

ORDINANCE NO. 2419(AM)

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, SETTING THE FRAMEWORK AND CONDUCTING CONCURRENT REVIEW OF THE CUMULATIVE EFFECT OF ALL PROPOSED ANNUAL AMENDMENTS TO TITLE 20B, COMPREHENSIVE PLAN, AND TITLES 20C, 20D, and 20F OF THE REDMOND MUNICIPAL CODE AND REDMOND COMMUNITY DEVELOPMENT GUIDE FOR THE 2008-09 ANNUAL UPDATE TO THE COMPREHENSIVE PLAN INCLUDING NEW AND AMENDED NARRATIVE, POLICIES, TABLES AND MAPS, AND ESTABLISHING AN EFFECTIVE DATE.

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

WHEREAS, the Growth Management Act provides that comprehensive plan amendments shall be considered as a comprehensive whole and shall not be amended more than once a year, with certain exceptions; and

WHEREAS, it has been at least one year since the City initiated an annual amendment to its Comprehensive Plan; and

WHEREAS, the City of Redmond has established a procedure for administratively setting the framework and content of its annual Comprehensive Plan amendment by adopting an ordinance that establishes the content of the annual amendment package and by conducting an evaluation of the cumulative effects of proposed amendments and the general consistency of each amendment with the Comprehensive Plan and the Community Development Guide, while also allowing for separate review and adoption of each individual proposal; and

WHEREAS, on May 1, 2008, the City announced the June 2, 2008, application deadline for citizen-requested amendments to the Comprehensive Plan for consideration as part of the

2008-09 Annual Update by sending a letter to approximately 400 people interested in planning issues, and by providing notice on the City's web site, on RCTV, in the Redmond Reporter, and to individuals who have expressed interest in potentially requesting amendments; and

WHEREAS, the Planning Commission will hold separate public hearings on each of the proposed amendments, and after considering the information contained in the Technical Committee reports and testimony and written comments received during the public hearings, the Planning Commission will forward separate recommendations on the proposed amendments to the City Council; and

WHEREAS, after considering the testimony and other evidence, the City Council will take separate action on each of the amendments set forth by this Ordinance as to whether each should be adopted and whether they are consistent with the Washington State Growth Management Act, the Countywide Planning Policies, and the City's criteria for amending the comprehensive plan and development regulations, NOW, THEREFORE,

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

Section 1. Setting the Administrative Format and Content of the 2008-09 Annual Comprehensive Plan Amendment Package. The following proposed and requested amendments shall establish the entire framework for the 2008-09 Annual Comprehensive Plan Amendment Package, including related amendments to the City of Redmond Community Development Guide and Municipal Code:

**City-Initiated Amendments:**

1. **Viewpoint Neighborhood Plan update.** An amendment proposing Comprehensive Plan and Community Development Guide updates specific to

the Viewpoint neighborhood and related to, but not limited to, land use, housing, natural features, neighborhood character and design, transportation, and parks and open space.

2. **Overlake single-family residential policy and regulatory update.** An amendment to the Comprehensive Plan and Community Development Guide policies and regulations related to single-family development in the Overlake neighborhood. The amendment will consider issues including but not limited to residential design standards, housing types, neighborhood character, transportation, open space, natural features, and parks and open space.
3. **North Redmond “Wedge” Subarea Plan.** An amendment to the Comprehensive Plan and Community Development Guide to address issues including but not limited to single-family residential development, vehicular access, neighborhood character, and redevelopment in a subarea of the North Redmond Neighborhood prior to a pending increase in the allowed development intensity.
4. **Neighborhood Commercial policy and regulatory updates.** An amendment to establish regulations for the Neighborhood Commercial zone, taking direction from Comprehensive Plan policies, but also refining plan policies as needed to address the current needs and interests related to neighborhood commercial uses. This amendment will also consider reviewing the continuation of neighborhood commercial as a zoning area.

5. **Adoption of a capital facilities financial functional plan (a new functional plan) and updates to other functional plans.** An amendment proposing establishment of a Financial Functional Plan and updates to other functional plans to reflect the updated Comprehensive Plan.
6. **Transportation Master Plan (TMP) update and Comprehensive Plan Transportation Element update.** An amendment proposing updates of the TMP including but not limited to: sidewalk standards, the Thoroughfare Plan, Transportation Facilities Plan, Performance Monitoring System, and concurrency management system as needed. The proposal also would amend the Transportation Element of the Comprehensive Plan to reflect changes in how the City approaches mobility. For example, it would include updates to reflect adoption of Redmond's new plan-based concurrency management regulations.
7. **Shoreline Master Program update.** An amendment proposing to incorporate final modifications required by the State Department of Ecology to the Shoreline Master Program adopted in August 2008.
8. **Manufacturing-related policy and regulatory update.** In 2007-08 the City worked with manufacturing area and business park area stakeholders to address how Manufacturing Park and Business Park zones function in Redmond, and what changes (if any) should be considered to those zones to ensure that they advance the objectives of the community. Work on this topic will continue in 2008-09, and could result in a variety of recommended changes to manufacturing- and business park-related permitted uses, site

standards, zone locations, and potentially policies, consistent with Redmond's Comprehensive Plan.

9. **General Sewer Plan Update.** An amendment updating the City of Redmond's General Sewer Plan to extend its planning horizon. The plan will identify short- and long-term improvements needed to meet projected growth, and contain cost estimates that the City can use in preparing its capital investment funding programs.
10. **Downtown Growth and Transportation Efficiency Center (GTEC) policy update.** An amendment that would develop Comprehensive Plan policies directing the City to designate Downtown Redmond as a GTEC. A GTEC designation enables areas to receive additional funding and assistance to encourage use of alternatives to single-occupant vehicle use and reduce single-occupancy vehicle trips and vehicle miles traveled. Redmond's Overlake Urban Center is currently designated a GTEC.
11. **Overlake Neighborhood Plan and development regulations – phase 2.** A follow-up to the Overlake Neighborhood Plan refinement and implementation adopted by the City Council in 2007, this amendment would address topics including but not limited to: phasing policies included in the Overlake Neighborhood Plan, land use designation policies contained in the Land Use Element, affordable housing regulations, lot coverage requirements, allowed uses definitions, illustrations for design standards, an update to the SEPA Planned Action for Overlake, growth phasing regulations, locating Overlake Neighborhood policies with Downtown Neighborhood policies in an Urban

Centers Element of the Comprehensive Plan, and other policy and regulatory amendments as needed to carry out the 2008-09 implementation actions from the Overlake Master Plan.

12. **2022 growth targets.** An amendment updating residential and commercial growth targets for 2022. Current growth targets are out of date due to land use and zoning changes, neighborhood plan updates, and other regulatory changes since the adoption of the growth targets.
13. **Water System Plan update.** This is an amendment updating the City of Redmond's Water System Plan time horizon. The plan will identify short- and long-term improvements needed to meet projected growth, and contain cost estimates that the City can use in preparing its capital investment funding programs.
14. **Bear Creek Neighborhood Plan update.** An amendment proposing Comprehensive Plan and Community Development Guide updates specific to the Bear Creek neighborhood, including amendments related to but not limited to land use, housing, natural features, neighborhood character and design, transportation, and parks and open space.
15. **Potential Annexation Area change.** An amendment to City maps removing the Bridle View area from the City of Redmond's planning area, recognizing that the City of Redmond, City of Kirkland, and King County Council have agreed to move the Bridle View neighborhood into the City of Kirkland's potential annexation area.

16. **Development of citywide policies related to parking.** An amendment examining the role, availability and use of on-street parking and other public parking assets, along with the relationship between public and private parking resources that may result in revisions to existing citywide policies and regulations and/or additional policies and regulations that clarify parking's role in achieving the City's land use and transportation goals.
17. **Comprehensive Plan Human Services Element update.** An amendment to portions of the Human Services Element to incorporate recommendations that result from a Human Services Division strategic planning effort.
18. **Addressing climate change through planning.** The City will review its Comprehensive Plan, identifying opportunities for improvement relative to addressing climate change, and may adopt policies related to mitigating and adapting to climate change, either in several Plan Elements, or together in a new element dedicated to climate change.
19. **Comprehensive Plan Downtown Element Update.** An amendment to policies in the Downtown Element related to, but not limited to: 1) parking, to take account of recommendations in a recent Downtown parking study; 2) parks, to reflect the results of master planning for Downtown parks, and 3) Downtown zoning district boundaries.

**Private Sector Requests**

20. **Marymoor Park Place land use and zoning designation amendment.** A requested amendment to the Comprehensive Plan and Development Guide for the purpose of rezoning property in Southeast Redmond, located on the west

side of East Lake Sammamish Place NE, south of NE 65<sup>th</sup> Street, from a Manufacturing Park (MP) designation to Business Park (BP).

**21. Kent land use and zoning designation amendment.** A requested amendment to the Comprehensive Plan and Development Guide for the purpose of rezoning a property in Southeast Redmond, located on the west side of East Lake Sammamish Place NE, south of NE 65<sup>th</sup> Street, from a Manufacturing Park (MP) designation to Business Park (BP).

**22. Richardson land use and zoning designation amendment.** A requested amendment to the Comprehensive Plan and Development Guide for the purpose of rezoning a property in the Grass Lawn neighborhood, located between Old Redmond Road and West Lake Sammamish Way, from a Multi-Family Urban (R-12) designation to General Commercial (GC).

**23. Gateway Design District land use and zoning designation amendment.** A requested amendment to the Comprehensive Plan and Development Guide for the purpose of rezoning a property in the Southeast Redmond neighborhood, located west of 180<sup>th</sup> Avenue NE and northeast of Redmond Way, near the intersection of those two streets, from a Design District (Gateway Design District) designation to General Commercial (GC).

Section 2. Concurrent Review of the Cumulative Impacts of Each of the Proposed Amendments. On June 18, 2008, July 9, 2008, and July 30, 2008, the Planning Commission reviewed the proposed content of the 2008-09 Annual Update and the cumulative effects of the proposed amendments. The Planning Commission then recommended the proposed content of the 2008-09 Annual Update to the City Council. On August 19, 2008 and September 16, 2008,

the City Council conducted a similar review for consistency and cumulative impacts among the proposed amendments, the Comprehensive Plan and the Community Development Guide and found the proposed amendments potentially compliant with one another and with the Growth Management Act.

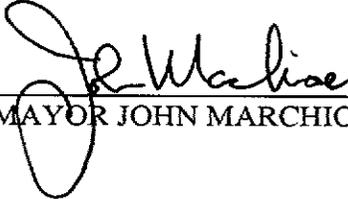
Section 3. Public Participation. The process for review of the annual Comprehensive Plan was established by the City of Redmond in order to allow thorough and considerate review by the public of each of the separate proposed amendments. Consistent with the requirements of RCW 36.70A.140, the City of Redmond shall ensure public participation in the amendment process by holding public hearings for each of the proposed amendments, and notice of the hearings for each of the amendments shall be broadly disseminated to the public and shall be published in the newspaper of record, advertised by the City's public television programming and website, and where applicable, mailed to property owners within an affected area. The Planning Commission shall consider the testimony and written comments received during the public hearing before making its recommendation to the City Council for action on each of the proposed amendments.

Section 4. Severability. If any section, sentence, clause, or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity of any other section, sentence, clause, or phrase of this ordinance.

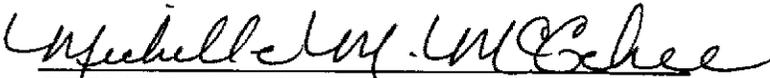
Section 5. Effective Date. This ordinance shall take effect five days after passage and publication of an approved summary thereof consisting of the title.

ADOPTED by the Redmond City Council this 16<sup>th</sup> day of September, 2008.

CITY OF REDMOND

  
MAYOR JOHN MARCHIONE

ATTEST/AUTHENTICATED:

  
CITY CLERK MICHELLE M. MCGEHEE, CMC

APPROVED AS TO FORM:  
OFFICE OF THE CITY ATTORNEY

By:  \_\_\_\_\_

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| FILED WITH THE CITY CLERK:  | September 10, 2008 |
| PASSED BY THE CITY COUNCIL: | September 16, 2008 |
| SIGNED BY THE MAYOR:        | September 16, 2008 |
| PUBLISHED:                  | September 22, 2008 |
| EFFECTIVE DATE:             | September 27, 2008 |
| ORDINANCE NO. <u>2419</u>   |                    |