK:	June 25, 1985
PASSED BY THE CITY COUNCIL:	June 25, 1985
SIGNED BY THE MAYOR:	June 26, 1985
POSTED:	June 26, 1985
EFFECTIVE DATE:	July 2, 1985
ORDINANCE NO. <u>1255</u>	

