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ORIGINAL

ORDINANCE NO. 1338

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, RELATING TO LAND USE IN THE UNION HILL DISTRICT AMENDING THE REDMOND MUNICIPAL CODE AND COMMUNITY DEVELOPMENT GUIDE BY ADOPTING THE WATERSHED MASTER PLAN AMENDMENTS DGA-86-4.

WHEREAS, the Planning Commission of the City of Redmond, Washington, conducted a public hearing on July 16, 1986 for the purpose of considering proposed Development Guide Amendment DGA-86-4, a proposal to clarify the City's policy regarding land use in the North Union Hill District, and

WHEREAS, at the conclusion of said hearing the Planning Commission recommended approval of the proposed amendments, and

WHEREAS, the City Council has considered the recommendation of the Planning Commission at a public meeting and has determined that the recommendation should be followed, now, therefore,

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

Section 1.

A. Section 20B.85.100 of the Redmond Municipal Code and Community Development Guide is hereby amended to read as follows:

20B.85.100 North Union Hill

North Union Hill, whose boundaries are 145th Avenue N.E. to the north, N.E. Novelty Hill Road to the south, the west crest of the Snoqualmie River Valley to the east, and Avondale Road to the west, is primarily a rural area of low density development. The area is on a plateau and has some moderate slopes. There is a small amount of commercial activity at Avondale Road N.E. and N.E. 116th, but primarily the area is characterized by rural residential activity and ranching. The private Overlake School and Farrell-McWhirter Park are located within the neighborhood.

The most significant feature in this neighborhood is the 800-acre property owned by the City of Redmond known as the Redmond Watershed. The property was purchased by the City in 1926 and 1942 for use as a municipal watershed; however, it was never developed for this use and has subsequently remained undeveloped to the present time except for utility rights-of-way.

The site is characterized by steep ravines and ridges on the west with a relatively flat plateau on the eastern portion. A perennial stream crosses the site from east to west in a

northerly area, and wetland areas are present in several locations on the site.

The combination of slopes, vegetation and wetlands create a unique natural environment and habitat in a transitional area of increasing urbanization. It provides a unique opportunity to preserve and enhance a large open space while maintaining an important land asset for future use. The following goals and policies are based on information and analysis provided in the Redmond Watershed Study, McConnell/Burke Assoc., September 1985.

20B.85.100(05) Goal: Provide for low intensity public uses on the watershed to the year 2000.

(a) Policy - encourage recreation uses requiring minimum alteration of the site such as trails.

(b) Policy - allow some limited temporary uses of motorized single passenger vehicles, 40" in width or less in non-environmentally sensitive areas. The motorized vehicles must comply with the Redmond Noise Ordinance.

(c) Policy - allow the City to use the area as a nursery.

(d) Policy - develop a trail system which utilizes and enhances existing trails, grades and utility rights of way for primary trails.

(e) Policy - require site master planning of the various recreational and trail uses such that single passenger, 40" width cycles, equestrian and pedestrian uses are separated within the site.

20B.85.100(10) Goal: Preserve the outstanding natural features of the watershed for enjoyment by future generations.

(a) Policy - maintain natural areas on the site that protect steep slopes, streams, wetlands, wildlife habitats and forested areas.

(b) Policy - maintain forest buffers on visual corridors and around wetlands.

(c) Policy - there will be no vegetation removal in environmentally sensitive areas.

(d) Policy - protect environmentally sensitive areas from degradation and pollution.

20B.85.100(15) Goal: Enhance future uses of the watershed by increasing accessibility.

(a) Policy - obtain direct access to N.E. 133rd and Novelty Hill Road by acquisition of contiguous properties through trade or purchase.

(b) Policy - develop a plan for internal trail circulation and limited peripheral parking that minimizes grading, vegetation removal and impacts on adjacent properties.

B. The Redmond Watershed Study Map is attached hereto as Exhibit A and incorporated herein by this reference as if set forth in full.

Section 2. Severability. If any section, sentence, clause or phrase of this Ordinance should be held to be invalid, or unconstitutional 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.

Section 3. This Ordinance, being an exercise of power specifically delegated to the City legislative body, is not subject to referendum, and shall take effect five (5) days after its passage and publication by posting as provided by law.

CITY OF REDMOND:

Doreen Marchione
MAYOR, DOREEN MARCHIONE

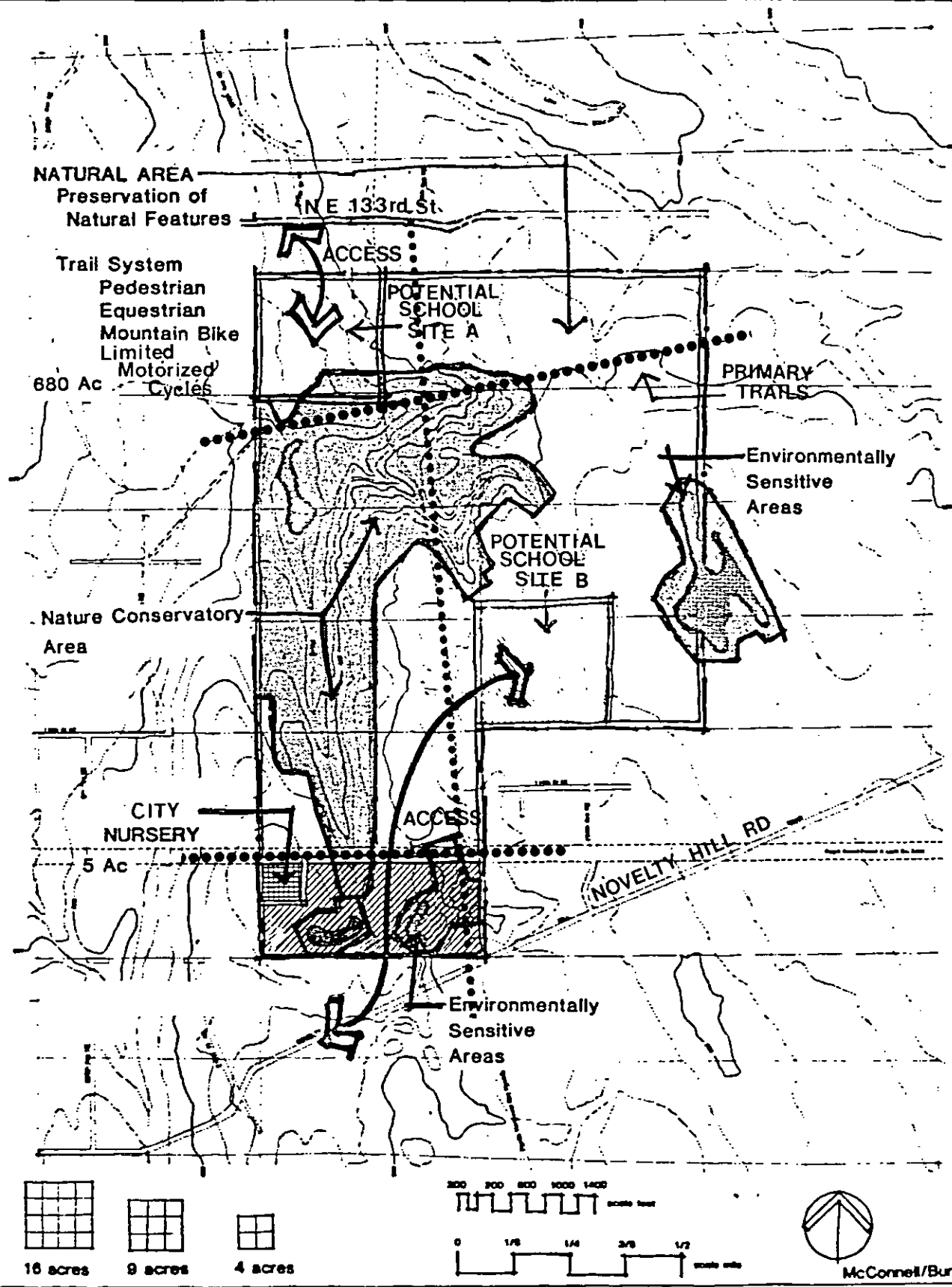
ATTEST/AUTHENTICATED:

Doris A. Schaible
CITY CLERK, DORIS A. SCHAIBLE

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY

BY *James C. Martin*

FILED WITH THE CITY CLERK:	September 11, 1986
PASSED BY THE CITY COUNCIL:	September 16, 1986
SIGNED BY THE MAYOR:	September 17, 1986
PUBLISHED:	September 21, 1986
EFFECTIVE DATE:	September 26, 1986
ORDINANCE NO. <u>1338</u>	



REDMOND WATERSHED STUDY

City of Redmond Redmond, Wa

**LAND USE RECOMMENDATIONS
SHORT RANGE
1985-2000**