

NON-CODE

**CITY OF REDMOND  
ORDINANCE NO. \_\_\_\_\_**

AN ORDINANCE OF THE CITY OF REDMOND,  
WASHINGTON, AMENDING THE REDMOND  
COMPREHENSIVE PLAN URBAN CENTERS ELEMENT  
CONCERNING THE TOWN CENTER ZONE (LAND-2021-  
00266), PROVIDING FOR SEVERABILITY, AND  
ESTABLISHING AN EFFECTIVE DATE

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WHEREAS, the Growth Management Act requires that comprehensive plans and development regulations be subject to continuing evaluation and review; and

WHEREAS, on August 17, 2021 through Ordinance No. 3057, the City Council set the content of Redmond's 2021-22 Annual Comprehensive Plan Amendment Docket, also referred to as the 2021-22 Annual Docket, which included a proposal to amend the Urban Centers Element; and

WHEREAS, the applicant, GGLO, on behalf of Fairbourne Properties, proposed to amend policies and narrative in the Urban Centers Element concerning the Town Center Zone; and

WHEREAS, applicant proposed that references to the Redmond Town Center Master Plan be removed, minimum retail provisions be removed, maximum commercial provisions be removed, and that incentives that allow additional building heights be considered; and

WHEREAS, staff also proposed minor text and policy changes to clarify and remove outdated language; and

WHEREAS, the City issued a Determination of Non-Significance (DNS) for this State Environmental Policy Act (SEPA) non-project action on December 17, 2021 and no comments or appeals were received; and

WHEREAS, the Technical Committee evaluated the applicant's proposal and recommended approval of amendments to the Urban Centers Element on January 18, 2022; and

WHEREAS, the Planning Commission evaluated the applicant's proposal and the Technical Committee Recommendation with consideration to the approval criteria described in Redmond Zoning Code (RZC) section 21.76.070.J.9; and

WHEREAS, the Planning Commission held a public hearing on the proposed amendments to the Urban Centers Element on February 9, 2022, during which two public comments were received; and

WHEREAS, the Planning Commission recommended approval of the proposed amendments to the Urban Centers Element on February 23, 2022; and

WHEREAS, the City Council reviewed the Planning Commission recommendation and the criteria set forth in RZC 21.76.070.J.9 and desires to adopt proposed amendments as recommended by the Planning Commission, with minor changes, as shown in Exhibit 1.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON, DOES ORDAIN AS FOLLOWS:

Section 1.        Classification.    This is a non-code ordinance.

Section 2.        Findings and Conclusions.    After carefully reviewing the record and considering the evidence and arguments in the record and at the public meetings, the City Council hereby adopts the findings and conclusions of the Planning Commission as contained in its February 23, 2022 report to the City Council.

Section 3.        Amendment of Redmond Comprehensive Plan - Associated Elements.    Those provisions of the Comprehensive Plan set forth on the attached Exhibit 1, incorporated herein by this reference as it set forth in full, are hereby amended to read as set forth therein.

Section 4        Preparation of Final Document.        The Administration is directed to prepare amended Comprehensive Plan documents, including updates to policy numbers, correction of any typographical errors, minor stylistic or editorial revisions, general formatting, and inclusion of appropriate graphics and illustrations.

Section 5.        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 of any other section, sentence, clause, or phrase of this ordinance.

Section 6.        Effective Date.        This ordinance shall take effect five days after its publication, or publication of a summary

thereof, in the City's official newspaper, or as otherwise provided by law.

ADOPTED by the Redmond City Council this 5<sup>th</sup> day of July 2022.

CITY OF REDMOND

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ANGELA BIRNEY, MAYOR

ATTEST:

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CHERYL XANTHOS, MMC, CITY CLERK

(SEAL)

APPROVED AS TO FORM:

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JAMES E. HANEY, CITY ATTORNEY

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