

Introduced: 7/5/22  
Adopted: 7/5/22

NON-CODE

**CITY OF REDMOND  
ORDINANCE NO. 3084**

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON AMENDING THE SHORELINE MASTER PROGRAM ELEMENT OF THE REDMOND COMPREHENSIVE PLAN TO IMPLEMENT UPDATES TO THE SHORELINE ENVIRONMENTS MAP AND ASSOCIATED TEXT UNDER A. SHORELINE ENVIRONMENT DESIGNATIONS, INTRODUCTION; AND AMENDING THE LAND USE ELEMENT OF THE REDMOND COMPREHENSIVE PLAN TO IMPLEMENT UPDATES TO MAP LU-1, COMPREHENSIVE LAND USE MAP, TO REFLECT THE PROPOSED EVANS CREEK RELOCATION ALIGNMENT AND CURRENT LAND USES; PROVIDING FOR SEVERABILITY AND ESTABLISHING AN EFFECTIVE DATE

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WHEREAS, the City is relocating Evans Creek, a Shoreline of the State, as an environmental Capital Improvement Project; and

WHEREAS, Evans Creek serves as both the Comprehensive Plan Land Use Map and Zoning Code Zoning Map boundary between differing designations, which results in split zoning on multiple parcels; and

WHEREAS, relocating the creek precipitates the opportunity to eliminate split land use designations; and

WHEREAS, the relocation of the creek necessitates amending the City's Shoreline Master Program to accurately reflect the

shoreline jurisdiction and shoreline environments of the relocated creek; and

WHEREAS, public outreach with the affected property owners has occurred over the past several years; and

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 the Evans Creek Relocation Comprehensive Plan and Zoning Code Amendments; 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 reviewed the proposal on December 15, 2021 and recommended approval to the Planning Commission; 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 reviewed the Technical Committee's recommendation at their January 12, 2022, January 26, 2022, February 9, 2022, and February 23, 2022 meetings, and conducted a public hearing during its February 9, 2022 meeting; and

WHEREAS, on February 23, 2022, the Planning Commission recommended approval of the amendments to the Redmond Zoning Code and Redmond Comprehensive Plan, with minor changes to the recommendation of the Technical Committee reflecting Department of Ecology input, and transmitted the Planning Commission Report and Recommendation to the City Council; and

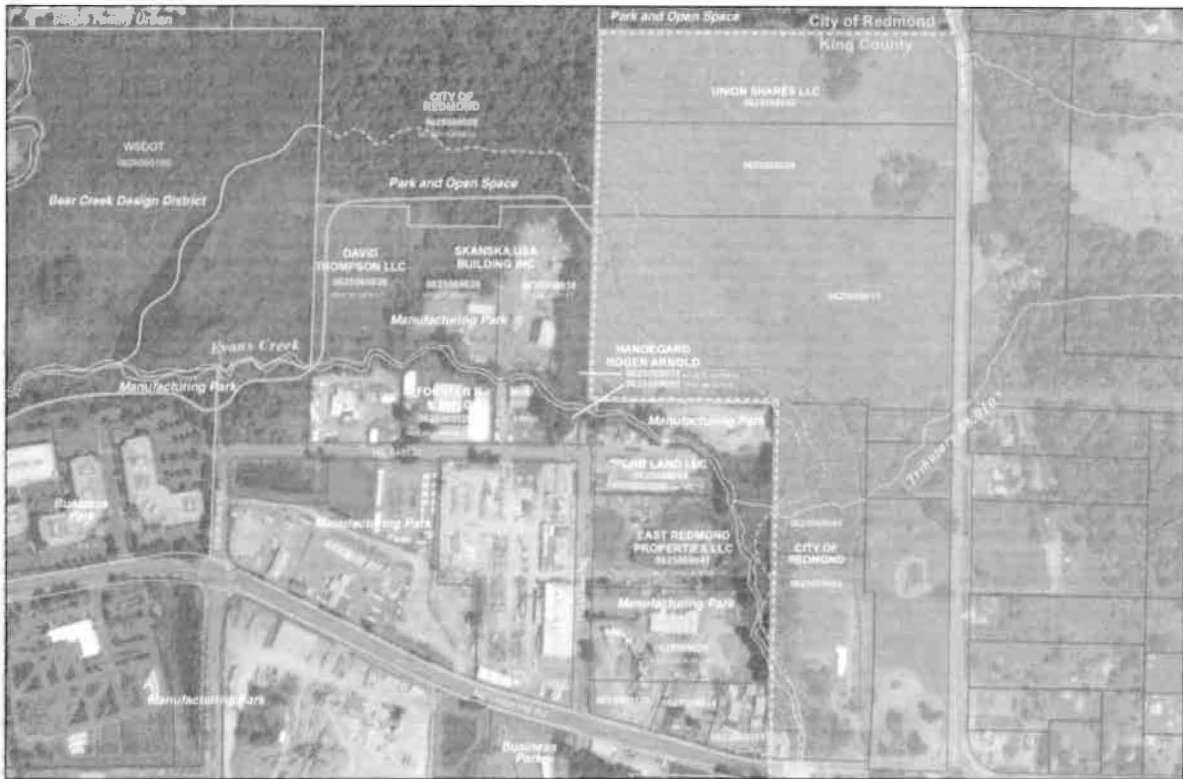
WHEREAS, the City Council has reviewed the Planning Commission Report and Recommendation and the criteria set forth in RZC 21.76.070 and desires to adopt the Evans Creek Relocation Comprehensive Plan and Zoning Code Amendments.

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

Section 1. Findings and Conclusions. After carefully reviewing the record and considering the evidence and arguments in the record and at the public meetings and hearings, the City Council hereby adopts the findings, conclusions, and recommendations contained in the Planning Commission Report approved on February 23, 2022.



Map 2 - Land Use Designations near Evans Creek Adopted by this Ordinance



Section 3. Amendments to Redmond Comprehensive Plan, Shoreline Master Program Element. The provisions of the Shoreline Master Program Element, Shoreline Environment Map and associated text under A. Shoreline Environment Designations, Introduction, are amended to read as follows:

COMPREHENSIVE PLAN (SMP)

A. SHORELINE ENVIRONMENT DESIGNATIONS

Introduction

There are five shoreline environments. These designations are applied to homogenous areas and include policies to guide development of shoreline areas. These shoreline environments, as shown on the Shoreline Environments Map, incorporated as part of this paragraph, will be applied to the following areas:

- Sammamish River North of the Puget Sound Energy Right-of-Way: Designate the 200 feet of shoreline jurisdiction immediately along the river and associated wetlands Urban Conservancy on both sides of the river.
- Sammamish River South of the Puget Sound Energy Right-of-Way to Lake Sammamish: Designate the King County Sammamish River Park as Urban Conservancy and designate the balance of the adjacent property within the 200-foot shoreline jurisdiction as High-Intensity/Multi-Use. This designation shall be coincidental with the King County park property, which is approximately 100 feet in width, as of January 1, 2008. The area south of Marymoor Park (west side of river) is designated as Urban Conservancy.
- Lake Sammamish: Designate the shoreline as Shoreline Residential and the water surface as Aquatic. Associated wetlands at the north end of the lake should be designated Urban Conservancy.

▪ Bear ~~and Evans~~ Creeks:

- West of Avondale Road: Designate a 150-foot-wide Urban Conservancy strip with the balance (outer 50 feet) of the shoreline designated as High-Intensity/Multi-Use. This should be modified to reflect the SR 520 right-of-way south of Bear Creek.
- East of Avondale Road: Designate a 150-foot strip Natural along both sides of the creeks, with the balance of the wetland and 100-year floodplain outside of this 150-foot corridor on the north side of the creeks as Urban Conservancy environment.
- The area designated for residential density transfers near Avondale Green (near Avondale Road) ~~should be~~ is designated Shoreline Residential.
- South of Bear Creek the remainder (outer 50 feet) of the shoreline jurisdiction outside of the 150-foot Natural designation ~~should be~~ is designated High-Intensity/Multi-Use.
- ~~Evans Creek south of Union Hill Road should be entirely Natural. Provided, however, that for the heavily developed Reach 2 of Evans Creek, extending east from 188<sup>th</sup> Avenue NE, then south to NE Union Hill Road, designate a 25-foot-wide strip as Natural along both~~

~~sides of the creek, and designate the remainder 175-foot wide strip as High Intensity/Multi-Use. When the Shoreline jurisdiction extends beyond 200 feet, on the north (or east) side of the creek, the shoreline jurisdiction shall be designated as High Intensity/Multi-Use where, as of January 1, 2008, the land is disturbed by clearing or grading (not associated with agricultural but associated with the business operations at the site), industrial uses, commercial uses, structures, or pavement and Natural for all distance beyond the line of development.~~

- Evans Creek (North of Union Hill Road):
  - North Side of Creek: Designate 150 feet adjacent to the ordinary high water mark as Natural with the balance of the wetland and 100-year floodplain outside of this 150-foot corridor as Urban Conservancy.
  - South Side of Creek: Designate 150 feet adjacent to the ordinary high water mark as Natural with the balance of the wetland outside this 150-foot corridor as Urban Conservancy. However, any land in the shoreline jurisdiction ( a minimum of 200 feet from the ordinary high water mark) that is disturbed by clearing or grading associated with the business operations of the site,

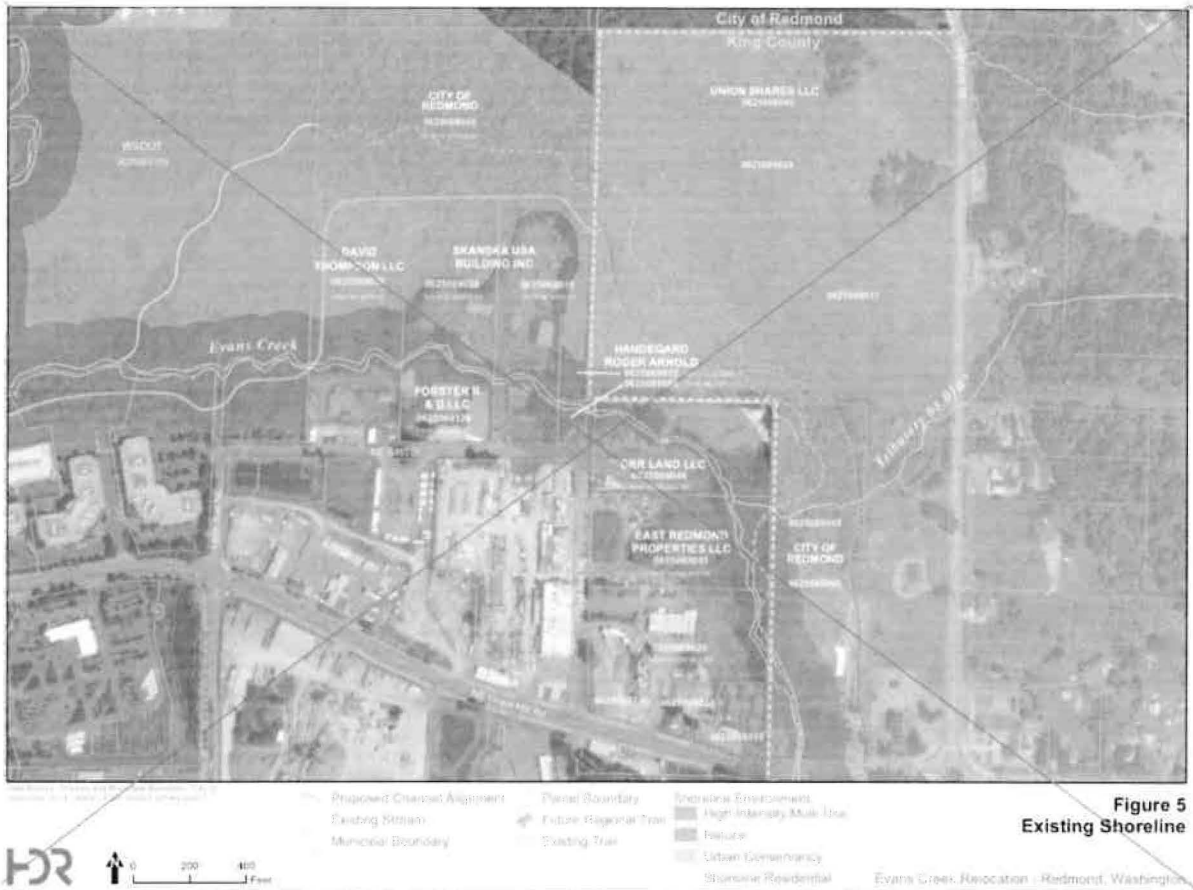


industrial uses, commercial uses, or pavement as of January 1, 2008 is designated as High Intensity/Multi Use.

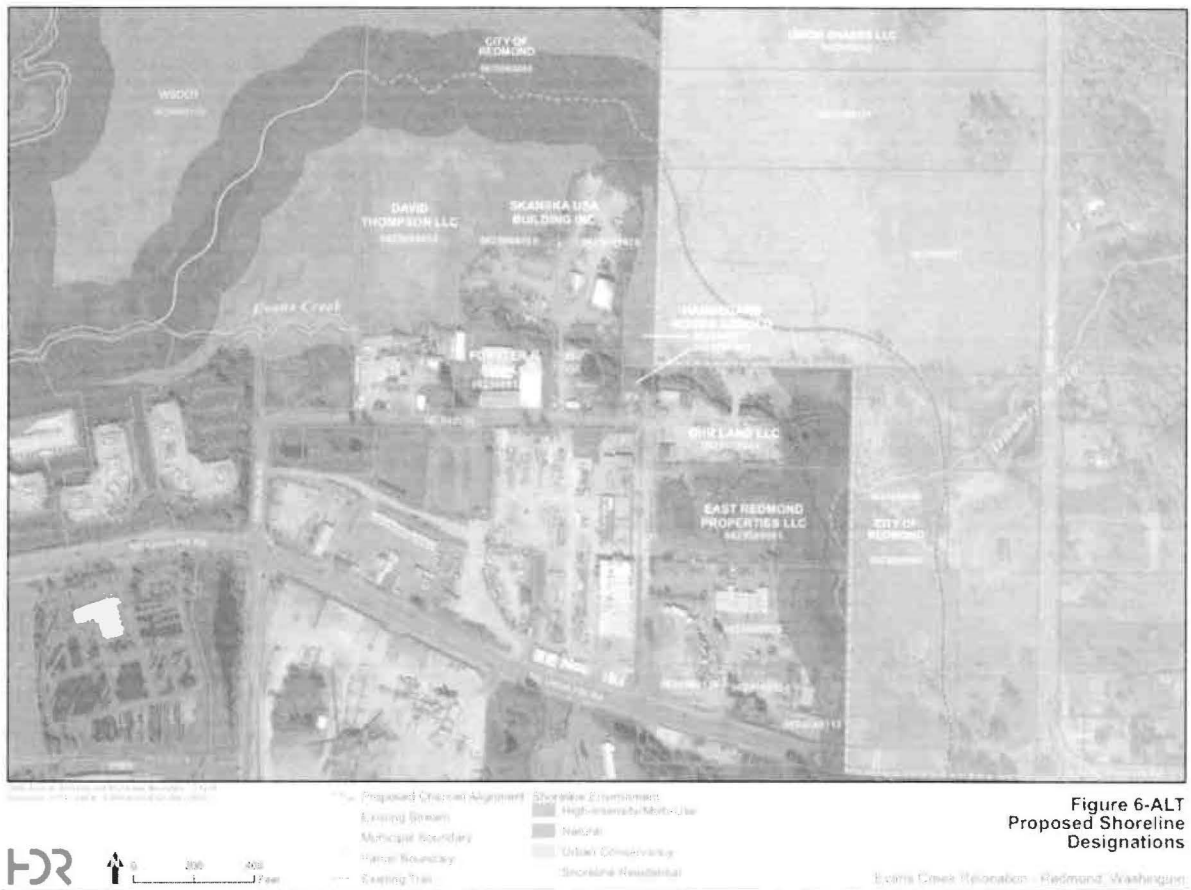
- o West Side of Creek: Immediately north of Union Hill Road, designate a 25-foot wide corridor of land on either side of the creek as Natural with the remainder 175-foot wide corridor as High Intensity/Multi Use.

- Evans Creek (South of Union Hill Road): Natural

Shoreline Environments Map: Existing Shoreline Environments near  
Evans Creek



Shoreline Environments Map: Shoreline Environments near Evans Creek Adopted by this Ordinance



Section 4. Preparation of Final Documents. The Administration is directed to complete preparation of Redmond Comprehensive Plan documents, including updates to chapter numbers, correction of any typographical errors, minor stylistic or editorial revisions, general formatting, and including of appropriate graphic and illustrations.

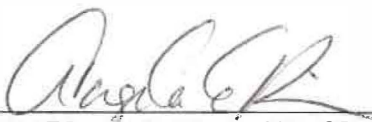
Section 5. Severability. If any section, sentence, clause, or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such

invalidity or unconstitutionality shall not affect the validity of any other section, sentence, clause, or phrase of this ordinance.

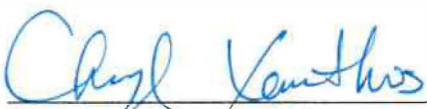
Section 6. Effective Date. This ordinance shall take effect one day after the Evans Creek Relocation project has been constructed and water has been diverted into the new creek channel.

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

CITY OF REDMOND

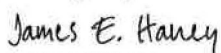
  
ANGELA BIRNEY, MAYOR

ATTEST:

  
CHERYL D. XANTHOS, MMC, CITY CLERK

(SEAL)

APPROVED AS TO FORM:

DocuSigned by:  
  
85394CE96899485...  
JAMES HANEY, CITY ATTORNEY

FILED WITH THE CITY CLERK: June 21, 2022  
PASSED BY THE CITY COUNCIL: July 5, 2022  
SIGNED BY THE MAYOR: July 8, 2022  
PUBLISHED: July 11, 2022  
EFFECTIVE DATE: July 16, 2022 \* See Clerk's Note below.  
ORDINANCE NO. 3084

YES: ANDERSON, CARSON, KHAN, KRITZER, STUART  
NO: FIELDS

\*Clerk's Note: Per RCW 35A.12.130, July 16, 2022, is five days following publication of the ordinance. Section 6 of this ordinance must also be fulfilled prior to becoming effective.