



Planning Commission Report

To: City Council

From: Planning Commission

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Date: July 27, 2016

File Numbers: LAND-2016-01105, SEPA-2016-01107

**Planning
Commission
Recommendation:** Approval

Title: Mobile Services Zoning Code Amendment

**Recommended
Action:** Adopt the Redmond Zoning Code Amendments as shown in *Exhibit A*.

Summary: This amendment allows for the legal operation of mobile service uses without requiring a temporary use permit provided that such uses:

- Are located outside the public right-of-way and not located on on-street parking;
- Are located at a site for no more than seven total days over a period of three months;
- Are not located in required drive aisles or any area that would impede emergency or ADA access; and
- Are limited to two mobile service vehicles per lot at any one time.

**Reasons the
Proposal Should be
Adopted:** The proposed amendment should be adopted because it allows for the operation of mobile services in a manner that:

- Protects public health, safety and welfare;
- Prioritizes scarce public resources for their intended uses;
- Mitigates impacts on neighbors;
- Is in line with the anticipated impacts of such uses;

- Aligns temporary use regulations with business operation patterns; and,
- Is consistent with the Redmond Comprehensive Plan.

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 amendment on July 3, 2016. Both oral and written testimony was received at the public hearing. The public testimony is summarized in the Commission's Issues Matrix and in *Exhibits C and D*.

b. *Notice*

Both public hearings were 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.

Recommended Conclusions

1. *Key Issues Discussed by the Planning Commission*

Exhibit B summarizes the Planning Commission's discussion issues and staff responses. Below are key issues discussed by the Planning Commission.

Preventing Assembly of Mobile Services

The Technical Committee recommendation contained a provision to prohibit the creation of de facto mobile service malls on unimproved property. The Planning Commission concluded that rather than prohibit such services from locating on "vacant" lots, it would be more effective to limit the number of mobile service uses to two per lot at any one time. The Commission concluded that this was a clearer rule since "vacant" is not a defined term in the Redmond Zoning Code.

Mobile Service Locations in Relation to Brick-and-Mortar Services

The Commission discussed whether there should be any restriction on where mobile services could locate in relationship to like brick-and-mortar service locations. For example, should a hair salon operating out of a vehicle be allowed to locate near a brick-and-mortar hair salon? The Commission considered several alternatives, including allowing mobile services only in zones that contain like stationary services,

and allowing mobile services only a certain distance from like stationary services. The Commission concluded that it was not evident that mobile services would directly compete with brick-and-mortar services and that this issue could be monitored over time.

Mobile Services in Residential Zones

The Commission discussed the likelihood of mobile services operating in residential zones, and whether such operation should be allowed. The Commission concluded that most mobile services would be unlikely to operate in residential zones for lack of customer density. The Commission also concluded that some mobile services – mainly charitable services – may desire to temporarily locate in church parking lots or at similar non-residential uses that are permitted in residential zones. The Commission concluded that such uses would continue to be appropriate (they already occur today), and so concluded that mobile services that meet the recommended criteria be allowed in residential zones.

2. Recommended Conclusions of the Technical Committee

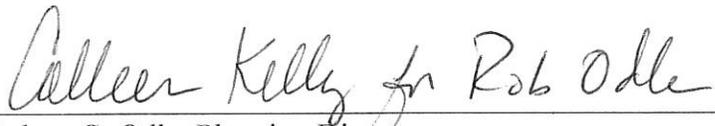
The recommended conclusions in the Technical Committee Report (*Exhibit E*) should be adopted as conclusions.

3. Planning Commission Recommendation

The Planning Commission adopted a motion to recommend approval of amendments to the Redmond Zoning Code by a vote of 6-0 at its July 20, 2016 meeting.

List of Attachments

- Exhibit A: Recommended Amendments to the Redmond Zoning Code
- Exhibit B: Planning Commission Final Issues Matrix
- Exhibit C: Written Public Testimony
- Exhibit D: Planning Commission Meeting Minutes, July 13, 2016
- Exhibit E: Technical Committee Report with Exhibits



Robert G. Odle, Planning Director

7-22-16
Date

Scott Biethan, Planning Commission Chairperson

Date

Approved for Council Agenda _____
John Marchione, Mayor

Date