

VEAL EXHIBIT 21

Planning Commission Report

To: City Council

From: Planning Commission

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Date: December 2, 2015

File Numbers: LAND-2015-01851, SEPA-2015-01852

Planning Commission Recommendation: Approval

Title: Redmond Zoning Code: 2015 Landslide Hazards Map and Streams Classifications Map Update

Recommended Action: Adopt the proposed updated Landslide Hazards Map and Streams Classifications Map shown in Exhibits A and B

Summary: This Zoning Code Amendment updates both the Landslide Hazards Map and Streams Classification Map of the Critical Areas Map Portfolio with the most current data the City has on these features. The updates are generally based upon new LiDAR (Light Detection and Ranging) data, field observations by trained staff, studies submitted with development proposals, and surveys from construction projects.

Reasons the Proposal Should be Adopted: The proposed map updates should be adopted because:

- They provide the public with the most up-to-date information the City has related to stream classifications and landslide hazard areas;
- They are used for general planning purposes and are purely

- advisory;
- They enhance predictability for developers and homeowners; and
- There are no changes to classification systems, buffer and/or setback requirements, or mitigation requirements.

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 map updates on November 18, 2015. One person provided oral testimony at the public hearing.

b. **Notice**

Notice of 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 sent electronically to more than 200 citizens that have indicated interest in Zoning Code issues.

Recommended Conclusions

1. ***Key Issues Discussed by the Planning Commission***

The Planning Commission's Issues Matrix can be found in Exhibit C. A summary of the Planning Commission's additional discussion items are identified below.

Intentionally Created Streams

The Commission spent some time discussing intentionally created streams, as this category was raised during the public testimony. *Intentionally created streams* are defined as follows:

“These are manmade streams defined as such in these regulations and do not include streams created as mitigation. Purposeful creation must be demonstrated to the Committee through documentation, photographs, statements, and/or other evidence. Intentionally created streams may include irrigation and drainage ditches, grass-lined swales, or other artificial watercourses unless they are used by salmonid fish or created for the purpose of stream mitigation.”

These streams are not identified on the Streams Classifications Map as they are not regulated streams. For instance, there are no development restrictions, buffer

requirements or mitigation standards when developing near *intentionally created streams*. Classes I, II, III, and IV streams are on the map because they have accompanying development regulations governing buffers and mitigation requirements which must be met when developing in or near these streams. This information provided the Commission with a better understanding as to why intentionally created streams are not mapped on the Streams Classifications Map.

Agency Review and Usage of Maps

The Planning Commission was curious about how other agencies might use and interpret the City's landslide hazards and streams classifications maps. Other agencies, and Tribes, typically get involved at the time a development proposal is submitted, particularly when other state or federal permits are required. These agencies would not use Redmond's maps as a basis for their input. We did have one Tribe comment on the SEPA Threshold Determination issued for this Zoning Code Amendment, and their comments were appreciative that the City provides its citizens with their most accurate and up-to-date information related to streams. The Commission was satisfied with this discussion item.

Downstream Impacts from Upstream Development

The Commission heard public testimony from a property owner who believed that a stream was created on his property largely due to drainage from upstream/uphill development. Some Commissioners struggled with this as this issue seemingly is outside of the scope of the map updates, but it is important to note as it appears the property owner is negatively impacted by something that was not his doing. Staff noted that the stream in question should be considered in a consistent fashion with other similar streams, and that it appears to be correctly classified on the map due to natural flow not associated with the upstream development. The question then becomes how can the City ensure downstream property owners are not impacted from upstream development? The Commission felt strongly that this should be included as a point of concern in their Report.

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 updates to the Landslide Hazards Map and Stream Classifications Map in the Redmond Zoning Code by a vote of 5-0 at its November 18, 2015 meeting.

List of Attachments

- Exhibit A: Proposed Landslide Hazards Map**
- Exhibit B: Proposed Streams Classifications Map**
- Exhibit C: Planning Commission Final Issues Matrix**
- Exhibit D: Planning Commission Meeting Minutes, November 18, 2015**
- Exhibit E: Technical Committee Report with Exhibits**

Robert G. Odle, Planning Director

11/24/2015

Date

Robert O'Hara, Planning Commission Chairperson

Date

Approved for Council Agenda _____
John Marchione, Mayor

Date