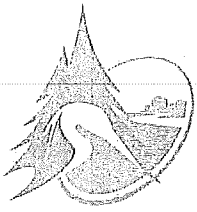


# VEAL EXHIBIT 20



## 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.

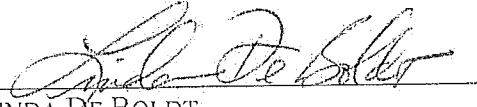
## VI. LIST OF EXHIBITS

- 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).



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