

ORDINANCE NO. 424

AN ORDINANCE, adopting an amendment to the Comprehensive Plan of the City of Redmond in connection with the annexation of territory thereto under Annexation No. 67-1; and amending and revising Ordinance No. 338 in such regard.

WHEREAS, Ordinance No. 338, adopted July 14, 1964, provided for and adopted a Comprehensive Plan for the physical development of the City of Redmond, Washington, pursuant to Chapter 35.63, RCW, and made provision therein for revisions and amendments thereto in light of the continued expansion and development of the City and its environs; and

WHEREAS, a property owner's Petition for Annexation to the City of Redmond, No. 67-1, has been filed with the City Council and the petitioners therein requested that a study be made of the Comprehensive Plan and proposed revisions thereto for the territory described in said Petition and that regulations be adopted to classify such property into land use districts (zoning) under the Redmond Zoning Plan pursuant to Chapter 88, Laws of 1965, 1st Ex. Sess.; and

WHEREAS, the Redmond Planning Commission duly held a public hearing on proposed revisions and amendments to the Comprehensive Plan for the territory described in Annexation No. 67-1 on January 24, 1967, and pursuant to a study thereof, made its recommendations to the City Council; and

WHEREAS, the City Council duly held public hearings on January 24, 1967 and February 28, 1967 to consider proposed revisions to the Comprehensive Plan, and has duly considered the same together with the recommendations of the Planning Commission, and now deems that an amendment and revision to the Comprehensive Plan should be made in order to accomplish the objectives set forth by such statutes and to guide the future development of the City of Redmond and the territory described in Annexation No. 67-1; Now, Therefore,

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

Section 1. Growth and Development Study. The territory described in Annexation No. 67-1 and shown in the map attached to this Ordinance basically lies in two topographic orientations, divided by Willows Road, which runs generally in a north-south direction.

To the east of Willows Road, the area is fairly flat and has been devoted principally to agricultural purposes. This area is bounded on the east by the Sammamish River, and until the improvement of the drainage pattern of the river by the Sammamish Flood Control Project in 1964, the low bottom land was subject to winter flooding. There seems to be no present need to change the existing pattern of agricultural uses, and future development of this area into other uses will depend upon studies of soil and water conditions in addition to other factors.

To the west of Willows Road, the area gradually increases in elevation to the adjacent hills on the west side of the Sammamish River and Valley, and the grade becomes increasingly steep. Much of this area is wooded with second growth fir and other trees on the upper slopes. On the lower slopes near Willows Road, improvements consist of older buildings of a dairy farm and a few residential structures. A rocket propulsion research and manufacturing firm has purchased the major part of this area and has plans for the development of its property. A study of these plans indicates an industrial-type development, containing performance and coverage factors exceeding the most restrictive industrial use districts of the present Redmond


Zoning Plan. Consideration has been given to preserving an open space concept in the utilization of the property and to esthetic qualities in the construction of improvements. Provision for an industrial improvement of this type in the area would be consistent with surrounding uses of property under regulations requiring high performance standards and preserving open space concepts.

Section 2. Amendment of Comprehensive Land Use Plan. The Comprehensive Land Use Plan and Ordinance No. 338, are hereby amended and revised to provide for industrial development and use in the area lying west of Willows Road and for agricultural use in the area lying east of Willows Road, in the territory described in Annexation No. 67-1 and as shown generally in the map attached to this Ordinance and designated as an amendment to the Land Use Map. The Land Use Map shall be duly inscribed with the number of this Ordinance, dated and initialed by the Mayor and City Clerk, and shall show the revision and amendment made to the Comprehensive Land Use Plan by this Ordinance.


Section 3. Effective Date. This ordinance shall take effect and be in force five (5) days after the date of its publication in the manner provided by law.

PASSED by the Council of the City of Redmond, Washington at a regular meeting thereof, and APPROVED by the Mayor this 14<sup>th</sup> day of March, 1967.

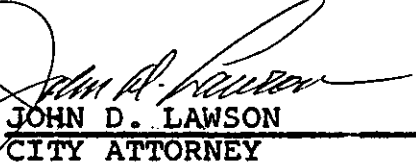
CITY OF REDMOND

  
G. C. GRAEP  
MAYOR

ATTEST:

  
EDWARD FROEBE  
CITY CLERK

APPROVED AS TO FORM:

  
JOHN D. LAWSON  
CITY ATTORNEY

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27  
YORK

WILLOWS

N.E. 116TH ST.

AGRICULTURAL

CITY OF  
REDMOND

EARLMONT

WILLOWSON

WILLOWS ROAD

RIVER

SAMMISH

34

35

REDMOND COMPREHENSIVE PLAN  
AMENDMENT TO LAND USE PLAN  
AS PART OF ORDINANCE NO. 424

*E. J. Gray*  
*Edward J. Froelich*

