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08/22/87
R:10/21/87

ORIGINAL

ORDINANCE NO. 1387

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, AMENDING SECTION 20F.20.180(15) OF THE REDMOND COMMUNITY DEVELOPMENT GUIDE BY REVISING THE DEFINITION OF "SUBSTANTIAL DEVELOPMENT"; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the State Legislature amended the provisions of RCW 90.58.030(e) to change the definition of "substantial development" to include any development for which the total cost or fair market value exceeds Two Thousand Five Hundred Dollars, and

WHEREAS, the City Council finds that the Redmond Community Development Guide should be amended correspondingly to reflect the change in State law, and

WHEREAS, recent case law provides that developments in areas which only overlap into shoreline area do not require a substantial development permit; and

WHEREAS, the City Council finds that existing language in Section 20F.20.240(15) should be deleted to reflect current case law, and

WHEREAS, these changes are administrative in nature and exempt from review by the Planning Commission pursuant to Section 20F.20.240(15) of the Community Development Guide, now, therefore,

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

Section 1. Section 20F.20.180(15) of the Redmond Municipal Code and Community Development Guide is hereby amended to read as follows:

20.180(15) Scope. All development constitutes a substantial development and requires a permit as provided in this section if it materially interferes with the normal public use of the water or shorelines of the City or exceeds a total cost or fair market value of Two Thousand Five Hundred Dollars (\$2,500) and is located within the following areas:

- a. Shoreline areas - Lake Sammamish, its underlying land, associated wetlands, and a line 200 feet landward at the line of ordinarily high water (elevation 27 feet above sea level) plus the area within the 1% numerical probability flood plain (100-year flood plain), as defined by the best available data.

Bear, Evans, and Cottage Creeks, where the mean annual flow is 20.0 cubic feet per second or more, and the territory between 200 feet on either side of the tops of the banks, plus associated wetlands and the area within the 1% probability flood plain (100-year flood plain), as defined by the best possible data.

Sammamish River and the territory between 200 feet on either side of the tops of the banks plus associated wetlands.

Section 2. This ordinance, being an administrative action, is not subject to referendum and shall take effect five (5) days after publication of the attached summary which is hereby approved.

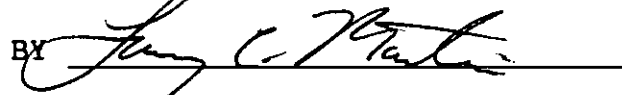
APPROVED:


MAYOR, DOREEN MARCHIONE

ATTEST/AUTHENTICATED:


CITY CLERK, DORIS A. SCHAIBLE

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY:

BY 

FILED WITH THE CITY CLERK:
PASSED BY THE CITY COUNCIL:
PUBLISHED:
EFFECTIVE DATE:
ORDINANCE NO. 1387

October 2, 1987
October 20, 1987
October 25, 1987
October 30, 1987