



PLANNING COMMISSION RECOMMENDATION TO CITY COUNCIL

June 30, 2021

Project File Number:	LAND-2021-00344 SEPA 2021-00345
Proposal Name:	Affordable Commercial Space - Economic Vitality Element Update
Applicant:	Natural and Built Environments
Staff Contacts:	Beverly Mesa-Zendt

FINDINGS OF FACT

Public Hearing and Notice

- a. **Planning Commission Study Sessions and Public Hearing Dates**
 - i. The City of Redmond Planning Commission held a study session on May 12, 2021.
 - ii. The City of Redmond Planning Commission held a public hearing on the proposed amendments on June 30, 2021. No comments were received.
- b. **Notice and Public Involvement**

The public hearing notice was published in the Seattle Times on June 9, 2021 in accordance with RZC 21.76.080 Review Procedures. Notice was also provided by including the hearing schedule in Planning Commission agendas and extended agendas, distributed by email to various members of the public and various agencies. Additional public outreach included:

 - i. Email to Code Clean-Up Parties of Record;
 - ii. Posting on the City Comprehensive Plan Docket webpage; and
 - iii. Notice of the Public Hearing sent through city E-News.

Redmond Comprehensive Plan Amendment Summary and Criteria Evaluation

The applicant is proposing an amendment to the Economic Vitality Element to add language that supports the retention of local businesses by creating more affordable commercial space. The applicant proposes amending the Comprehensive Plan to provide this policy refinement to the Economic Vitality Element.

Support the retention of local businesses by creating opportunities for more affordable commercial space.

Staff Analysis

RZC 21.76.070 COMPREHENSIVE PLAN AMENDMENT CRITERIA <i>(Full staff analysis attached as Attachment A)</i>		MEETS/ DOES NOT MEET	STAFF ANALYSIS
1	Consistency with the Growth Management Act (GMA), the State of Washington Department of Commerce Procedural Criteria, and the King County Countywide Planning Policies (CPPs);	Meets	<ul style="list-style-type: none"> • Proposal complies with GMA Goals (RCW 36.70A.020) • Proposal complies with RCW 36.70A.130- Comprehensive plans–Review procedures and schedules–Amendments and other applicable provisions.

			<ul style="list-style-type: none"> Proposal complies with RCW 36.70A.106 which requires notification of Department of Commerce of "intent to adopt" an updated plan or regulations. Proposal complies with applicable provisions of the King Countywide Planning Policies
2	Consistency with the Comprehensive Plan policies and the designation criteria;	Meets	<p>This proposal is consistent with Existing Economic Vitality Element policies. The amendment will add an additional refinement to the following existing policy:</p> <p><i>EV-12 Evaluate development regulations periodically to:</i></p> <ul style="list-style-type: none"> • Ensure that uses not previously contemplated and that are consistent with the intent of the Comprehensive Plan can locate within the city; • Review development standards, timelines and fees to promote predictability and consistency.
3	If the purpose of the amendment is to change the allowed use in an area, the need for the land uses that would be allowed by the Comprehensive Plan amendment and whether the amendment would result in the loss of the capacity to meet other needed land uses, especially whether the proposed amendment complies with the policy on no net loss of housing capacity;	Meets	The amendment would not result in a change to a land use and is intended to strengthen strategies focused on the provision of commercial space.
4	Consistency with the preferred growth and development pattern of the Land Use Element of the Comprehensive Plan;		Not applicable
5	The capability of the land, including the prevalence of critical areas;		Not applicable
6	The capacity of public facilities and whether public facilities and services can be provided cost-effectively at the intensity allowed by the designation;		Not applicable
7	The proposed amendment addresses significantly changed conditions.		Not applicable

Recommended Conclusions of the Technical Committee

On June 16th, the Technical Committee reviewed the proposal for amendments to the Economic Vitality Element of the Comprehensive Plan, identified as Attachment A to the Technical Committee Report, and found the amendments to be consistent with applicable review criteria and therefore recommended approval with no additional conditions.

RECOMMENDED CONCLUSIONS

The Planning Commission has reviewed:

- A. Applicable criteria for approval: RZC 21.76.070 Criteria for Evaluation and Action, and
- B. The Technical Committee Report (Attachment A).**

Recommendation

The Planning Commission finds the amendments to the Economic Vitality Element of the Comprehensive Plan, identified as Attachment A to the Technical Committee Report, to be consistent with applicable review criteria and therefore recommends approval with no additional conditions.

Carol Helland
Planning and Community Development Director

Sherrí Nichols
Planning Commission Chair

Attachments

- A. Technical Committee Report**
- B. Public Hearing Notice**