

MEMO TO: City Council

AM No. 10-152

FROM: John Marchione, Mayor

DATE: July 6, 2010

SUBJECT: ORDINANCE: CONTENT OF 2010 ANNUAL UPDATE TO THE COMPREHENSIVE PLAN

I. RECOMMENDED ACTION

Adopt the ordinance in Attachment A, setting the framework and conducting concurrent review of the cumulative effects of all proposed amendments for the 2010 Annual Update to the Comprehensive Plan, thus allowing individual review and action on each amendment.

II. DEPARTMENT CONTACT PERSONS

Rob Odle, Director, Planning and Community Development, 425-556-2417

Lori Peckol, AICP, Policy Planning Manager, 425-556-2411

Jeff Churchill, AICP, Senior Planner, 425-556-2492

III. DESCRIPTION/BACKGROUND

State law allows one Comprehensive Plan update per year. The City of Redmond's procedure for reviewing and adopting annual updates to the Comprehensive Plan is to adopt a blanket ordinance that establishes the content and framework of the annual amendment package.

This procedure accomplishes two principal objectives. First, it enables the City to comply with state requirements for concurrent review of the cumulative effects of all proposed and requested amendments (see Attachment B). Second, detailed review of each amendment can occur as each is brought forward separately to the Technical Committee, Planning Commission and City Council. Separate public hearings for the various proposals will be held, allowing proposals to be considered and acted upon individually, and enabling citizens to focus their review and comment on areas of specific interest, but within the context of the cumulative effects analysis.

The amendments proposed under this blanket ordinance are separate from the amendments under review as part of the 2010-11 periodic review and update of the Comprehensive Plan. The Council adopted a scoping resolution for that package on April 20, 2010.

Notice of Application Deadline

On April 1, 2010, the City announced the May 3, 2010, application deadline for citizen-requested amendments to the Comprehensive Plan for consideration as part of the 2010 Plan Amendment Package. Staff sent a letter describing the process and timeline for amendment requests to several hundred people interested in planning issues. In addition, notice was provided on the City's web site, on RCTV, and to individuals who have expressed interest in requesting amendments.

Overview of Amendments Proposed for Consideration and Review of Relationships

There are ten amendments proposed for consideration during 2010. Of these, seven are carry-overs from the 2009-10 docket while three are new. New proposals are listed below.

New Privately-initiated Requests

1. Smaller Retail in Gateway Design District Zoning Text Amendment
2. Redmond Village Square Comprehensive Plan and Zoning Map Amendment

New City-initiated Request

1. Urban Centers Element Update – Overlake Portion

Planning Commission and City Council Review

The Planning Commission held a study session on May 19, 2010 to review the proposed scope of the 2010 Comprehensive Plan Amendment package. After the Planning Commission's recommendation to adopt the package as proposed, staff added the Capital Facilities Financial Plan to the docket to recognize that the effort is likely to begin in 2010, though will not be completed by the end of the year. This item is a carry-over from the 2009-10 Comprehensive Plan Amendment package.

The City Council reviewed the package at its June 15, 2010 meeting. Recognizing that the Council adopted the PARCC Plan on June 1, 2010, that item has been removed from the proposed docket. Staff also recommends removing the proposed text amendment regarding educational facilities in the Gateway Design District because the applicant intends to move from its current location by June 30, 2010.

Quasi-Judicial Review

A Comprehensive Plan amendment request is subject to quasi-judicial review by the City when it concerns an individual property, and the review occurs outside of the context of a neighborhood or sub-area plan update. Amendment requests to change land use designations and zoning for the following properties will likely involve quasi-judicial review.

1. Redmond Village Square Comprehensive Plan and Zoning Map Amendment

2. Redmond Car Care Center Land Use and Zoning Map Amendment

Effect of Council Adoption of Blanket Ordinance

City Council adoption of the blanket ordinance establishes only that items that will be considered by the Planning Commission and City Council as part of the annual amendment to the Comprehensive Plan; it does not imply in any way that an amendment will be approved. Detailed review of each amendment will occur during the remainder of 2010 as each is brought forward separately to the Technical Committee, Planning Commission, and City Council.

IV. IMPACT

- A. **Service Delivery:** The attached ordinance defines the framework and content of the 2010 Annual Update to the Comprehensive Plan, thus enabling separate review of each of the individual amendments. This process enhances the City's ability to consider each amendment individually, as well as cumulatively.
- B. **Fiscal:** The City incurs slightly higher costs for advertising separate public hearings for the proposed amendments.

V. ALTERNATIVES

- A. **Adopt the ordinance, thus setting the framework and content for the 2010 annual update to the Comprehensive Plan.** Staff recommends this alternative, since it will facilitate thorough and considerate review of each of the proposed amendments, without delaying the adoption of any of the proposals while review of the entire packet is conducted.
- B. **Reject staff recommendation and require the amendment package to be considered in its entirety before any of the amendments are adopted.** Because of the complex nature of some of the proposals it is possible that the amendments will not get thorough consideration if they must all be considered at the same time.
- C. **Modify the ordinance by adding or removing items proposed for consideration.** The City Council could modify the proposed package by adding or removing potential Comprehensive Plan amendments to/from the docket. Neither the Planning Commission nor staff recommends removing any items from the docket.

VI. TIME CONSTRAINTS

Delay in City Council action on the blanket ordinance would delay action on the individual proposals.

VII. LIST OF ATTACHMENTS

Attachment A: Ordinance

Attachment B: Relationship among Proposed 2010 Comprehensive Plan Amendments

/s/ _____ 6/18/2010
Robert G. Odle, Planning Director Date

Approved for Council Agenda: /s/ _____ 6/28/2010
John Marchione, Mayor Date

ATTACHMENT A

**CITY OF REDMOND
ORDINANCE NO. _____**

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 - REDMOND COMMUNITY DEVELOPMENT GUIDE, FOR THE 2010 ANNUAL UPDATE TO THE COMPREHENSIVE PLAN INCLUDING NEW AND AMENDED NARRATIVE, POLICIES, TABLES AND MAPS

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 April 1, 2010, the City announced the May 3, 2010, application deadline for citizen-requested amendments to the Comprehensive Plan for consideration as part of the 2010 Annual Update by sending a letter to several hundred people interested in planning issues, and by providing notice on the city's website, 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 2010 Annual Comprehensive Plan Amendment Package. The following proposed and requested amendments shall establish the entire framework for the 2010 Annual Comprehensive Plan Amendment Package, including related amendments to the City of Redmond Community Development Guide and Municipal Code:

City-Initiated Amendments:

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

4. Urban Centers Element update - Overlake Portion. An amendment to update the Overlake portion of the Urban Centers Element, and other Elements as needed to carry-out the recommendations of transportation and stormwater/parks facilities studies that focus on the Overlake urban center

5. 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 designation

6. Water System Plan update. This is an amendment updating the City of Redmond's Water System Plan time horizon through 2014. 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.

- 7. Adoption of a capital facilities financial plan (a new functional plan) and updates to other functional plans.** An amendment proposing establishment of a capital facilities financial plan and updates to other functional plans to reflect the updated Comprehensive Plan.

Private Sector Requests:

- 8. Redmond Car Care Center Land Use and Zoning Map Amendment.** An amendment to change the land use designation and zoning map designation for approximately 2.58 acres in Southeast Redmond located at 18014 Redmond Way from Manufacturing Park (MP) to General Commercial (GC).
- 9. Smaller Retail in Gateway Design District Zoning Text Amendment.** An amendment that would change the Gateway Design District regulations to permit certain retail uses that are less than 75,000 square feet in size, provided that they are no larger than 8,000 square feet or that they are located in conjunction with a regional retail use and share parking with a regional retail use.

10. Redmond Village Square Comprehensive Plan and Zoning Map Amendment.

An amendment to change the Comprehensive Plan and zoning map designation for approximately 3.03 acres in Downtown Redmond from Bear Creek (BC) to Anderson Park (AP).

Section 2. Concurrent Review of the Cumulative Impacts of Each of the Proposed Amendments. On May 19, 2010, the Planning Commission reviewed the proposed content of the 2010 Annual Update and the cumulative effects of the proposed amendments. The Planning Commission then recommended the proposed content of the 2010 Annual Update to the City Council. On June 15, 2010, and July 6, 2010, 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. 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 ____ day of _____, 2010.

CITY OF REDMOND

MAYOR JOHN MARCHIONE

ATTEST/AUTHENTICATED:

CITY CLERK MICHELLE M. MCGEHEE, CMC

(SEAL)

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY

By: _____

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

Relationships among Proposed 2010 Comprehensive Plan Amendments

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Amendment Summaries

1. Idylwood/Viewpoint Neighborhood Plan Update

Previously, the Idylwood/Viewpoint neighborhood was included with Overlake in the Comprehensive Plan. In 2007, the City Council reestablished two distinct neighborhood planning areas, Overlake and Idylwood/Viewpoint, as part of adoption of the Overlake Neighborhood Plan update. The Idylwood/Viewpoint update will comprise amendments specific to that neighborhood. The Planning Commission completed a recommendation to the City Council on this update in May 2010.

2. Overlake Residential Policy and Regulatory Update

While the Overlake Neighborhood Plan update adopted in 2007 focused on Overlake's employment and retail areas, this amendment addresses policies and regulations related to areas of single-family development in the neighborhood. The amendments 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. The Planning Commission is expected to complete a recommendation to the City Council in summer 2010.

3. Bear Creek Neighborhood Plan Update

The Bear Creek Neighborhood Plan was last updated in the mid-1990s and includes policies related to large parts of unincorporated King County based on the premise that development in those areas impacted Redmond and vice-versa. This update will propose Comprehensive Plan and Community Development Guide amendments specific to the Bear Creek neighborhood.

The update will include evaluation of policies and regulations addressing land use, housing, transportation, urban design, and environmental stewardship. The Citizen Advisory Committee is expected to complete its work in summer 2010, with Planning Commission review in fall 2010 and City Council review in the first quarter of 2011.

4. Urban Centers Element Update – Overlake Portion

This amendment would update the Overlake portion of the Urban Centers element, and other elements as necessary, to carry-out the recommendations of transportation and stormwater/parks facilities studies that focus on the Overlake urban center.

5. Neighborhood Commercial Policy and Regulatory Update

This proposal would update regulations for the Neighborhood Commercial zone, taking direction from Comprehensive Plan policies, but also potentially updating plan policies to address the current needs and interests related to neighborhood commercial uses. This amendment will also consider the continuation of Neighborhood Commercial as a zoning designation.

6. Water System Plan Update

The following portions of the Water System Plan are to be adopted by reference into the Comprehensive Plan: an inventory of existing capital facilities, a forecast of future facility demand, proposed facility locations, capacities of expanded or new facilities, and a six-year capital facility financing plan.

The Water System Plan Update will extend the water planning horizon through 2014. The updated plan will identify short- and long-term capital improvements that will be necessary to meet the anticipated growth in the City based on the land use and growth projections provided by the Planning Department. The update will evaluate the impact of projected growth on the existing water infrastructure within pressure zones and will analyze the anticipated costs of needed improvements, which will be used by the City to identify capital improvements.

7. Capital Facilities Financial Plan

This proposal is to develop a Capital Facilities Financial Plan including potential updates to other functional plans to reflect Comprehensive Plan goals and policies. The Capital Facilities Financial Plan is a new functional plan that is called for and described in Comprehensive Plan Capital Facilities Element policies CF-5 and CF-8.

8. Redmond Car Care Center Land Use and Zoning Map Amendment

The applicant proposes to change the land use and zoning designations of approximately 2.58 acres in Southeast Redmond from Manufacturing Park (MP) to General Commercial (GC). The property is located at 18014 Redmond Way, just east of the intersection of 180th Avenue NE, Redmond Way, and E. Lake Sammamish Parkway NE. The site is currently occupied by several auto service tenants. This amendment request is on hold at the request of the applicant to provide time for further consideration of alternatives.

9. Smaller Retail in Gateway Design District Zoning Text Amendment

The applicant proposes to amend the Gateway Design District regulations to permit certain retail uses that are less than 75,000 square feet in size, provided that they are no larger than 8,000 square feet or that they are located in conjunction with a regional retail use and share parking with a regional retail use.

10. Redmond Village Square Comprehensive Plan and Zoning Map Amendment

The applicant proposes to change the zoning designation for two parcels in the Bear Creek District of Downtown to the Anderson Park District. This also requires amending the Downtown Districts Map in the Comprehensive Plan.

Analysis of Cumulative Impacts Due to Relationships among Proposed Comprehensive Plan Amendments

Relationship 1: Potential Cumulative Impacts based on Similar Residential Development Issues

Amendments Involved: 1, 2, 3, 5

Amendments 1 (Idylwood/Viewpoint Neighborhood Plan), 2 (Overlake Residential Policy and Regulatory Update), and 3 (Bear Creek Neighborhood Plan Update) are neighborhood plan amendments that focus on residential parts of Redmond. Each neighborhood plan will address issues in a manner appropriate for that particular neighborhood. Policy and regulatory cross-pollination (and thus cumulative impacts) are likely between the Idylwood/Viewpoint and Overlake Single-Family neighborhoods because they are adjacent and so are more similar to each other physically and demographically. Thus, plan implementation may have cumulative impacts on the community as a whole.

Updates to Neighborhood Commercial (5) policies and regulations could impact if and how such land uses are introduced near residential neighborhoods.

Specific impacts have been or will be evaluated as part of the Planning Commission's review of individual amendments.

Relationship 2: Potential Cumulative Impacts to Functional Plans

Amendments Involved: 1, 2, 3, 4, 6, 8, 10

The functional plan under consideration for amendment during 2009-10 is the Water System Plan.

Neighborhood and subarea plans (1 – Idylwood/Viewpoint, 2 – Overlake Residential, 3 – Bear Creek, 4 – Overlake Urban Center) can impact functional plans by updating land use assumptions. Since land use assumptions and infrastructure plans must be mutually supportive, changes to one can influence the other.

Site- and area-specific land-use changes are another source of impact to functional plans. During 2010, the City will consider two site-specific land-use and zoning changes (8 – Redmond Car Care, and 10 – Redmond Village Square), which could result in changes to allowed uses or allowed development intensities. Impacts to functional plans would result if the infrastructure needs of new allowed uses/intensities are different than for existing allowed uses/intensities.

**Relationship 3: Potential Cumulative Impacts to the Financial Functional Plan
Amendments Involved: 1, 2, 3, 4, 6, 7, 8, 10**

The Capital Facilities Financial Plan (7) is a compilation of the financial components of each individual functional plan. For that reason, many amendments that impact a functional plan may also impact the Financial Functional Plan.

Neighborhood and subarea plan updates (1 – Idylwood/Viewpoint, 2 – Overlake Residential, 3 – Bear Creek, 4 – Overlake Urban Center) are likely to impact the Financial Functional Plan only incidentally.

A clear source of impact to the Financial Functional Plan is change to functional plans themselves (6 – Water System Plan). Each change to a financial component of a functional plan directly impacts the Capital Facilities Financial Plan. Similarly, amendments that impact functional plans, including all those listed in relationship 2, can impact the Capital Facilities Financial Plan.

Site- and area-specific land use changes (8 – Redmond Car Care Center, 10 – Redmond Village Square) can also impact the Financial Functional Plan to the extent they impact the financial components of functional plans. See Relationship 2 for additional discussion.

**Relationship 4: Potential Impacts Due to Proximity
Amendments Involved: 1, 2, 4, 8, 9**

An obvious source of cumulative impacts is where site- or area-specific Comprehensive Plan Amendments are near one another. The impacts of one amendment can be magnified by similar changes in nearby sites/areas.

There are two sets of site-/area-specific amendments: the Idylwood/Viewpoint, Overlake Residential, and Overlake Urban Center proposals (1, 2, and 4, respectively), and the Redmond Car Care and Smaller Retail in Gateway Design District proposals (8 and 9, respectively).

The first set of amendments is located in southwest Redmond. The Viewpoint and Overlake Residential neighborhood plan updates address similar issues in addition to being adjacent to one another. Because they address similar issues there is a strong potential for cumulative impacts regarding topics that typically arises through a neighborhood plan update (see Relationship 1 for further discussion). In addition, there could be indirect impacts on the Overlake Urban Center or vice-versa related to traffic circulation and distribution of park amenities as those concepts are refined for Overlake Village.

The second set of amendments is located in Southeast Redmond. One would expand the kinds or sizes of uses that are allowed in the Gateway Design District; the other would change the zoning designation from Manufacturing Park to General Commercial for a Southeast Redmond site. These changes could have cumulative impacts to the mix of commercial uses in Southeast Redmond, and to the types of impacts, such as traffic impacts, that those uses generate.

Summary Table of Amendment Relationships

The table below summarizes the relationships among proposed 2010 Comprehensive Plan Amendments. Each number refers to the number of a particular relationship; each relationship is described earlier in this document. An empty cell indicates that there is no substantial relationship among the two amendments and that the amendments will not cumulatively impact each other.

AMENDMENT	1 – Idylwood/ Viewpoint	2 – Overlake Residential	3 – Bear Creek	4 – Overlake Urban Center	5 – Neighborhood Commercial	6 – Water Plan	7 – Capital Facilities Financial Plan	8 – Redmond Car Care Center	9 – Smaller GDD Retail
10 Redmond Village Square						2	3		
9 Smaller GDD Retail								4	
8 Redmond Car Care Center						2	3		
7 Capital Facilities Financial Plan	3	3	3	3		3			
6 Water	2	2	2	2					
5 Neighborhood Commercial	1	1	1						
4 Overlake Urban Center	4	4							
3 Bear Creek	1	1							
2 Overlake Res.	1, 4								

Relationships (numbers in cells):

- 1: Potential Cumulative Impacts based on Similar Residential Development Issues
- 2: Potential Cumulative Impacts to Functional Plans
- 3: Potential Cumulative Impacts to the Financial Functional Plan
- 4: Potential Impacts Due to Proximity

Consistency of Amendments with the Community Development Guide

Overall consistency with the Community Development Guide will be evaluated as part of the Planning Commission’s review of each of the proposed amendments.

Consistency with the Comprehensive Plan Amendment Criteria (Policy PI-16)

Criteria	Consistency
<i>Consistency with the Growth Management Act, the Procedural Criteria, VISION 2020 or its successor, and the Countywide Planning Policies</i>	The Planning Commission will evaluate the consistency of the proposed amendments with the Growth Management Act, the procedural criteria and the Countywide Planning Policies as part of the individual review of the amendments.
<i>Consistency with the Comprehensive Plan, including the preferred land use pattern in the Land Use Element</i>	The Planning Commission will evaluate the consistency of the amendments with the Comprehensive Plan policies and the preferred land use pattern in the Land Use Element as part of the individual review each amendment.
<i>The capability of the land for development including the prevalence of sensitive areas</i>	The Planning Commission will evaluate the capability of land for development, including the prevalence of sensitive areas as part of the individual review of each amendment.
<i>The capacity of public facilities and services, and whether public facilities and services can be provided cost-effectively at the proposed density/intensity</i>	The capacity of public facilities and services and whether public facilities and services can be provided cost effectively at the intensity allowed will be considered as part of the individual review of each amendment as well as through site specific development proposals that may result from any of the amendments.
<i>Whether the proposed land use designations or uses are compatible with nearby land use designations or uses</i>	The Planning Commission will evaluate whether the proposed land use designations or uses are compatible with nearby land use designations or uses as part of its review of each amendment. In addition, area-wide amendments always include evaluation of such compatibility as a matter of course.

Criteria	Consistency
<i>If the amendment proposes a change in allowed uses in an area, the need for the land uses which would be allowed and whether the change would result in the loss of capacity to accommodate other needed uses, especially whether the proposed change complies with policy HO-16, the City's policy of no-net loss of housing capacity</i>	For those amendments that propose a change in allowed uses in an area, the Planning Commission will evaluate as part of its individual review of each amendment the need for the proposed land use.
<i>Potential general impacts to the natural environment, such as impact to critical areas and other natural resources</i>	The City of Redmond has adopted robust development regulations based on best available science to minimize negative impacts from development to the natural environment. In addition, the Planning Commission will evaluate potential general impacts to the natural environment as part of its review of each amendment.
<i>Potential general economic impacts, such as impacts for business, residents, property owners, or City Government</i>	The Planning Commission will evaluate the potential general economic impacts related to each amendment as part of its individual review of each amendment.
<i>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</i>	The Planning Commission considered an amendment similar to the one called Redmond Village Square in the last four years.

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