



Planning Commission Report

To: City Council

From: Planning Commission

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Date: December 2, 2015

File Numbers: LAND-2015-01851, SEPA-2015-01852

Planning Commission Recommendation: Approval

Title: Redmond Zoning Code: 2015 Landslide Hazards Map and Streams Classifications Map Update

Recommended Action: Adopt the proposed updated Landslide Hazards Map and Streams Classifications Map shown in Exhibits A and B

Summary: This Zoning Code Amendment updates both the Landslide Hazards Map and Streams Classification Map of the Critical Areas Map Portfolio with the most current data the City has on these features. The updates are generally based upon new LiDAR (Light Detection and Ranging) data, field observations by trained staff, studies submitted with development proposals, and surveys from construction projects.

Reasons the Proposal Should be Adopted: The proposed map updates should be adopted because:

- They provide the public with the most up-to-date information the City has related to stream classifications and landslide hazard areas;
- They are used for general planning purposes and are purely

- advisory;
- They enhance predictability for developers and homeowners; and
- There are no changes to classification systems, buffer and/or setback requirements, or mitigation requirements.

Recommended Findings of Fact

1. **Public Hearing and Notice**

a. **Public Hearing Date**

The City of Redmond Planning Commission held a public hearing on the proposed map updates on November 18, 2015. One person provided oral testimony at the public hearing.

b. **Notice**

Notice of the public hearing was published in the Seattle Times. Public notices were posted in City Hall and at the Redmond Library. Notice was also provided by including the hearing in Planning Commission agendas and extended agendas mailed to various members of the public and various agencies. Additionally, hearing notification was posted on the City's web site and sent electronically to more than 200 citizens that have indicated interest in Zoning Code issues.

Recommended Conclusions

1. **Key Issues Discussed by the Planning Commission**

The Planning Commission's Issues Matrix can be found in Exhibit C. A summary of the Planning Commission's additional discussion items are identified below.

Intentionally Created Streams

The Commission spent some time discussing intentionally created streams, as this category was raised during the public testimony. *Intentionally created streams* are defined as follows:

"These are manmade streams defined as such in these regulations and do not include streams created as mitigation. Purposeful creation must be demonstrated to the Committee through documentation, photographs, statements, and/or other evidence. Intentionally created streams may include irrigation and drainage ditches, grass-lined swales, or other artificial watercourses unless they are used by salmonid fish or created for the purpose of stream mitigation."

These streams are not identified on the Streams Classifications Map as they are not regulated streams. For instance, there are no development restrictions, buffer

requirements or mitigation standards when developing near *intentionally created streams*. Classes I, II, III, and IV streams are on the map because they have accompanying development regulations governing buffers and mitigation requirements which must be met when developing in or near these streams. This information provided the Commission with a better understanding as to why intentionally created streams are not mapped on the Streams Classifications Map.

Agency Review and Usage of Maps

The Planning Commission was curious about how other agencies might use and interpret the City's landslide hazards and streams classifications maps. Other agencies, and Tribes, typically get involved at the time a development proposal is submitted, particularly when other state or federal permits are required. These agencies would not use Redmond's maps as a basis for their input. We did have one Tribe comment on the SEPA Threshold Determination issued for this Zoning Code Amendment, and their comments were appreciative that the City provides its citizens with their most accurate and up-to-date information related to streams. The Commission was satisfied with this discussion item.

Downstream Impacts from Upstream Development

The Commission heard public testimony from a property owner who believed that a stream was created on his property largely due to drainage from upstream/uphill development. Some Commissioners struggled with this as this issue seemingly is outside of the scope of the map updates, but it is important to note as it appears the property owner is negatively impacted by something that was not his doing. Staff noted that the stream in question should be considered in a consistent fashion with other similar streams, and that it appears to be correctly classified on the map due to natural flow not associated with the upstream development. The question then becomes how can the City ensure downstream property owners are not impacted from upstream development? The Commission felt strongly that this should be included as a point of concern in their Report.

2. Recommended Conclusions of the Technical Committee

The recommended conclusions in the Technical Committee Report (*Exhibit E*) should be adopted as conclusions.

3. Planning Commission Recommendation

The Planning Commission adopted a motion to recommend approval of updates to the Landslide Hazards Map and Stream Classifications Map in the Redmond Zoning Code by a vote of 5-0 at its November 18, 2015 meeting.

List of Attachments

- Exhibit A:** Proposed Landslide Hazards Map
- Exhibit B:** Proposed Streams Classifications Map
- Exhibit C:** Planning Commission Final Issues Matrix
- Exhibit D:** Planning Commission Meeting Minutes, November 18, 2015
- Exhibit E:** Technical Committee Report with Exhibits
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Robert G. Odle, Planning Director

11/24/2015

Date



Robert O'Hara, Planning Commission Chairperson

12/2/2015

Date

Approved for Council Agenda

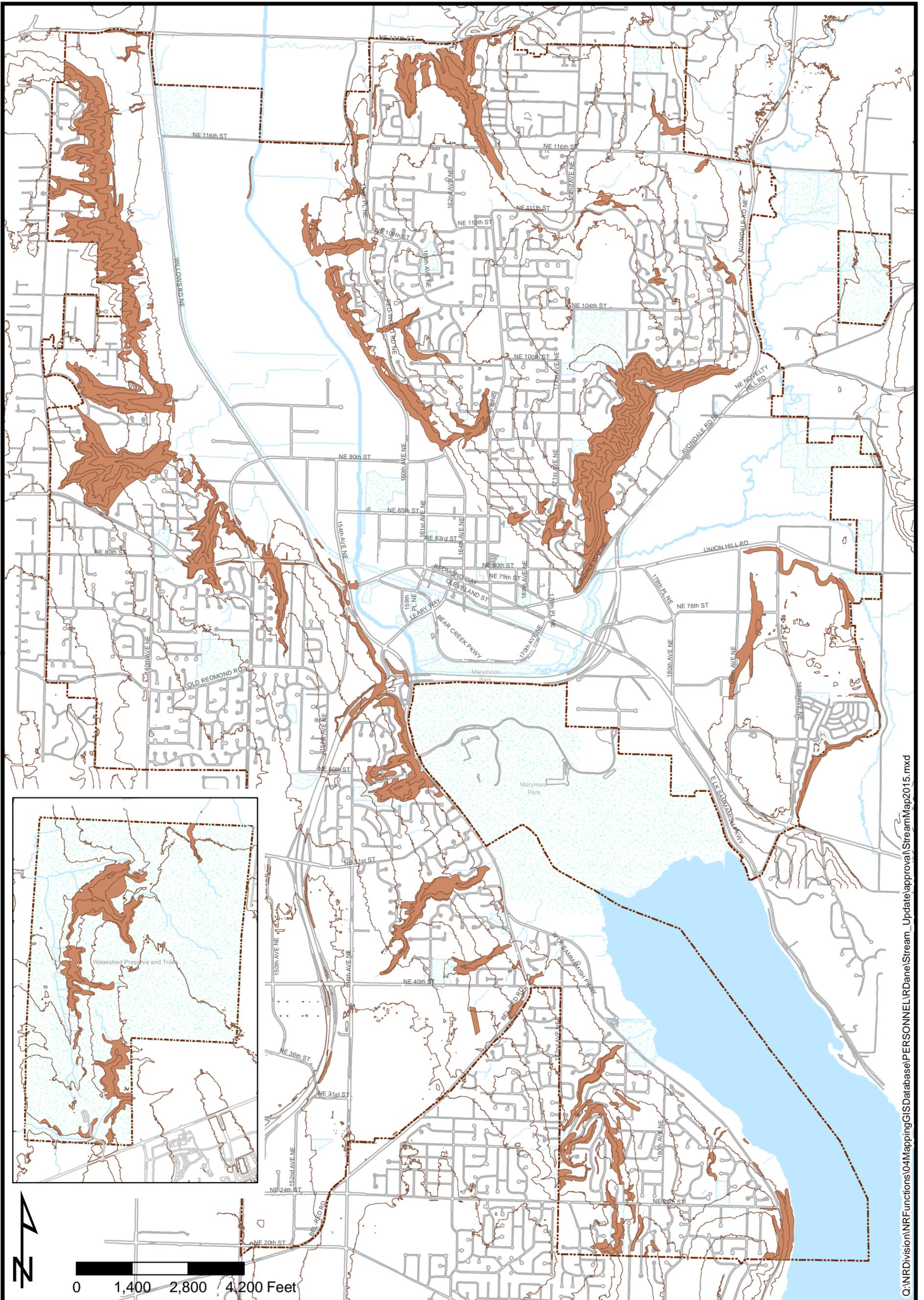


John Marchione, Mayor

12/4/2015

Date

EXHIBIT A



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City of Redmond

Critical Areas Map
Effective: **DRAFT Final 2016**

Map 64.7 Landslide Hazards

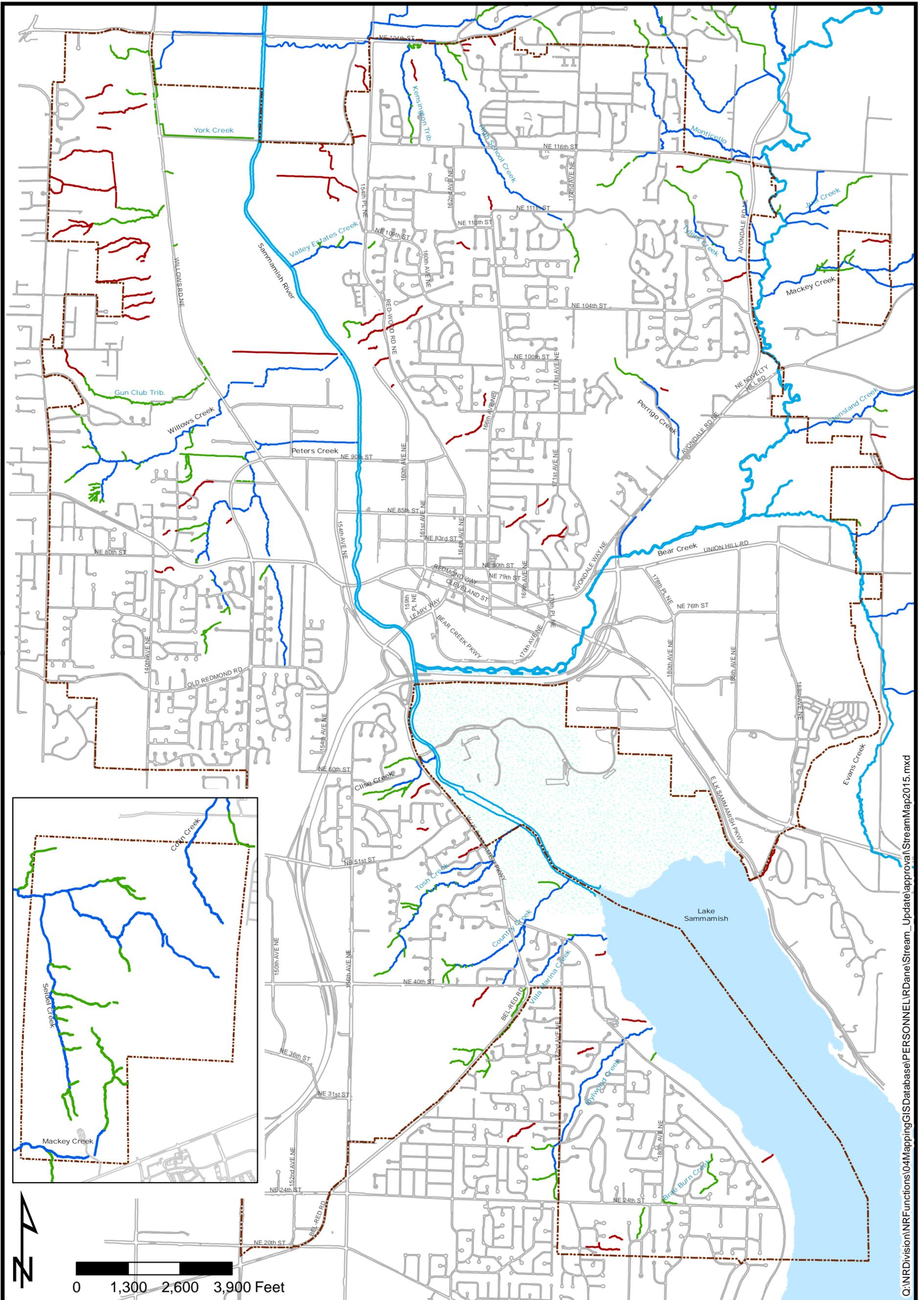
Legend

- Landslide Hazards Areas
- Contours

Sources:
City of Redmond Public Works, Natural Resources Division
City of Redmond GIS Services
King County GIS

Note: This map shall be used as a general guide representing the approximate location of streams, per RZC 21.64.010(E)(2). The map does not necessarily ensure the presence or absence of streams. In the event of a conflict between the map and the criteria of the Critical Areas Ordinance (CAO), the criteria shall prevail. Consult the CAO (RZC 21.64) for reporting requirements

EXHIBIT B



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City of Redmond

Critical Areas Map

Effective: **DRAFT** Final 2016

Map 64.3 Streams Classification

Stream Official USGS Stream Name
Stream Informal Stream Name

- Class I Stream
- Class II Stream
- Class III Stream
- Class IV Stream

Sources:
City of Redmond Public Works, Natural Resources Division
City of Redmond GIS Services
Washington Trout / Wild Fish Conservancy
King County GIS

Note: This map shall be used as a general guide representing the approximate location of streams, per RZC 21.64.010(E)(2). The map does not necessarily ensure the presence or absence of streams. In the event of a conflict between the map and the criteria of the Critical Areas Ordinance (CAO), the criteria shall prevail. Consult the CAO (RZC 21.64) for reporting requirements

Note: Gaps in illustrated streams may indicate culverts, pipes, etc.
Note: Informal stream names may not conform to USGS policies and may change in the future.

EXHIBIT C

2015 Landslide Hazards Map and Streams Classifications Map Update (LAND-2015-01851)

Planning Commission Issues Matrix

Issue	Discussion Notes	Status
<p>1. Is there value to adding policy and/or code language stating the City is applying best technology? (Miller)</p>	<p><u>Planning Commission Discussion</u> Commissioner Miller raised the question if there is value to adding policy or code language stating that the City is applying the best technology available with respect to the critical areas maps. This was raised in the context of having support for the tools/techniques used for the map revisions.</p> <p><u>Staff Response/Recommendation</u> In 2005, the Critical Areas Regulations underwent a major update to comply with the State’s Best Available Science Rule, which required the integration of science into the establishment and update of critical areas. Staff believes that the proposed map updates based on LiDAR technology are considered Best Available Science.</p> <p>Both Comprehensive Plan policy NE-16 and NE-17 address this requirement. NE-16 states, “Use Best Available Science to preserve and enhance the functions and values of critical areas through policies, regulations, programs, and incentives.” NE-17 states, “Implement projects and program that include adaptive management based on Best Available Science to revise policies, regulations, and programs as needed to reflect changes in scientific advancement and local circumstances.” Additionally, the Critical Areas Regulations (RZC 21.64) address this directive in the Chapter’s purpose. Staff believes this language addresses the concern raised and that existing policies and regulations support the use of updated tools/technology in developing and updating critical areas maps.</p> <p><u>Public Comment</u> None</p>	<p>Opened 11/4/15</p> <p>Closed 11/18/15</p>

**REDMOND PLANNING COMMISSION
MINUTES**

November 18, 2015

COMMISSIONERS PRESENT: Vice Chairman Biethan; Commissioners Haverkamp, Captain, Miller and Murray

COMMISSIONERS EXCUSED: Chairman O'Hara

STAFF PRESENT: Jason Rogers, Cathy Beam, Ben Sticka, David Lee, Steve Fischer, Redmond Planning Department; Roger Dane, Natural Resources Division; David Shaw, Betty Sanders, Carolyn Hope, Parks and Recreation Department

RECORDING SECRETARY: Lady of Letters, Inc.

CALL TO ORDER:

The meeting was called to order at 7:00 p.m. by Vice Chairman Biethan.

APPROVAL OF THE AGENDA:

MOTION by Commissioner Miller to approve the agenda for the November 18, 2015 meeting. MOTION seconded by Commissioner Captain. MOTION approved unanimously (5-0).

ITEMS FROM THE AUDIENCE: None

APPROVAL OF MEETING MINUTES:

MOTION by Commissioner Miller to approve the Meeting Minutes from the October 21, 2015 meeting and the Meeting Summary from the November 4, 2015 meeting. MOTION seconded by Commissioner Murray. MOTION approved (5-0).

Report Approval, Amendment to Comprehensive Plan, Economic Vitality Element Regarding Economic Competitiveness and Fees, presented by Jason Rogers, City of Redmond Long Range Planning Group.

Mr. Rogers reported that a draft report highlighting public comment and key issues discussed by the Commission had been distributed in the meeting packet. At this time, an opinion regarding the accuracy of the report and approval was requested. There was a revised Attachment C with Commissioner Miller's minority report that was emailed to Commissioners replacing Attachment C that was previously sent with the packet.

MOTION by Commissioner Miller to approve the Planning Commission's Report for the Amendment to Comprehensive Plan, Economic Vitality Element Regarding Economic

Competitiveness and Fees Report. MOTION seconded by Commissioner Haverkamp. MOTION approved with one abstention from Commissioner Murray (4-0).

Vice Chairman Biethan stated that the dissenting opinion noted in the report was appreciated as the Commission is an Advisory Board to the City Council.

Public Hearing and Study Session, Amendment to Zoning Code Regarding 2015 Landslide Hazards Map and Streams Classification Map Update, staffed by Cathy Beam, City of Redmond Planning Department and Roger Dane, Public Works Natural Resources.

Ms. Beam reported that this was a continuation of the discussion and public hearing for the Zoning Code Amendment that includes updates to the Landslide Hazards Area Map as well as the Streams Classifications Map. Updated Landslide maps with corrected colors were distributed. The Issues Matrix had been updated and would replace the previous matrix. Ms. Beam presented an overview. The maps are part of the critical areas map portfolio which are within the Zoning Code. The maps are used for general planning purposes and are advisory, with the most up to date information available. The update does not change classification systems, buffers, setbacks or mitigation requirements related to streams or steep slopes.

The landslide map to be updated was developed in the early 1990s. The stream map has been updated as recently as 2012. The updates are based upon new information either from site specific studies such as a stream reconnaissance report or critical area report that would have been submitted with a city capital project or privately initiated development proposal, or field observations specific to streams, surveys after projects are completed. The existing landslide hazard map includes a definition of what is considered to be a landslide hazard. Steep slopes are considered to be greater than 40% with a vertical relief of greater than 10 feet. The current map is based on information from the U.S. Geological Survey Topographic Maps. There are other categories that would be considered landslides in the City such as slopes greater than 15% with seepage, slopes with historic failures and slopes subject to rock fall. The map presented tonight only concerned the 40% or greater slope context.

Mr. Dane continued the presentation. Areas have been added to the landslide map, and he noted that the Watershed Preserve had not previously been mapped at all. All of the previously mapped areas remain. King County and the Washington State Department of Natural Resources are currently reviewing new guidelines for identifying geologic hazards using LiDAR and aerial photography. As those standards are developed, the map may be refined again.

Ms. Beam provided an overview of the streams map. The map shows a four tier rating system, Class I, II, III and IV. Class I refers to Shorelines of the State, such as Bear Creek, Evans Creek and the Sammamish River. Class II streams are watercourses with salmonid species or potential salmonid species. Class III streams have non-salmonid fish species or the potential for other fish species; usage or headwaters. Class IV covers the remaining stream systems in the City.

With the Technical Committee's recommendation, stream buffers and mitigation would remain the same. There would also be no changes to any regulatory components of the streams. Mr. Dane presented graphics demonstrating changes proposed to the stream map. LiDAR mapping

improvements around stream locations have been incorporated as part of the proposed updates. Most of the flatter valley floors and headwater areas have not been adjusted using the criteria. Vice Chairman Biethan asked for clarification regarding identifying colors in the slide presentation. Mr. Dane explained that dark blue areas were locations that would change by a few feet. Light blue areas were unchanged with the LiDAR locational criteria and were typically on the steep valley wall stream sections.

Mr. Dane continued the presentation, showing proposed changes based on field reconnaissance, development applications and construction projects such as the Lower Bear Creek Project where the channel was relocated. Each of the changed segments has a color code indicating a new or revised location, a classification revision or a deleted segment. Commissioner Miller asked for clarification around the Bridal Crest Trail between West Lake Sammamish Parkway and 156th. There seemed to be a great deal of new landslide hazard identified on the map and the question was, why would use of LiDAR add so much landslide hazard area to the map? Mr. Dane replied that it is because there have been 30 years since the last update and based on the new technology, staff has determined that the original mapping was not accurate. Vice Chairman Biethan added that development has changed the context of the land over time. Mr. Dane also stated that it has been challenging to determine a steep slope or locate a stream channel in an area that is heavily treed. Aerial photos alone do not provide the accuracy of LiDAR.

Ms. Beam presented the proposed schedule. A recommendation from the Commission was desired, and Planning Commission Report approval is expected to occur at the December 2, 2015 meeting. There will be a briefing to the City Council's Public Works and Planning Committee at their December meeting and then Council will consider the proposed updates in 2016. Vice Chairman Biethan noted that there was one issue on the Issues Matrix, but Commissioner Miller asked that it be closed as clarification was received. Vice Chairman Biethan opened the public hearing.

Mr. Rory Veal, 9859 Redmond-Woodinville Road, Redmond, Washington, 98052, was the first to testify in front of the Commission. Mr. Veal is the owner of approximately seven acres at that location, split into two parcels. Mr. Veal stated that the reason for speaking was to be on record and that he had the opportunity to meet several times over the fall with Planning Department staff around a situation on the property. A possible change in designation of a water feature was discussed and Mr. Veal earlier presented staff with historic photographs dating back each decade to the 1930s. The view of Mr. Veal was that there has not been a stream in that location but an evolution of a water system after the development of the property uphill from his property.

Mr. Veal stated that the photographs did not compel the staff to agree. He hired an engineer to conduct an upstream and hydraulic study and the results were, in the opinion of Mr. Veal, very convincing showing there had been a 900% increase in the impervious surface upstream emptying into a culvert that then empties into this property. Previously, the culvert had only drained Redmond-Woodinville Road, but with the addition of Redwood Manor, Mr. Veal stated the net increase in the volume of water was 500%. The duration of water increased significantly as well.

In conclusion, the mapping presented tonight did not recommend any changes to the map that existed before on the property. However, in studying the subject, Mr. Veal the Redmond Zoning Code contains another category of stream, Intentionally Created Streams, that is not represented on the maps. It was the intention of Mr. Veal that there be a definitive declaration around the water feature on the property as an Intentionally Created Stream.

Mr. Veal was happy that staff had decided not to extend the stream. A man-made channelized ditch is how Mr. Veal would characterize the water feature, and he stated it was not there until the uphill plat was developed and this was also the opinion of the professional engineer. The ditch is diverting water from other previous drainages into the culvert which drains onto the property. Mr. Veal hoped that the designation of Intentionally Created Stream would be considered for the map to avoid confusion.

Mr. Veal thanked the Commission for the opportunity to speak and thanked the Planning Department for their consideration. Vice Chairman Biethan asked if there was water coming out of the culvert onto the site. Mr. Veal answered that the drainage out of the culvert came off of Redmond-Woodinville Road, then was collected and diverted to the culvert. In periods of rain, there was surface water draining from the road into the culvert.

Vice Chairman Biethan closed the public hearing and opened the study session. Commissioner Murray asked about the purpose of the map and whether Intentionally Created Streams are mapped somewhere else. Mr. Dane replied that Intentionally Created Streams are mapped on GIS, but not illustrated on the Stream Classification Map. Commissioner Murray asked if there are benefits to the owner versus the City around having Intentionally Created waterway streams listed. Mr. Dane replied that it is not something that has been mapped elsewhere in the City. Commissioner Murray asked if the label in the Code produced a benefit to the owner or a consideration for the City, and when and where this would be used.

Ms. Beam replied that Intentionally Created Streams are exempted from regulation and are identified in the exemption section of the Critical Areas Code but not identified around stream buffers and mitigation requirements. There has not been a discussion around the Redmond Code designation. Commissioner Murray suggested that the purpose of designations should be made clear. Mr. Dane reported that Intentionally Created waterways are mapped in the same way as a ditch. Vice Chairman Biethan re-opened the public hearing. Commissioner Murray asked Mr. Veal what the benefit would be to have that waterway listed as Intentionally Created. Mr. Veal replied that largely the benefit is economic in the ability to use the property. If the property is listed with one of the four classifications there are affiliated buffers and setbacks from that stream. Another circumstance would be that some ditches may be associated with wetlands, and artificially created wetlands are treated somewhat differently. Commissioner Murray asked for clarification of intent that the reason for the concern around the designation is to avoid issues in the future. Mr. Veal replied yes.

Ms. Beam reminded the Commission that the maps are advisory and not regulatory. The Code is clear that site specific studies govern. The maps provide a red flag but are not reviewed in detail. Vice Chairman Biethan asked Commissioner Murray if his question had been addressed. Commissioner Murray replied that he understood that the maps are for streams and that

intentional waterways are not mapped. The location where a record of an owner request for review has been made is not on the maps. Vice Chairman Biethan closed the public hearing.

Commissioner Miller asked how information, although advisory, might be interpreted by other agencies, and if a result would be property owners needing to be more defensive around standards or definitions.

Mr. Beam replied that the Department of Fish & Wildlife and Muckleshoot Tribe are typically the most frequent commenters. A comment was received from the Fisheries biologist of the Muckleshoot Tribe specific to the SEPA determination for this Zoning Code Amendment, and the Tribe expressed appreciation that the City maintains the information with transparency. The agencies become involved when an actual development proposal begins and the maps are advisory only to instigate further review. Mr. Dane continued that definitions are consistent among agencies. There are some subtle differences but they are consistent with the State view.

Vice Chairman Biethan stated that there was confusion regarding the development adjacent to the property of Mr. Veal that has increased water volume by 500 times, and that perhaps the issue should be not only with stream mapping, but around how an adjacent property can be developed and Mr. Veal be penalized for it. Ms. Beam stated that while the issue should be in the report, the issue is not necessarily a map update topic. Mr. Dane stated that there is enough natural flow on the site and this waterway should qualify as a Class IV stream. Procedurally, the site was left on the map as is. However, the staff opinion was that a change was warranted, shortening the southern stream and lengthening the northern stream. The map change will not occur until a full critical areas report comes in.

Vice Chairman Biethan stated that there was an issue raised by Mr. Veal that needs to be addressed in another discussion. The map update process should not stall due to this issue. Commissioner Captain stated that bringing the issue out in the report and on the record would be sufficient at this time.

MOTION by Commissioner Miller to approve the recommendation from the Technical Committee to update the landslide hazards and stream classifications maps. MOTION seconded by Commissioner Haverkamp. MOTION approved (5-0).

Vice Chairman Biethan thanked Mr. Veal for his comments.

Study Session, Amendment to Zoning Code Regarding Temporary Use Regulations for Encampments, staffed by Ms. Cathy Beam, Mr. Ben Sticka, and Mr. David Lee. City of Redmond Planning Department.

Ms. Beam introduced Mr. Ben Sticka and Mr. David Lee, also from the Planning Department. Mr. Lee started the summary presentation. The Zoning Code Amendment was proposed to address concerns around the cost and frequency of obtaining a Temporary Encampment Permit. An applicant must obtain a permit for every stay and pay a fee for each permit issued. The Code Amendment proposes to maximize the number of stays a host organization may obtain with one permit. This would lower costs and increase administrative efficiency for both the host

organizations and the City by cutting down the number of times a permit must be reviewed and paid for.

Some key terms in the presentation were Temporary Encampment, which is an outdoor temporary residence with basic services. Temporary Encampment Managing Organization is the actual group that manages the group seeking the permit and Temporary Encampment Sponsor is the organization or group that provides the land, space and other necessary requirements for the encampment.

There have been eight temporary encampment permits issued since 2006. Five of the encampments were at St. Jude Parrish on 116th Avenue NE and the others were at Redwood Family Church off of Redmond-Woodinville Road NE. The managing organizations were SHARE/WHEEL and Camp Unity.

Currently, in order to obtain a permit, the applicant for the encampment must submit for a Type 1 Temporary Use Permit, which is an administrative review exempt from the State Environmental Policy Act (SEPA). Once a permit is received by the City and determined complete, the application undergoes an initial 21 day comment period. After all comments have been reviewed, the applicant must hold a public meeting with a 21 day notice to the surrounding neighborhood. Once the meeting is held and all issues and concerns have been addressed, the City issues a notice of final decision and commences a 14 day appeal period. The fastest a permit can be issued is 45 days. This process and associated fee is repeated for each stay, limited to 110 days within a 365 day period.

Staff said the proposed Code Amendment was an attempt to capture the true value and cost recovery of the process. The comment and appeal period for each permit would remain the same. To the knowledge of staff there have been no major issues around encampments and no major opposition voiced during public meetings. Notifications would still be mailed to households within a 500 ft. radius of the site prior to any stay. The proposed Code does not increase intensity, duration or use of the stays, but produces the most benefit to the managing and host organizations. The resulting review efficiencies are also a benefit to the City.

In summary, the proposed Code Amendment proposes to package three Temporary Encampment stays within five years with just one permit. This would also mean that the applicant would only need to pay the current Type 1 Permit Fee once, instead of the same fee every time there is a Temporary Encampment. The permit would only need to be reviewed once for the three stays including all comment periods, meetings and appeal periods. However, it would be required that a courtesy reminder mailing go out to all residence within the notification area before each stay. The stays would be limited to one stay within a 365 day period, which is one of the existing code requirements that would not change. Revocability of the permit for non-compliance to the Municipal Code is strengthened.

The Planning Commission may opt to consider or enact alternatives to the proposed Code Amendment. Staff has considered two alternatives. The first was to maintain the Code as is with no changes, but this approach would not address concerns that have been brought forward. The second was to modify the proposed Code Amendment by increasing or decreasing such factors

as the amount of stays, duration of stays, notification requirements or other process issues. Staff believed that it had delivered a balanced approach and recommended the proposed Code Amendment. The Planning Commission's schedule includes a public hearing and study session on December 2, 2015 with an additional study session on December 9, 2015 if the Commission desires. The goal is to transmit the Planning Commission report to the City Council on December 16, 2015 for consideration in 2016.

Commissioner Captain asked for clarification around the duration of stays. Mr. Lee replied that 110 days within a 365 day period was correct. Commissioner Captain then asked how staff arrived at the proposal of three stays within five years. Mr. Lee replied that the number seemed to be a balanced way to approach the number of stays. Commissioner Captain stated that from an administrative standpoint the proposal is much more efficient, but he believed that five years was a long time.

Mr. Lee clarified that there needs to be a 365 day break between each stay as well. Vice Chairman Biethan asked for more clarification around the number of stays permitted. Mr. Lee replied that the proposed amendment packages three stays into one permit, but there still is a requirement of a 365 day gap between each stay. Ms. Beam explained that when an organization comes to the City a second time, it would be purely administrative with no public meeting, but with the courtesy notice to homeowners.

Vice Chairman Biethan asked for clarification around a situation where an organization forms a Temporary Encampment in January 2016 staying for 110 days. He asked, at the end of the 110 day period, if they would be under the current code requiring them to wait 365 days before returning. Mr. Lee replied that the requirement is in days and not attached to a calendar. Vice Chairman Biethan asked if this meant the Encampment could only be at a location once a year plus 110 days, and Mr. Lee replied yes.

Commissioner Captain clarified that the term of year should not be considered, only the number of days. Ms. Beam reported that a stay is 110 days and after leaving, there is a 365 day wait and another 110 day stay can be made. Commissioner Captain stated that on the 111th day, the 365 day wait period begins again. Vice Commissioner Biethan asked if Code currently allows no more than three stays in a five year period, and confirmed the new proposal would not change that. Vice Commissioner Biethan stated that he liked the concept, and said that the Amendment is appropriate and a valuable resource.

Commissioner Miller asked if the current Code envisioned or allowed concurrent encampments, or multiple applications, from the same applicant for different sites. Mr. Lee replied no, that the code is based on the managing group which is the applicant. Ms. Beam asked Mr. Steve Fischer to come to the table to verify that the information being given was accurate. Mr. Fischer stated that the Code would allow multiple Encampments at one time. If SHARE/WHEEL wished to have an Encampment at St. Jude, and Camp Unity wanted one at Redwood Family Church, that could occur. Due to the nature of how the sponsoring agencies work, this would be very unlikely, however. There are not a large number of campers to fill two camps.

Commissioner Miller stated that neighbors may perceive that the Commission's actions would allow for more frequent stays in Encampments. He confirmed with staff that the Commission's recommendation would not do that. How capacity is addressed should be clarified. Mr. Fischer replied that the last time St. Jude hosted an encampment surrounding neighbors made comments that they did not oppose the Encampment but asked if it would be possible for another church to share the organization of Encampments. The intention around rest periods between encampments is to give neighbors a break. With the current recommendation in front of the Commission, nothing would change other than the administrative side, cost to organization and timing stresses.

Commissioner Haverkamp asked about public safety. By permitting for each Encampment, regulations can be reviewed. She asked if there would be a process to assure order each time, and if there would be a way to revoke the permit if this was not followed. Mr. Lee replied yes. That is written into the Code to state that the Encampment permit is revocable at any time if the Encampment is found to be non-compliant with conditions within the permit. Commissioner Miller asked if various hosting institutions would speak at the public hearing, and Ms. Beam replied that that would be expected. Vice Commissioner Biethan praised the report as excellent. A five minute recess was called.

Study Session, Updates to Parks, Arts, Recreation, Conservation and Culture (PARCC) Plan and Associated Comprehensive Plan Policies, staffed by Mr. David Shaw, Ms. Betty Sanders and Ms. Carolyn Hope, with Parks and Recreation Planning.

Mr. Shaw introduced himself, Ms. Betty Sanders and Ms. Carolyn Hope, also from Parks Planning, and Aaron Knopf, Vice Chair of the Parks and Trails Commission. Mr. Shaw stated that the purpose of the study session was to seek Planning Commission feedback on three items: proposals for levels of service and methodologies for resource parks level of service, and draft CIP ranking criteria. An update on the overall Outreach Plan, and the plan for the update of the PARCC plan was presented in July and levels of service proposals were brought to the Commission in September.

The definition of a resource park is a natural area or open space under City control with no active recreation components either planned or developed. However, low impact recreation and education opportunities such as interpretative signage and trails are allowed.

The purpose of resource parks is to have open space corridors for people, fish and wildlife habitat, and to protect and enhance the environmental health of Redmond. An opportunity to educate the public around stewardship of natural resources is valuable. Bear Evans Creek Greenway and Town Center Open Space are two examples of resource parks, and the bulk of resource parks acres are in the watershed.

Out of total park acreage of over 1,300 acres in Redmond, over 1,000 acres are dedicated to resource parks. There are approximately 805 acres of that total within the watershed. The proposal is to modify the level of service methodology for the PARCC Plan update. The current methodology uses acres per population metric and Redmond exceeds the goal. The new metric better meets community expectations.

Mr. Knopf continued the presentation regarding public comments. There was high feedback from people wanting to preserve these resource parks and add to them. Neighborhood and recreation parks did not generate the same feedback. The loss of forested areas as urban development occurs in Redmond may be one driver of the feedback. Mr. Shaw described how the Natural Resource and Planning Departments in Redmond have been working as a team, to compile maps showing conservation efforts City-wide. Property controls and protections through regulation were presented.

Tree canopy is an indicator of the success around habitat, stream, and steep slope protections, and is being considered as a new metric replacing the acres per population metric. Of the total tree canopy in Redmond, 40% is under property control of the City; just under 12% is under regulatory protection; and almost 47% is unprotected. Street trees are included in the unprotected percentage at this time but the next graph version will designate street trees as protected. Vice Chairman Biethan asked what other elements are within the 47%. Mr. Shaw replied that the percentage includes trees on private property where the City would not have control of the property or a regulatory mechanism in place.

Ms. Sanders reported that as the staff team worked through ideas, four goals arose: establishing a level of service, identifying opportunities for increasing canopy cover, managing protected areas and creating larger areas of canopy. The first goal, setting the level of the service for the canopy cover, would also serve as the LOS for resource parks. Consideration would be given to the existing canopy, including the Watershed Preserve, which, when included with the rest of the city generates a canopy cover of approximately 38%. Without the Watershed and Farrel-McWhirter Park, the city's canopy cover is about 31%.

Staff has explored recommendations and standards established by other organizations and cities. *American Forests* recommends 40% canopy cover for cities. A table of several cities in the region with established standards was shared, with goals ranging from 23 to 43%. The status of these cities reveals existing canopy ranges from 13 to 48%. An illustration was provided showing that if the City of Redmond adopts a 40% canopy goal, and it has a current level of 38% canopy coverage, an increase of 2% canopy cover would be needed. As property is developed and trees are removed, the 38% figure will go down, so counteracting the impact of development would need to happen. Staff envisions a need to establish incremental targets, tied to the 2022 and 2030 planning horizons.

The second goal is taking advantage of opportunities, which is easiest to accomplish with City property. An example of this is Arthur Johnson Park at Union Hill Road and Old Brick Road. During master planning and site design, opportunities would be identified to maintain canopy, or expand the canopy during the life of the project. The third goal centers on actively managing protected areas. An example is Sammamish Valley Park on Willows Road and 116th. A master plan was prepared for the site several years ago, and the need for 20 acres of wetland restoration and tree planting was identified. When developers of the former Group Health site proposed to remove all trees from that site, they were required to plant 10 acres of trees in other locations in the City. In an agreement with the City, five acres of trees were planted on the Sammamish

Valley Park site. Goal four will lead to connecting canopy into larger contiguous areas, thereby providing a higher environmental benefit, including extended wildlife corridors and infiltration of stormwater.

The outcome of the goals would be an implementation plan with a list of projects for the capital improvement plan (CIP) Green Redmond partnership expansion, outreach work with private land owners to engage in the idea of tree planting, and an opportunity to review and update the current City Code for more protection. Commissioner Miller asked if the Group Health project and the use of City property was part of a formal City-wide program. Ms. Sanders believed the project was the first of its kind with a formal development agreement. Commissioner Miller asked if there is a framework for future projects that would make the method available as a means of mitigating the loss of significant trees. Ms. Sanders replied that at this point, a project would be negotiated on a project by project basis and there is not a set framework. Vice Chairman Biethan asked if this was part of the PARCC plan also, and Ms. Sanders replied yes.

Commissioner Miller stated that there was an interesting linkage between different elements of this proposal. Ms. Hope did not believe there is a Code or Regulation for the framework. Sammamish Valley Park received design work in anticipation for a Group Health type of project. There are no official receiving sites. Commissioner Miller stated that a framework may need to be formalized so that the rules are as transparent as possible. He said King County's agricultural transfer of development rights (TDR) program is similar.

Commissioner Captain asked if commercial and office space was included on the second map slide. Ms. Hope believed it was a residential development. Commissioner Captain asked if trees from a business park would be counted in the canopy percentage, and Ms. Hope replied yes. Commissioner Captain asked how the term Canopy could be simply defined. Mr. Shaw replied that to be counted as canopy, vegetation needs to be 15 feet or higher. Commissioner Miller asked if the proposal was a complete replacement for a land-based level of service or a supplement to it. Ms. Hope stated that the team proposed to replace the land-based level of service with the canopy measure proposal, as discussed above, working together as a City between different departments. Future acquisitions would be reviewed for classification by the Parks Department or via a joint project with Natural Resources.

Commissioner Miller asked if there are other indicators that have been considered for developing level of service besides canopy such as preservation of soils, streams or wetlands. Ms. Hope replied that the canopy goal encompasses all of those things. Canopy is also how Redmond is defined as a Green City. Commissioner Miller asked if an increase in unprotected trees would reduce the level of service target for acquisition of resource lands. Ms. Hope replied yes, and if there was positive feedback from the Commissions and Council, a goal for the canopy with priorities on how to achieve targets would be developed.

Commissioner Miller felt positive around adding canopy through street trees but he said road standards are not amenable to this goal as there are no parkways on residential streets as in the past. The place to plant public trees has become constrained over the last 40 years. While encouraging urban infrastructure, canopy should also be encouraged and Commissioner Miller hoped that this would be an area that could be addressed further in the future with the Parks

Department. Vice Chairman Biethan asked what other cities use canopy as a level of service indicator. Mr. Shaw stated that several cities have canopy goals but was not aware of another example of specifically using canopy for level of service. Vice Chairman Biethan felt positive around City properties, but down zoning through a canopy mechanism on a private property should not occur.

Next, Ms. Hope presented recreation level of service calculations. When the PARCC Plan was last updated, a recreation level of service was created. The proposal was to carry this forward without change. Capacity of facilities, demand from public and customers, and growth make up the basis of the calculation. Methodology around sports fields and parks would also be used for picnic shelters and rental facilities. Hours available during peak periods versus how much a facility is actually used creates the result of usage capacity. If a facility is being used 81% to 100% of the time it is full and planning for a new facility would begin.

Ms. Hope continued with the next piece of her presentation, which was about analyzing who customers are and how they use the facilities. The ultimate level of service is the number of hours of programs per year and the number of people served per year, broken down into different program areas. Future projections for programs are being based on use, wait lists, feedback and trends in recreation and population growth. Commissioner Miller asked if Derby Days fits into the rubric and Ms. Hope replied yes, under the events and arts category. Cycling events are under events and arts and not sports and fitness because the cycling competition at Derby Days is a part of a community event.

Commissioner Captain asked if capacity is tracked through reservations and Ms. Hope replied yes. Commissioner Captain asked if people must reserve facilities such as picnic shelters in order to use them. Ms. Hope explained that picnic shelters are reserved for a portion of the time during summer peak hours and weekends, but open to the public on a first come, first serve basis otherwise and those hours would not be tracked. Redmond's You Count program will issue a report in January. This program provides a way to track unprogrammed activity in parks and on trails as a way to evaluate demand. Commissioner Captain asked if reservations by a large group such as an elementary school at the end of the school year would skew the results. Ms. Hope explained that the only differences tracked at this time are if the reservation is for a resident or non-resident. Information from rental contracts could be used but are not used at this time.

Mr. Shaw presented the last topic, proposed updates for capital improvement program ranking criteria. The criteria are a part of the plan now but a different approach has been proposed. The current method has been to create different criteria for various sub-divisions within Parks and Recreation. For instance, there would be one set of criteria for programs, one for projects, and completely different sets for trails and arts. While that approach benefited each project, it became difficult when top projects needed to be ranked in one list. The major change proposed was to create one set of ranking criteria to be used on all projects across the department, allowing more equitable ranking among top ranked projects and also to bring criteria in sync with the capital investment strategy (CIS) ranking process.

Maintenance and preservation would have more emphasis due to feedback as to importance. Safety hazards and preservation of assets would be weighted more than other criteria. Mr. Knopf

reported that community demand is being considered with all other criteria. He reports that the Parks and Trails Commission sometimes needs to determine whether a demand is from a particularly vocal interest group that may or may not be representative of the general population. Commissioner Miller asked if trails that function for both recreation and transportation would be identified as key infrastructure in order to explore opportunities. The Parks Department and Transportation CIP's should be in sync. Ms. Hope replied that Parks and Transportation do work collaboratively and compare CIP's. She noted that the Redmond Central Connector Phase II which starts in 2016 is leveraged with transportation funds. The City will contribute less than 20% of that project cost.

Vice Chairman Biethan expressed that the presentation was very well done. Mr. Shaw reported that the team would be coming back to the Planning Commission with more topics in the near future, in December and in January, with some reviews for proposed updates to policies. In 2016 the official review and adoption process for the entire plan will occur.

Vice Chairman Biethan stated that this was the last meeting on the Commission for Commissioner Murray, and expressed thanks for Commissioner Murray's breadth of knowledge and passion.

REPORTS/SCHEDULING/TOPICS FOR NEXT MEETING(S):

Ms. Fani reported that there would be no meeting next week. There will be meetings on the first three Wednesdays of December but no meetings during the rest of the month. On December 2, 2016 the schedule includes Commission action on the Planning Commission's Report for the Zoning Code updates regarding landslide hazards and streams maps, and a public hearing and study session for the proposed Code amendments regarding Encampments. The next meeting will be December 2, 2015. An extended agenda will be distributed.

ADJOURNMENT:

MOTION by Commissioner Murray to adjourn. MOTION seconded by Vice Chairman Biethan. MOTION approved unanimously (5-0). The meeting adjourned at approximately 9:02 p.m.

Minutes Approved On:

2 DEC 2015

Planning Commission Chair





TECHNICAL COMMITTEE REPORT

To: Planning Commission

From: Technical Committee

Staff Contacts: Cathy Beam, AICP, Principal Planner, 425-556-2429
Roger Dane, ASLA, Senior Planner, 425-556-2815

Date: October 23, 2015

File Numbers: LAND-2015-01851; SEPA-2015-01852

Project Name: Redmond Zoning Code: 2015 Landslide Hazards Map and Streams
Classifications Map Update

Reasons the Proposal should be Adopted: The proposed map updates should be adopted because they reflect the City's best available and most up-to-date information.

I. APPLICANT PROPOSAL

A. APPLICANT

City of Redmond

B. BACKGROUND AND REASON FOR PROPOSAL

The Redmond Zoning Code includes the City's Critical Areas Regulations which includes a map portfolio consisting of several environmental maps. Critical Areas include: Fish and Wildlife Habitat Conservation Areas; Wetlands; Frequently Flooded Areas; Critical Aquifer Recharge Areas; and Geologically Hazardous Areas. The map portfolio contains several maps which are intended to be used as a general guide representing the approximate location of critical areas for planning and awareness purposes. Among the maps in this portfolio are a Landslide Hazards Map and a Streams Classifications Map. Development proposals, including City capital projects, are required to submit site specific critical areas studies to determine the actual

presence, absence, and location of critical areas to ensure compliance with City regulations.

Periodically the City updates the Streams Classifications Map as information is compiled from observations by trained staff gathered during field work, habitat studies submitted in conjunction with development applications, and surveys from City and/or private construction projects. In addition, the City acquired LiDAR (Light Detection and Ranging) data from 2014 flights which provides a much more accurate topographical depiction of the City's land surface. With LiDAR, lasers map elevations of surfaces and objects that produce an extremely accurate image. This helps define actual stream channel locations.

The staff recommended update to the Geologic Hazards Map is the first update since it was initially adopted in the early 1990s. As explained above, the much more accurate topographical mapping provided by the LiDAR analysis allows for a more clear distinction for mapping steep slopes, in this case slopes 40% and greater. This data provides very detailed topographic information even under dense tree canopy. This updated map reflects our best current knowledge of steep slopes locations and extent within the City.

It should be noted that this proposal only involves map updates. It would not change the classification system, buffer/setback requirements, or mitigation requirements for streams or steep slopes. In addition, the physical location of these features will continue to be determined by site specific studies as prepared by a qualified professional. Although the Geological Hazards Map and Streams Classifications Map are purely advisory to builders and the public, and used for general planning purposes, staff would like to provide the most accurate information available.

Citizen Input

Earlier this year, staff was contacted by a resident who requested the currently mapped streams identified on their property be modified. The resident submitted historic aerial photographs along with a stormwater drainage study prepared by a registered engineer. The stormwater study indicated an increase in surface water runoff from upstream development onto their property. These documents were reviewed by City staff. Based upon this review, staff does not recommend a modification to the Streams Classifications Map for this property because there is not compelling evidence to warrant a classification change. Typically, a full stream reconnaissance report prepared by a qualified professional is submitted with a land use application, at which time city staff would make a final determination.

II. RECOMMENDATION

The Technical Committee recommends approval of the proposed updates to the Landslide Hazards Map and Streams Classifications Map in the Redmond Zoning Code. These maps provide the City's best current knowledge and enhance predictability for developers and homeowners.

III. PRIMARY ISSUES CONSIDERED AND ALTERNATIVES

The primary issues considered for this amendment were updates based on new available information to provide the public with better predictability and the most current city information on stream classifications and areas of landslide hazards.

IV. SUPPORTING ANALYSIS

A. EXISTING CONDITIONS, PROPOSAL AND ALTERNATIVES

Existing Conditions

The current Landslide Hazards Map was developed in the early 1990s when the original Sensitive Areas Ordinance was adopted. It was likely based on US Geological Survey Topographical Maps and/or aerial interpolation, which is not very accurate in areas of established tree canopy. The Critical Areas Ordinance map portfolio includes a stream map that locates and classifies streams found in the City. It illustrates four different stream classes: Class I through Class IV. These classifications were mapped and identified at the time of the 2012 Stream Map Update and reflected the best available information at that time.

Proposal

The proposal is to update both maps with the City's most current information. Although these maps are advisory and used for general planning purposes, they are updated periodically to help provide better predictability to landowners and developers. There are no impacts from the map updates to property owners since they are not the basis for determining the presence of streams or landslide hazard areas. The Zoning Code requires site specific studies as prepared by a qualified professional as part of the land development process that are reviewed by staff to make these determinations.

It should be noted that staff considered eliminating some mapped steep slope areas that were outside of the LiDAR defined steep slopes. However, upon reflection, since landslide hazards areas represents a safety issue, staff took a conservative approach and did not eliminate areas identified on the current map.

Alternative

The City could not update the current Landslide Hazards Map and Streams Classification Map. Under this alternative, the landowners and developers would not be able to easily access the updated information.

B. COMPLIANCE WITH CRITERIA FOR CODE AMENDMENTS

Redmond Comprehensive Plan Policies PI-16 direct the City to take several considerations, as applicable, into account as part of decisions on proposed amendments to the Comprehensive Plan. Items 1 through 6 apply to all proposed

amendments. The following is an analysis of how this proposal complies with the requirements for amendments.

1. Consistency with Growth Management Act (GMA), State of Washington Department of Commerce Procedural Criteria, VISION 2040 or its successor, and the King County Countywide Planning Policies.

The proposed amendments are consistent with the Growth Management Act by providing more clear and predictable identification of streams and landslide hazards areas in the City.

2. Consistency with the Redmond Comprehensive Plan.

The proposal is consistent with various policies in the Natural Environment Element of the Comprehensive Plan. The map update supports policy NE-16, which calls for the use of Best Available Science to preserve and enhance the functions and values of critical areas, as well as NE-21, which mentions conservation and protection of environmentally critical areas from loss and degradation.

3. Potential general impacts to the natural environment, such as impacts to critical areas and other natural resources, including whether development will be directed away from environmentally critical areas and other natural resources.

The proposal will not have any adverse impacts on the natural environment and may have some positive impacts because it would provide additional and up-to-date information regarding the locations of streams and landslide hazards. To reiterate, this amendment is a map update only and does not change how the City regulates critical areas. Development near landslide hazards areas and streams are regulated by the City's Critical Areas regulations.

4. Potential general impacts to the capacity of public facilities and services. For land use related amendments, whether public facilities and services can be provided cost-effectively and adequately at the proposed density/intensity.

The proposal involves map updates, which are used for general planning and awareness purposes. As such, the proposal is unlikely to have any impacts to the capacity of public facilities and services.

5. Potential general economic impacts, such as impacts for business, residents, property owners, or City Government.

The proposal involves map updates, which are used for general planning and awareness purposes. It is unlikely to create economic impacts as development near streams and landslide hazards areas are currently regulated. The City's Critical Areas Ordinance regulates development in these areas.

6. **For issues that have been considered within the last four annual updates, whether there has been a change in circumstances that makes the proposed amendment appropriate or whether the amendment is needed to remedy a mistake.**

The map updates addressed in this package have not been considered in the last four annual updates.

V. AUTHORITY AND ENVIRONMENTAL, PUBLIC AND AGENCY REVIEW

A. Amendment Process

Redmond Zoning Code (RZC) 21.76 requires that amendments to the Zoning Code be reviewed under the Type VI process. Under this process, the Planning Commission conducts a study session(s), an open record hearing(s) on the proposed amendment, and makes a recommendation to the City Council. The City Council is the decision-making body for this process.

B. Subject Matter Jurisdiction

The Redmond Planning Commission and the Redmond City Council have subject matter jurisdiction to hear and decide whether to adopt the proposed amendment.

C. Washington State Environmental Policy Act (SEPA)

A SEPA checklist was prepared and a Determination of Non-Significance was issued for this non-project action on October 9, 2015. The comment period expired on October 23, 2015 and the appeal period expires on November 6, 2015 (see Exhibit H).

D. 60-Day State Agency Review

State agencies were sent 60-day notice of this proposed amendment on October 7, 2015.

E. Public Involvement

The public has opportunities to comment on the proposed amendment through the Planning Commission review process and public hearing which will be held on November 18, 2015. Public notice of the hearing will be published in the Seattle Times on October 28, 2015 (see Exhibit I). Notice of the Planning Commission hearing will be posted in City Hall and the Redmond Library. Notice of the hearing is given on the Planning Commission agendas and extended agendas.

F. Appeals

RZC 21.76 identifies Zoning Code Amendments as a Type VI permit. Final action is by the City Council. The action of the City Council on a Type VI proposal may be appealed by filing a petition with the Growth Management Hearing Board pursuant to the requirements of the Board.

VI. LIST OF EXHIBITS

- Exhibit A: Current Landslide Hazards Map
- Exhibit B: Landslide Hazards Map with LiDAR Changes
- Exhibit C: Proposed Landslide Hazards Map
- Exhibit D: Current Streams Classifications Map
- Exhibit E: Streams Classifications Map with LiDAR Location Changes
- Exhibit F: Streams Classifications Map with Map Changes
- Exhibit G: Proposed Stream Classifications Map
- Exhibit H: SEPA Threshold Determination
- Exhibit I: Public Hearing Notice

Conclusion in Support of Recommendation: The Technical Committee has found the proposal to be in compliance with the Redmond Zoning Code, Redmond Comprehensive Plan, Redmond Municipal Code, and State Environmental Policy Act (SEPA).

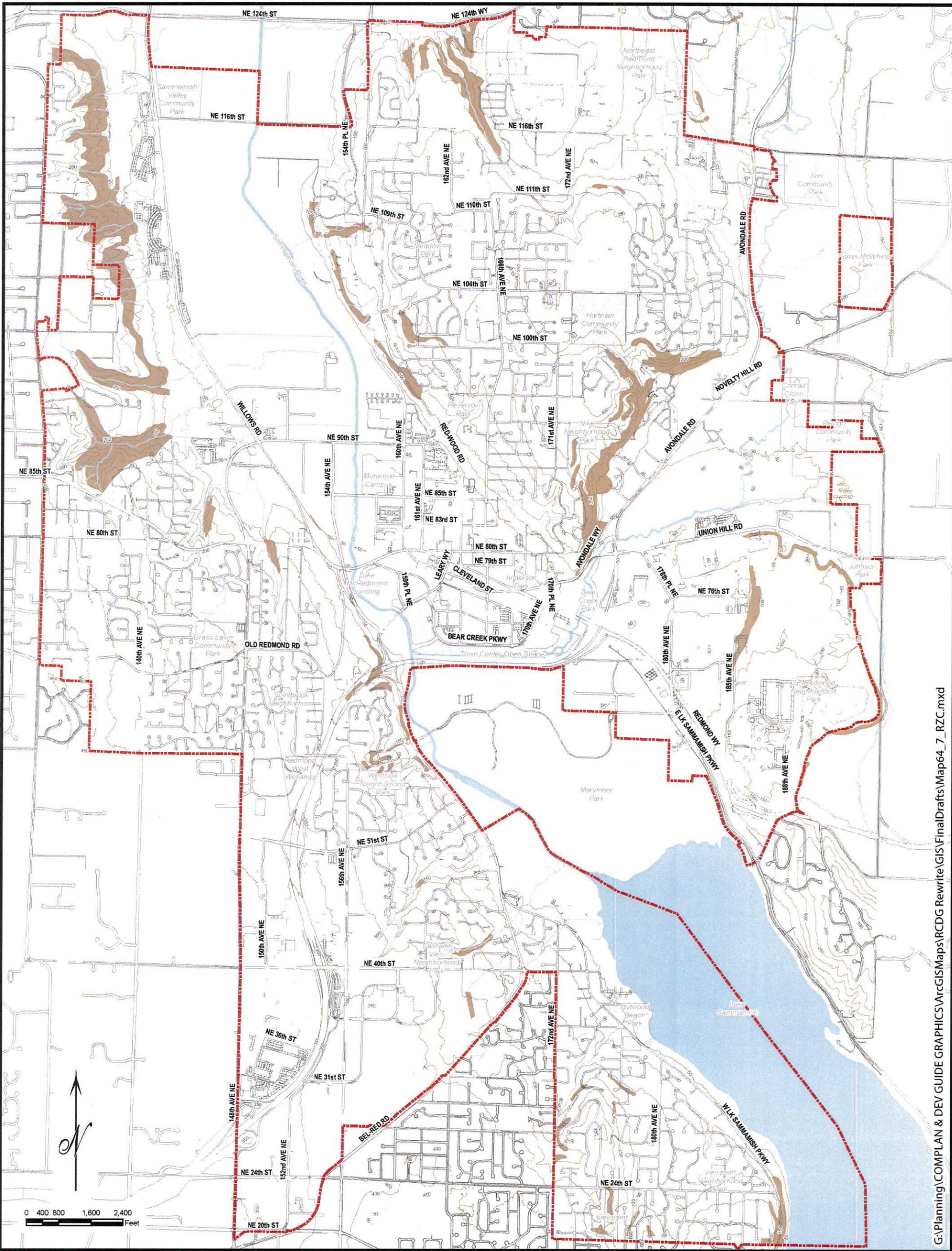


ROBERT G. ODLE,
Director of Planning and Community
Development



LINDA DE BOLDT,
Director of Public Works

EXHIBIT A



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City of Redmond

Critical Areas Map
Effective: April 16, 2011

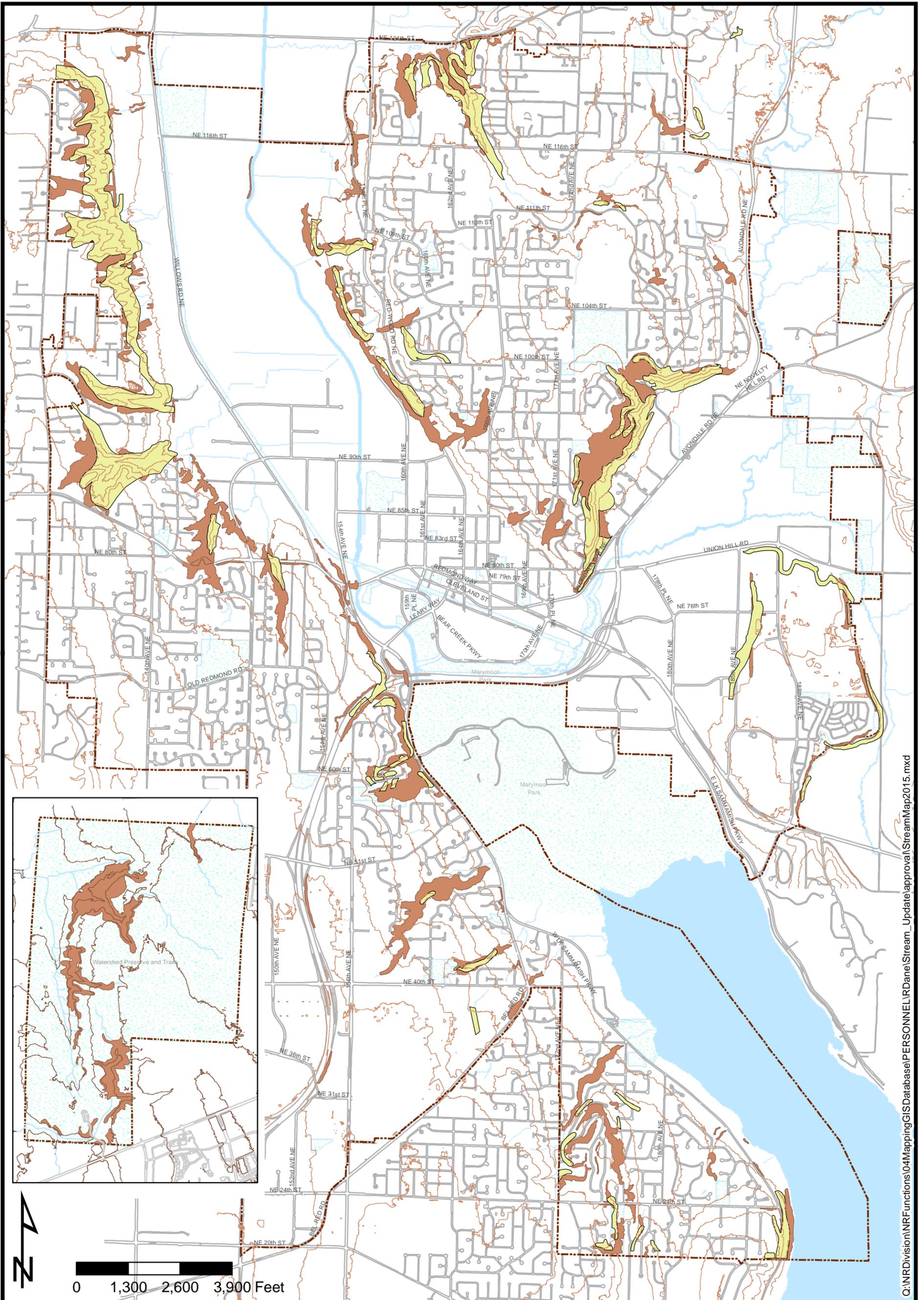
Map 64.7 Landslide Hazard Areas

- Legend:**
- Landslide Hazard Areas
 - Contours
 - Redmond City Limits

Sources:
USGS Topographic Maps
USGS Geologic Maps

Note:
This map shall be used as a general guide. It represents approximate locations. Consult the Critical Areas Ordinance (CAO) for reporting requirements. In the event there is a conflict between the map and the criteria or standards of the CAO, the criteria shall prevail.

EXHIBIT B



Q:\NR\Division\Functions\04\Mapping\GISDatabase\PERSONNEL\RDane\Stream_Update\approval\StreamMap2015.mxd



City of Redmond

*Critical Areas Map
Effective: XX XX XXXX*

Map 64.7 Landslide Hazards

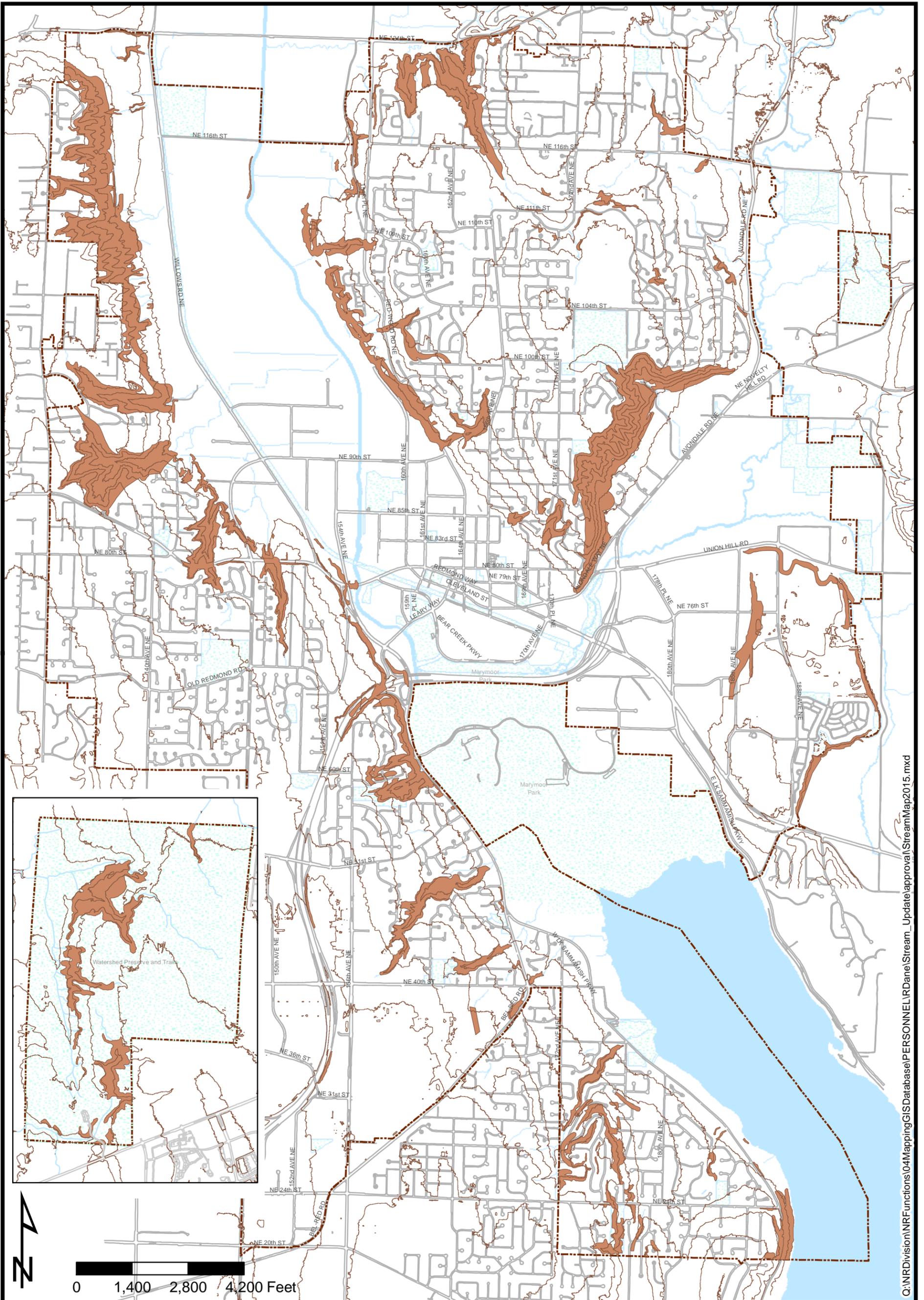
LiDAR Changes

Legend

- Existing Mapped Landslide Hazards
- Newly Mapped Landslide Hazards
- Contours

Sources:
City of Redmond Public Works, Natural Resources Division
City of Redmond GIS Services
King County GIS

Note: This map shall be used as a general guide representing the approximate location of streams, per RZC 21.64.010(E)(2). The map does not necessarily ensure the presence or absence of streams. In the event of a conflict between the map and the criteria of the Critical Areas Ordinance (CAO), the criteria shall prevail. Consult the CAO (RZC 21.64) for reporting requirements



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City of Redmond

Critical Areas Map
 Effective: **DRAFT Final 2016**

Map 64.7 Landslide Hazards

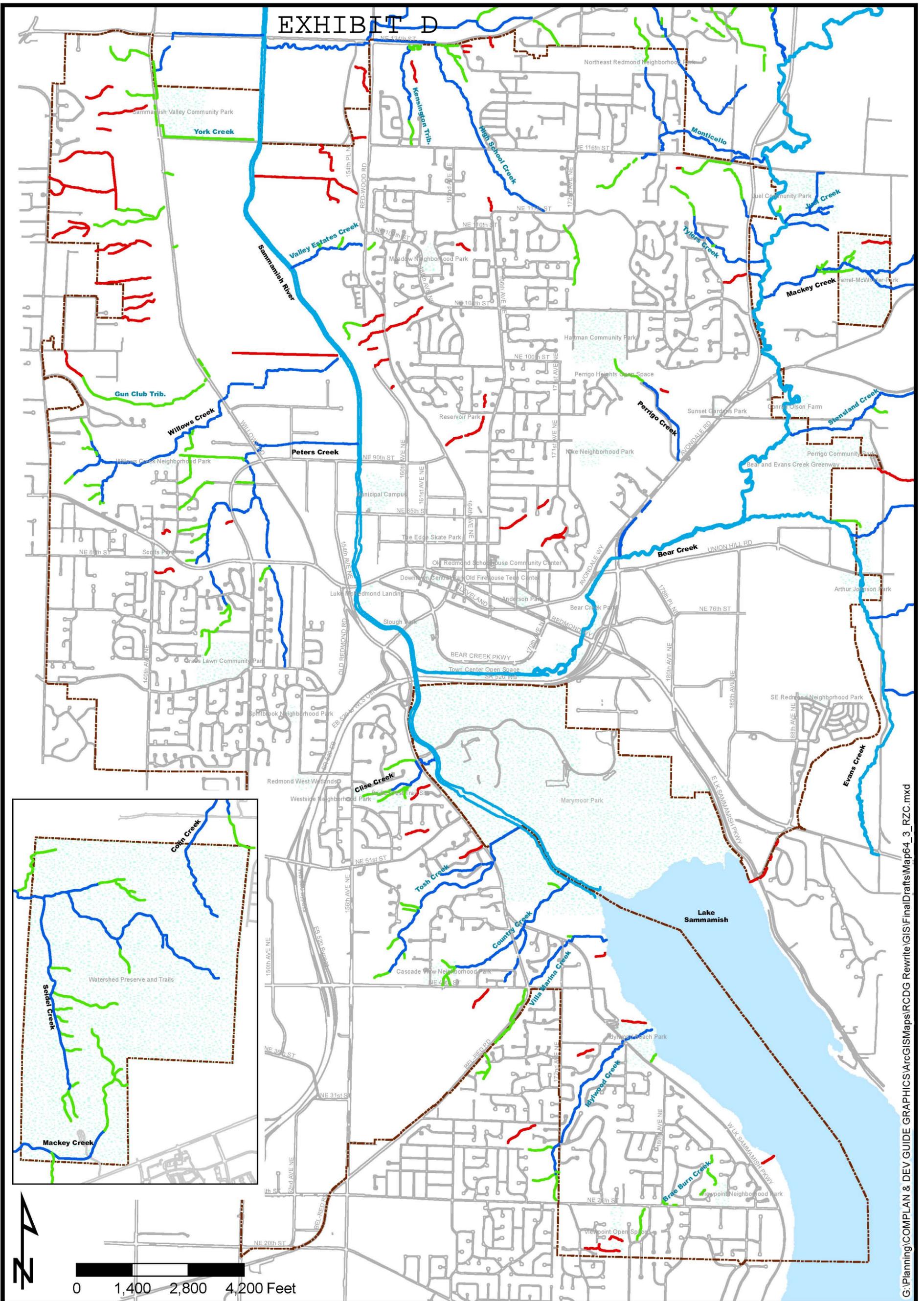
Legend

- Landslide Hazards Areas
- Contours

Sources:
 City of Redmond Public Works, Natural Resources Division
 City of Redmond GIS Services
 King County GIS

Note: This map shall be used as a general guide representing the approximate location of streams, per RZC 21.64.010(E)(2). The map does not necessarily ensure the presence or absence of streams. In the event of a conflict between the map and the criteria of the Critical Areas Ordinance (CAO), the criteria shall prevail. Consult the CAO (RZC 21.64) for reporting requirements

EXHIBIT D



G:\Planning\COMPLAN & DEV GUIDE GRAPHICS\ArcGIS\Maps\RCDG Rewrite\GIS\FinalDrafts\Map64_3_RZC.mxd

 **City of Redmond**
Critical Areas Map
 Effective: September 1, 2012

Map 64.3 Streams Classification

Legend:

- Class I
- Class II
- Class III
- Class IV

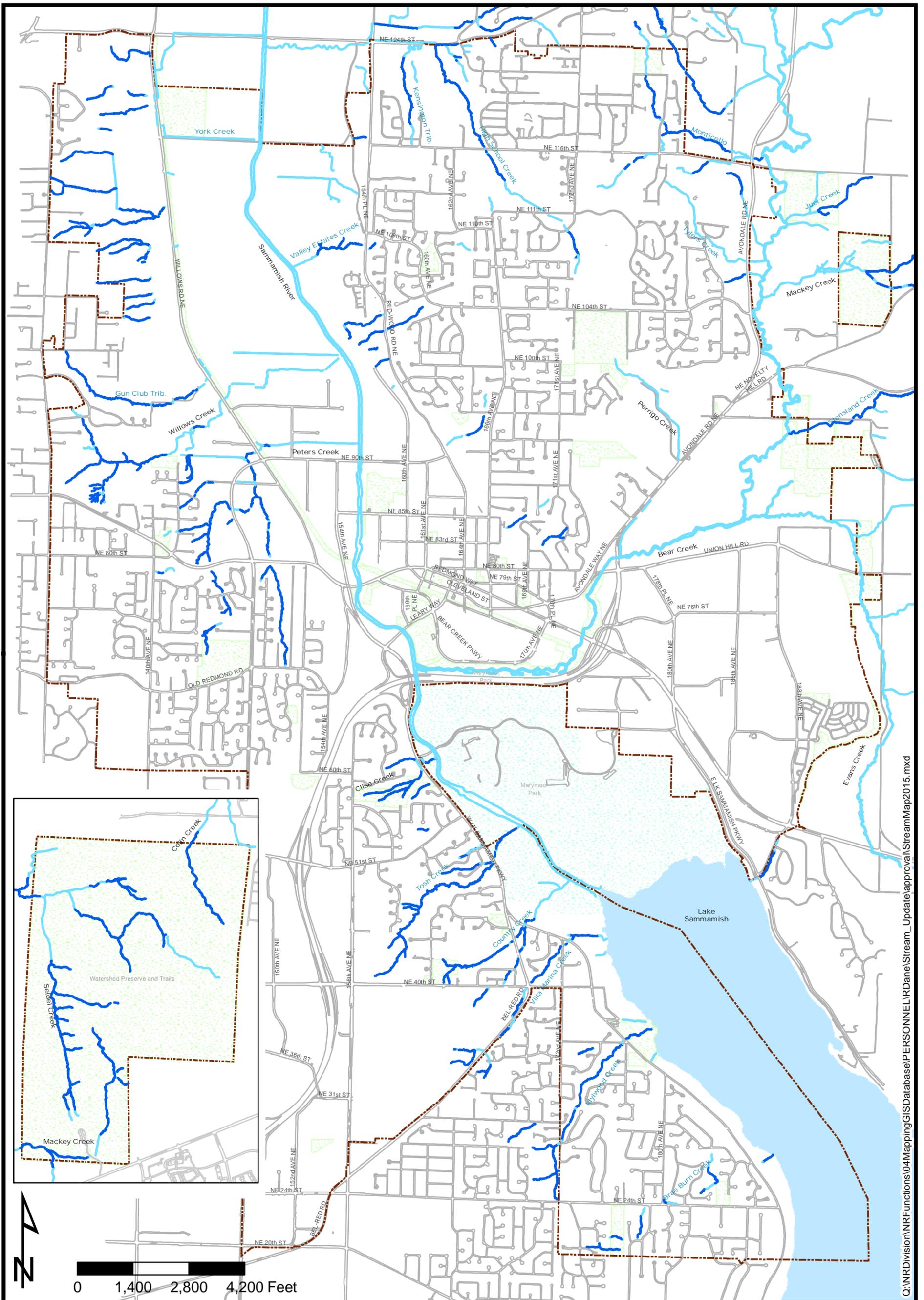
Stream Official USGS Stream Name
— Informal Stream Name

Sources:
 City of Redmond Public Works, Natural Resources Division
 City of Redmond GIS Services
 Washington Trout / Wild Fish Conservancy
 King County GIS

Note: This map shall be used as a general guide representing the approximate location of streams, per RZC 21.64.010(E)(2). The map does not necessarily ensure the presence or absence of streams. In the event of a conflict between the map and the criteria of the Critical Areas Ordinance (CAO), the criteria shall prevail. Consult the CAO (RZC 21.64) for reporting requirements

Note: Gaps in illustrated streams may indicate culverts, pipes, ponds, etc.
 Note: Informal stream names may not conform to USGS policies and may change in the future.

EXHIBIT E



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City of Redmond

*Critical Areas Map
Effective: XX XX XXXX*

Map 64.3 Streams Classification

LiDAR Location Changes Legend

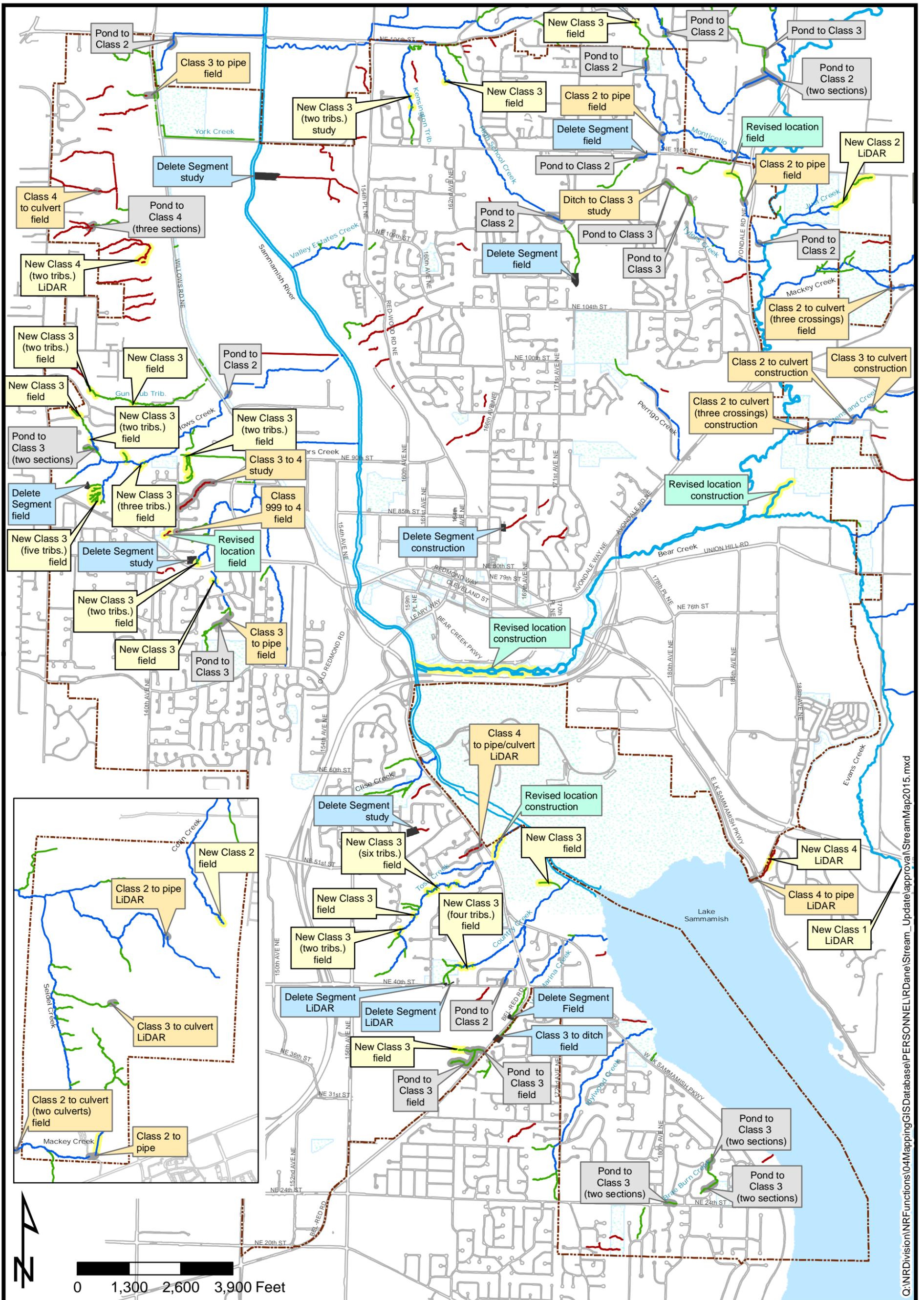
- LiDAR Location Changes
- No LiDAR Location Update

Stream Official USGS Stream Name
Stream Informal Stream Name

Sources:
City of Redmond Public Works, Natural Resources Division
City of Redmond GIS Services
Washington Trout / Wild Fish Conservancy
King County GIS

Note: This map shall be used as a general guide representing the approximate location of streams, per RZC 21.64.010(E)(2). The map does not necessarily ensure the presence or absence of streams. In the event of a conflict between the map and the criteria of the Critical Areas Ordinance (CAO), the criteria shall prevail. Consult the CAO (RZC 21.64) for reporting requirements
Note: Gaps in illustrated streams may indicate culverts, pipes, etc.
Note: Informal stream names may not conform to USGS policies and may change in the future.

EXHIBIT F



Q:\NR\Division\NR\Functions\04\Mapping\GISDatabase\PERSONNEL\RDane\Stream_Update\approval\StreamMap2015.mxd



City of Redmond Map Changes

Critical Areas Map
Effective: XX XX XXXX

Map 64.3 Streams Classification

Stream Official USGS Stream Name
Stream Informal Stream Name

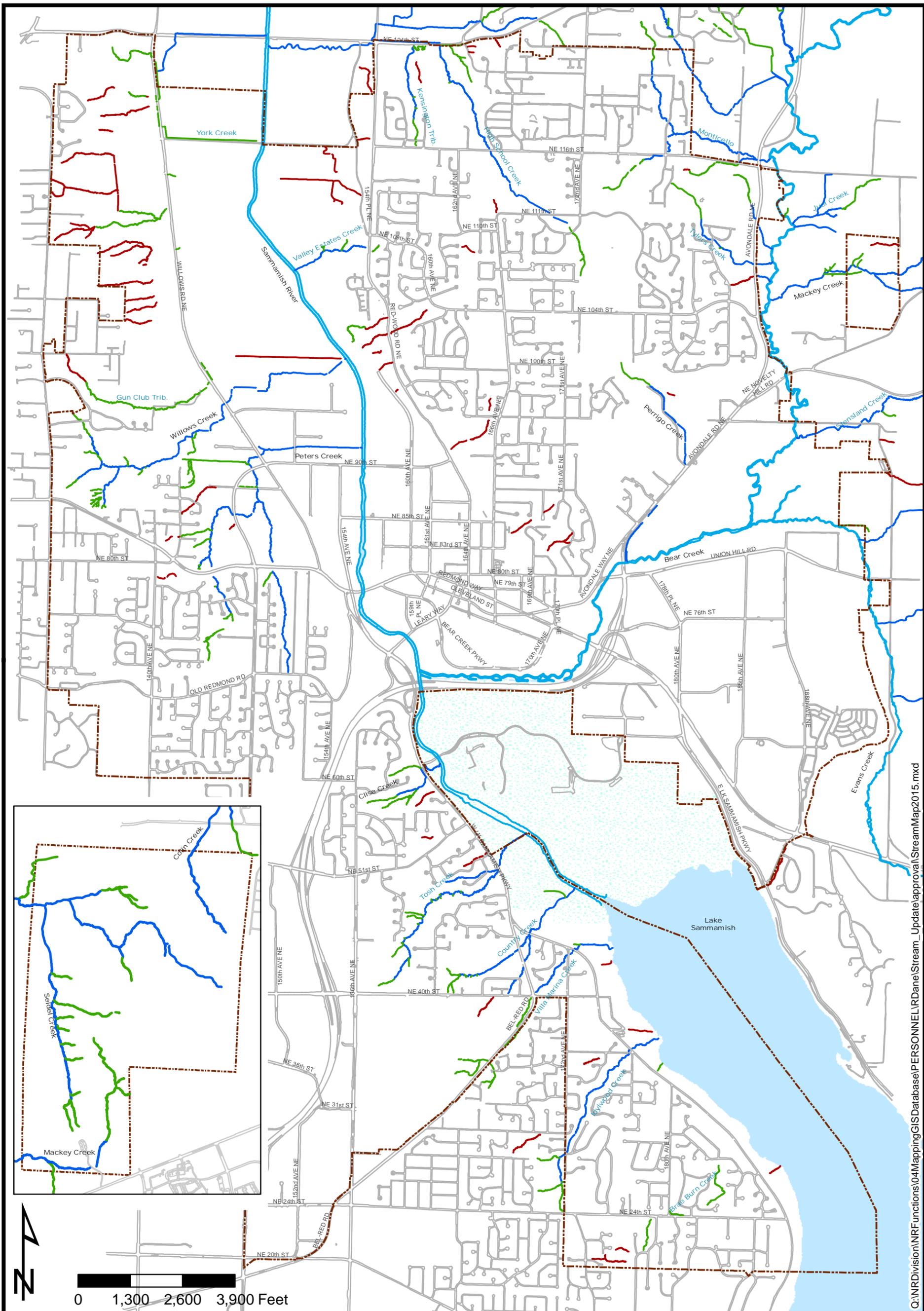
- Class I Stream
- Class II Stream
- Class III Stream
- Class IV Stream
- New or Revised Location
- Class Revision Only
- Deleted Tributaries

Sources:
City of Redmond Public Works, Natural Resources Division
City of Redmond GIS Services
Washington Trout / Wild Fish Conservancy
King County GIS

Note: This map shall be used as a general guide representing the approximate location of streams, per RZC 21.64.010(E)(2). The map does not necessarily ensure the presence or absence of streams. In the event of a conflict between the map and the criteria of the Critical Areas Ordinance (CAO), the criteria shall prevail. Consult the CAO (RZC 21.64) for reporting requirements

Note: Gaps in illustrated streams may indicate culverts, pipes, etc.
Note: Informal stream names may not conform to USGS policies and may change in the future.

EXHIBIT G



Q:\NR\Division\NR\Functions\04\Mapping\GISDatabase\PERSONNEL\RDane\Stream_Update\approval\StreamMap2015.mxd



City of Redmond

Critical Areas Map

Effective: **DRAFT Final 2016**

Map 64.3 Streams Classification

Stream Official USGS Stream Name
Stream Informal Stream Name

- Class I Stream
- Class II Stream
- Class III Stream
- Class IV Stream

Sources:
City of Redmond Public Works, Natural Resources Division
City of Redmond GIS Services
Washington Trout / Wild Fish Conservancy
King County GIS

Note: This map shall be used as a general guide representing the approximate location of streams, per RZC 21.64.010(E)(2). The map does not necessarily ensure the presence or absence of streams. In the event of a conflict between the map and the criteria of the Critical Areas Ordinance (CAO), the criteria shall prevail. Consult the CAO (RZC 21.64) for reporting requirements

Note: Gaps in illustrated streams may indicate culverts, pipes, etc.
Note: Informal stream names may not conform to USGS policies and may change in the future.

EXHIBIT H

STATE ENVIRONMENTAL POLICY ACT (SEPA) DETERMINATION OF NON-SIGNIFICANCE



For more information about this project visit www.redmond.gov/landuseapps

PROJECT INFORMATION

PROJECT NAME: 2015 Landslide Haz & Stream Class
Map Updates

SEPA FILE NUMBER: SEPA-2015-01852

PROJECT DESCRIPTION:

Landslide Hazard Areas Map and Streams Classification Map updates (non-project action) to be incorporated into the adopted Critical Areas Ordinance map portfolios 64.3 and 64.7.

PROJECT LOCATION: Citywide

SITE ADDRESS:

APPLICANT: Roger Dane

LEAD AGENCY: City of Redmond

The lead agency for this proposal has determined that the requirements of environmental analysis, protection, and mitigation measures have been adequately addressed through the City's regulations and Comprehensive Plan together with applicable State and Federal laws.

Additionally, the lead agency has determined that the proposal does not have a probable significant adverse impact on the environment as described under SEPA.

An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. **This information is available to the public on request.**

CITY CONTACT INFORMATION

PROJECT PLANNER NAME: Cathy Beam

PHONE NUMBER: 425-556-2429

EMAIL: cbeam@redmond.gov

IMPORTANT DATES

COMMENT PERIOD

Depending upon the proposal, a comment period may not be required. An "**X**" is placed next to the applicable comment period provision.

There is no comment period for this DNS. Please see below for appeal provisions.

'**X**' This DNS is issued under WAC 197-11-340(2), and the lead agency will not make a decision on this proposal for 14 days from the date below. Comments can be submitted to the Project Planner, via phone, fax (425)556-2400, email or in person at the Development Services Center located at 15670 NE 85th Street, Redmond, WA 98052. **Comments must be submitted by 10/23/2015.**

APPEAL PERIOD

You may appeal this determination to the City of Redmond Office of the City Clerk, Redmond City Hall, 15670 NE 85th Street, P.O. Box 97010, Redmond, WA 98073-9710, **no later than 5:00 p.m. on 11/06/2015**, by submitting a completed City of Redmond Appeal Application Form available on the City's website at www.redmond.gov or at City Hall. You should be prepared to make specific factual objections.

DATE OF DNS ISSUANCE: October 9, 2015

For more information about the project or SEPA procedures, please contact the project planner.

RESPONSIBLE OFFICIAL: Robert G. Odle
Planning Director

SIGNATURE: _____

RESPONSIBLE OFFICIAL: Linda E. De Boldt
Public Works Director

SIGNATURE: _____

Address: 15670 NE 85th Street Redmond, WA 98052

CITY OF REDMOND

ENVIRONMENTAL CHECKLIST

PROJECT ACTION

(Revised 5/27/15)

Purpose of the Checklist:

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the City of Redmond identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply" and indicate the reason why the question "does not apply". It is not adequate to submit responses such as "N/A" or "does not apply"; without providing a reason why the specific section does not relate or cause an impact. Complete answers to the questions now may avoid unnecessary delays later. If you need more space to write answers attach them and reference the question number.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the City can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. When you submit this checklist the City may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Planner Name: CBeam

Date of Review: 10/1/15

To Be Completed By Applicant	Evaluation for Agency Use Only
<p>7. Proposed timing or schedule (including phasing, if applicable):</p> <p>Adoption of the updated maps is anticipated to be complete in the first quarter of 2016, pending reviews.</p>	<p>CB</p>
<p>8. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal?</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, explain.</p> <p>Upon adoption the map(s) will become effective. The City typically updates the Streams Classification Map approximately every three years as new information becomes available.</p>	<p>CB</p>
<p>9. List any environmental information you know about that has been prepared or will be prepared directly related to this proposal.</p> <p>The new map adds information gathered from the following sources:</p> <ul style="list-style-type: none"> • More accurate LiDAR mapping from 2014 flights • Observations by trained staff gathered during field visits to streams in the City • Habitat studies submitted in conjunction with development applications 	<p>CB</p>
<p>10. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, explain.</p> <p>Since the proposal occurs city-wide, in the future some properties affected by map revisions may be the subject of applications for governmental approvals.</p>	<p>CB - All properties with development proposals are subject to critical areas review.</p>

To Be Completed By Applicant	Evaluation for Agency Use Only
<p>11. List any government approvals or permits that will be needed for your proposal, if known.</p> <p>The Development Guide Amendment is a type VI permit application process. The proposal will be reviewed by the City of Redmond Technical Committee and Planning Commission for recommendations. Recommendation will then be submitted to City Council for final consideration.</p>	<p>CB - Zoning Code Amendment</p>
<p>12. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page.</p> <p>Redmond CAO maps include a Streams Classification Map that identifies four different stream classes – Class I through Class IV throughout the City. Development project studies, staff field visits and LiDAR have provided information that better documents stream location, aquatic habitat quality and the occurrence of fish species within streams in the City. The map folio also includes a Landslide Hazard Map, updated based on LiDAR analysis of steep slopes as defined in the Zoning Code. This information provides the public with our best available general information on stream systems.</p>	<p>CB</p>
<p>13. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist</p> <p>The proposal is a non-project action that would apply throughout the City of Redmond, King County, WA.</p>	<p>CB</p>

To Be Completed By Applicant	Evaluation for Agency Use Only
<p>B. <u>SUPPLEMENTAL</u></p> <p>Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.</p> <p>When answering these questions, be aware of the extent the proposal or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.</p> <p>1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?</p> <p>The proposed map changes would not be expected to result in changes to discharges of water; emissions to air; production, storage or release of toxic or hazardous substances; or production of noise.</p> <p>Proposed measures to avoid or reduce such increases are:</p> <p>none necessary</p> <p>2. How would the proposal be likely to affect plants, animals, fish, or marine life?</p> <p>The proposal will help protect plants, animals and fish by appropriately designating stream classifications and landslide hazard areas. The proposal illustrates the best available knowledge of stream landslide hazard area locations and classification, to better protect citizens and riparian habitats.</p> <p>Proposed measures to protect or conserve plants, animals, fish or marine life are:</p> <p>None necessary. The proposal does not require additional protection measures for plants, animals or fish.</p>	<p>CB</p> <p>CB</p> <p>CB</p> <p>CB</p>

To Be Completed By Applicant	Evaluation for Agency Use Only
<p>3. How would the proposal be likely to deplete energy or natural resources?</p> <p>The proposal would not deplete energy or natural resources.</p> <p>Proposed measures to protect or conserve energy and natural resources are:</p> <p>None necessary. The proposal would not deplete energy or natural resources.</p> <p>4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?</p> <p>The proposal will positively effect sensitive areas by identifying stream classifications and landslide hazard areas per CAO classification. The proposal illustrates the best available knowledge of stream and steep slope locations and classification. This information is intended to preserve riparian habitats and protect the public during development proposals.</p> <p>Proposed measures to protect such resources or to avoid or reduce impacts are:</p> <p>None necessary. The proposal does not result in adverse impacts to environmentally sensitive areas or areas designated for governmental protection.</p>	<p>CB</p> <p>CB</p> <p>CB</p> <p>CB</p>

To Be Completed By Applicant	Evaluation for Agency Use Only
<p>5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?</p> <p>The proposal is to revise existing adopted CAO maps. Stream protection and steep slope setbacks are part of the City's land use regulations. This information is intended to protect riparian habitats and protect the public during future development proposals.</p> <p>Proposed measures to avoid or reduce shoreline and land use impacts are:</p> <p>None necessary. The proposal does not result in adverse impacts to shorelines or land.</p> <p>6. How would the proposal be likely to increase demands on transportation or public services and utilities?</p> <p>The proposal will not increase demand on transportation, public services or utilities.</p> <p>Proposed measures to reduce or respond to such demand(s) are:</p> <p>None necessary. The proposal does not result in adverse impacts in increased demand on these facilities.</p>	<p>CB - Development proposal would be subject to site specific studies, as is currently the case</p> <p>CB</p> <p>CB</p> <p>CB</p>

To Be Completed By Applicant	Evaluation for Agency Use Only
<p>7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.</p> <p>The proposal is intended to support regulations protecting the environment and public safety. The updated Streams Classification Map and Landslide Hazard Map which are part of the City's Critical Areas Ordinance, are consistent with the state's Growth Management Act and Best Available Science Rule. The proposal is consistent with the City of Redmond Zoning Code and Comprehensive Plan, and does not conflict with these existing standards.</p>	<p>CB</p>

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

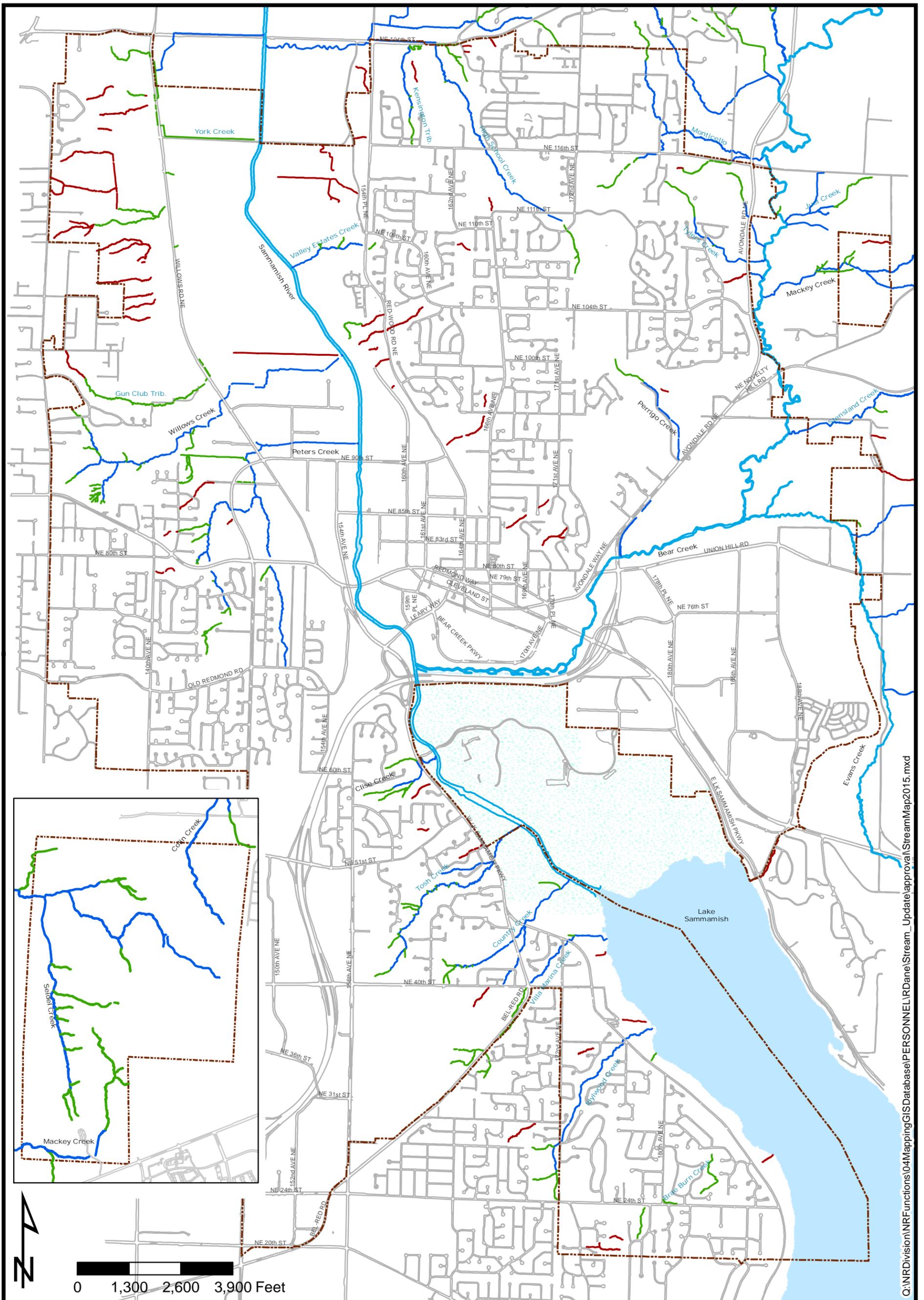
Signature: Roger Dane Digitally signed by Roger Dane
DN: cn=Roger Dane
Date: 2015.10.01 10:22:07 -07'00'

Name of Signee: Roger Dane

Position and Agency/Organization: Senior Planner / City of Redmond

Relationship of Signer to Project: project manager

Date Submitted: 9/29/15



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Critical Areas Map
 Effective: **DRAFT Final 2016**

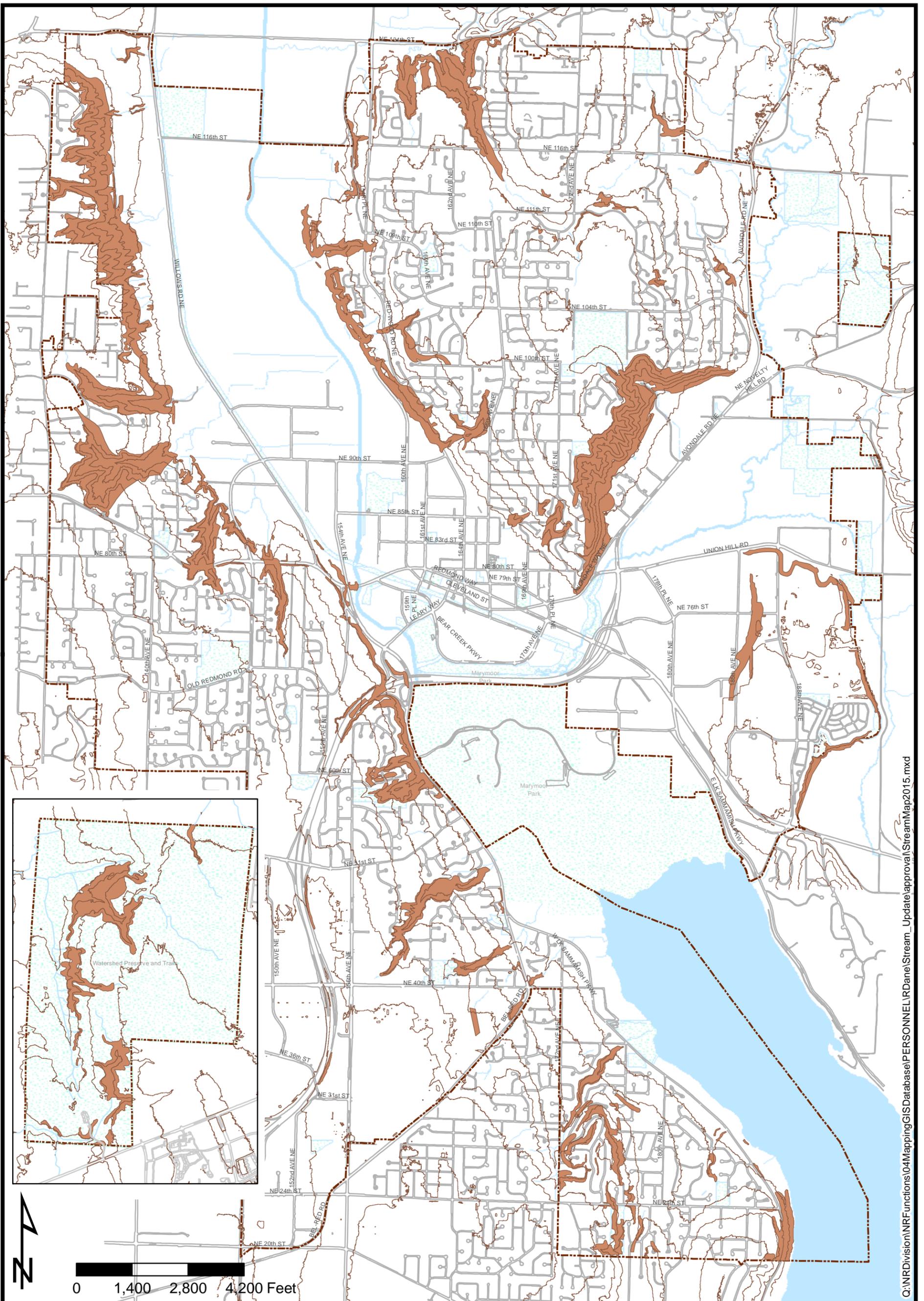
Stream Official USGS Stream Name
 Stream Informal Stream Name

Map 64.3 Streams Classification

- Class I Stream
- Class II Stream
- Class III Stream
- Class IV Stream

Sources:
 City of Redmond Public Works, Natural Resources Division
 City of Redmond GIS Services
 Washington Trout / Wild Fish Conservancy
 King County GIS

Note: This map shall be used as a general guide representing the approximate location of streams, per RZC 21.64.010(E)(2). The map does not necessarily ensure the presence or absence of streams. In the event of a conflict between the map and the criteria of the Critical Areas Ordinance (CAO), the criteria shall prevail. Consult the CAO (RZC 21.64) for reporting requirements
 Note: Gaps in illustrated streams may indicate culverts, pipes, etc.
 Note: Informal stream names may not conform to USGS policies and may change in the future.



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City of Redmond

Critical Areas Map
Effective: DRAFT Final 2016

Map 64.7 Landslide Hazards

Legend

- Landslide Hazards Areas
- Contours

Sources:
 City of Redmond Public Works, Natural Resources Division
 City of Redmond GIS Services
 King County GIS

Note: This map shall be used as a general guide representing the approximate location of streams, per RZC 21.64.010(E)(2). The map does not necessarily ensure the presence or absence of streams. In the event of a conflict between the map and the criteria of the Critical Areas Ordinance (CAO), the criteria shall prevail. Consult the CAO (RZC 21.64) for reporting requirements



EXHIBIT I

CITY OF REDMOND NOTICE OF PUBLIC HEARING

PROJECT INFORMATION

FILE NUMBER: LAND-2015-01851

ZONING CODE AMENDMENT

TOPIC: 2015 LANDSLIDE HAZARDS MAP AND STREAMS
CLASSIFICATIONS MAP UPDATE

SUBJECT: AMEND THE LANDSLIDE HAZARDS MAP AND STREAMS
CLASSIFICATIONS MAP OF THE CRITICAL AREAS ORDINANCE MAP
PORTFOLIO IN THE REDMOND ZONING CODE (RZC) TO REFLECT THE
CITY'S BEST AVAILABLE AND MOST UP-TO-DATE INFORMATION. THE
MAPS WILL REMAIN TO BE ADVISORY ONLY.

REQUESTED ACTION: PLANNING COMMISSION RECOMMENDATION ON
THE PROPOSED ZONING CODE AMENDMENTS

IMPORTANT DATES

PUBLIC HEARING DATE & TIME: NOVEMBER 18, 2015 AT
7:00PM OR AS SOON THEREAFTER AS POSSIBLE

PLACE: CITY COUNCIL CHAMBERS, CITY HALL 15670 NE
85TH STREET, REDMOND WA 98052

BY: CITY OF REDMOND PLANNING COMMISSION

LEGAL NOTICE: OCTOBER 28, 2015

CITY CONTACT INFORMATION:

PROJECT PLANNER NAME: CATHY BEAM, AICP

PHONE NUMBER: 425-556-2429

EMAIL: CBEAM@REDMOND.GOV

PUBLIC COMMENT

ALL INTERESTED PERSONS ARE INVITED TO COMMENT AT THE PUBLIC HEARING TO EXPRESS THEIR VIEWS OR TO SUBMIT WRITTEN TESTIMONY, OR, WRITTEN COMMENTS MAY BE SENT TO THE PLANNING DEPARTMENT PRIOR TO THE HEARING TO BE RECEIVED NO LATER THAN NOVEMBER 18, 2015 AT 5:00PM. WRITTEN COMMENTS MAY BE SENT TO THE PROJECT PLANNER VIA PHONE, EMAIL OR IN PERSON TO THE PLANNING DEPARTMENT LOCATED AT CITY HALL, 15670 NE 85TH STREET, P.O. BOX 97010, REDMOND, WA, 98073-9710.

INFORMATION AVAILABLE:

A COPY OF THE PROPOSAL WILL BE AVAILABLE NO LATER THAN OCTOBER 23, 2015 FROM THE PLANNING DEPARTMENT, 4TH FLOOR OF CITY HALL AND ON THE CITY'S WEBSITE AT WWW.REDMOND.GOV/PLANNINGCOMMISSION

HEARING INFORMATION

IF YOU ARE HEARING OR VISUALLY IMPAIRED, PLEASE NOTIFY THE PLANNING DEPARTMENT AT (425) 556-2440 ONE WEEK IN ADVANCE OF THE HEARING IN ORDER TO BE PROVIDED ASSISTANCE.