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ORIGINAL

ORDINANCE NO. 1333

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON,  
AMENDING THE REDMOND MUNICIPAL CODE AND COMMUNITY  
DEVELOPMENT GUIDE BY REVISING THE EVERGREEN HIGHLANDS  
TRANSPORTATION IMPROVEMENT PHASING REQUIREMENTS, DGA-  
83-13.

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WHEREAS, the Redmond Planning Commission conducted a public hearing on July 23, 1986, for the purpose of considering proposed amendments to the Community Development Guide, DGA-83-13, for the purpose of revising certain provisions of the regulations set forth in chapter 20B.60.060 of the Community Development Guide relating to required transportation improvement phasing within the Evergreen Highlands Subarea, and

WHEREAS, after considering public testimony the Planning Commission forwarded its recommendation to the City Council for approval of the amendments proposed by the Technical Committee in response to those proposed by the applicant, and upon consideration of such recommendation, the City Council has determined that the Redmond Community Development Guide should be amended as set forth hereinafter, now, therefore,

THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON, ORDAINS  
AS FOLLOWS:

Section 1. Section 20B.60.060 of the Redmond Municipal Code and Community Development Guide is hereby amended to read as follows:

20B.60.060 Evergreen Highlands Subarea Transportation Improvement Overlay District - The Evergreen Highlands Subarea Transportation Improvement Overlay District is established for the area delineated on the map entitled "Evergreen Highland Transportation Improvement Phasing Map" which is incorporated herein by this reference, for the purpose of implementing phased transportation improvements to mitigate the adverse impacts of development on the pre-existing circulation system. Phased development with associated transportation improvements and limited access to N. E. 40th Street, Bellevue-Redmond Road and 156th Avenue N. E. will result in an efficient transportation system for the Neighborhood and surrounding properties.

Section 2. Section 20B.60.060(05) of the Redmond Municipal Code and Community Development Guide is hereby amended to read as follows:

20B.60.060(05) Required Transportation Improvements - Each development within the Evergreen Highlands Subarea Transportation Improvement Overlay District shall provide for improvements as identified in the chart entitled "Evergreen Highlands Transportation Improvement Phasing" which is incorporated as part of this section.

Section 3. Section 20B.60.060(05) of the Redmond Municipal Code and Community Development Guide is hereby further amended by revising the chart entitled "Evergreen Highlands Transportation Improvement Phasing" by deleting the phrase "before occupancy allowed" from the upper right hand corner thereof.

Section 4. Section 20B.60.060(10) of the Redmond Municipal Code and Community Development Guide is hereby amended to read as follows:

20B.60.060(10) Improvement Commitment Required - No clearing and grading permit, building permit or other permit authorizing construction or site modification may be issued until:

(a) A construction contract has been signed and filed with the City for each transportation improvement required by section 20B.60.060(05) for the proposed development, or

(b) A petition for the formation of a local improvement district for the construction of all of the transportation improvements required for the proposed development by section 20B.60.060(05), signed by a sufficient number of property owners and in all other respects constituting a valid local improvement district petition as required by State law, as determined by the City Engineer, and which is binding upon subsequent purchasers or other transferees of property owned by the signatories to the petition, has been filed with the City.

Section 5. A new section 20B.60.060(11) entitled "Phasing of Construction" is hereby added to the Redmond Municipal Code and Community Development Guide to read as follows:

20B.60.060(11) Phasing of Construction. If construction of required improvements is accomplished through a local improvement district, and construction of the improvements is phased, priority should be given to the completion of improvements 7 and 8, as identified by the Transportation Phasing Improvement Map, incorporated as part of section 20B.60.060, to the extent practicable.

Section 6. Section 20B.60.060(12) of the Redmond Municipal Code and Community Development Guide is hereby amended to read as follows:

20B.60.060(12) Occupancy. No Certificate of Occupancy may be issued for a structure on the subject property until all transportation improvements required for that development by section 20B.60.060(05) have been completed unless in the determination of the Technical Committee the issuance of the certificate of Occupancy will not result in unsafe traffic circulation or reduce the p.m. peak hour level of service of any roadway below Level of Service D. Whenever possible, this determination should be made at the time of building permit issuance.

Section 7. This ordinance being an exercise of a power specifically delegated to the City legislative body is not subject to referendum and shall take effect five (5) days after publication in the City's official newspaper of the summary thereof attached hereto and which is hereby approved.

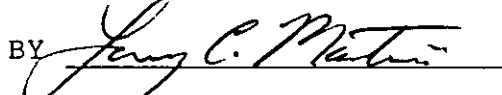
APPROVED:

  
MAYOR, DOREEN MARCHIONE

ATTEST/AUTHENTICATED:

  
CITY CLERK, DORIS SCHAUBLE

APPROVED AS TO FORM:  
OFFICE OF THE CITY ATTORNEY:

BY 

FILED WITH THE CITY CLERK:	August 14, 1986
PASSED BY THE CITY COUNCIL:	August 19, 1986
PUBLISHED:	August 24, 1986
EFFECTIVE DATE:	August 29, 1986
ORDINANCE NO. <u>1333</u>	