



Planning Commission Report

To: City Council

From: Planning Commission

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Date: June 29, 2011

DGA Number: L100259

**Planning
Commission
Recommendation:** Approval.

**Recommended
Action:** Adopt amendments to the Housing Element of the Redmond
Comprehensive Plan as shown in *Exhibit A*.

Summary: The recommended amendments are part of the 2010-11 Periodic
Update to the Comprehensive Plan. Key components of the update to
the Housing Element are described below.

- Redmond's Principles for Sustainability – The amendments provide new policies and refine existing policies to encourage housing that meets the needs of a diverse population as an important component of a sustainable community.
- Amendments to reflect updates to codes and plans and recent studies – The amendments reflect recent updates to Redmond's Zoning Code (2011) and the East King County Housing Needs Analysis completed in March, 2011 by A Regional Coalition for Housing (ARCH).

- Provide additional housing supply with adequate infrastructure. The amendments emphasize the need to provide for additional housing to address the jobs/housing balance, and to provide suitable infrastructure and amenities that support housing, particularly in the Urban Centers of Downtown and Overlake.

Reasons the Proposal should be Adopted:

The recommended amendments should be adopted because:

- They reflect citywide goals, current conditions, and help maintain consistency with Redmond’s Zoning Code, other recently updated portions of the Comprehensive Plan, and reflect data compiled in the East King County Housing Needs Analysis completed in March, 2011;
- The changes address Redmond’s support for the development of additional supply and variety in housing to meet the needs of all individuals regardless of age, income, ability or ethnic, cultural or religious background;
- They clarify portions of the text and make the document easier to read; and,
- They emphasize Redmond’s planning goal of being a sustainable community.

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 June 8, 2011. No oral or written testimony at the public hearing was received; however, staff from A Regional Coalition for Housing (ARCH) reviewed and provided comments on the draft element.

b. Notice

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 mailed to several hundred citizens that have indicated interest in planning issues. The hearing date was also included in the Comprehensive Plan Update quarterly newsletter.

