Evans Creek Relocation: Land Use Map, Zoning Map, and Shoreline Environments Map Changes (LAND-2021-00269)

Planning Commission

January 12, 2022

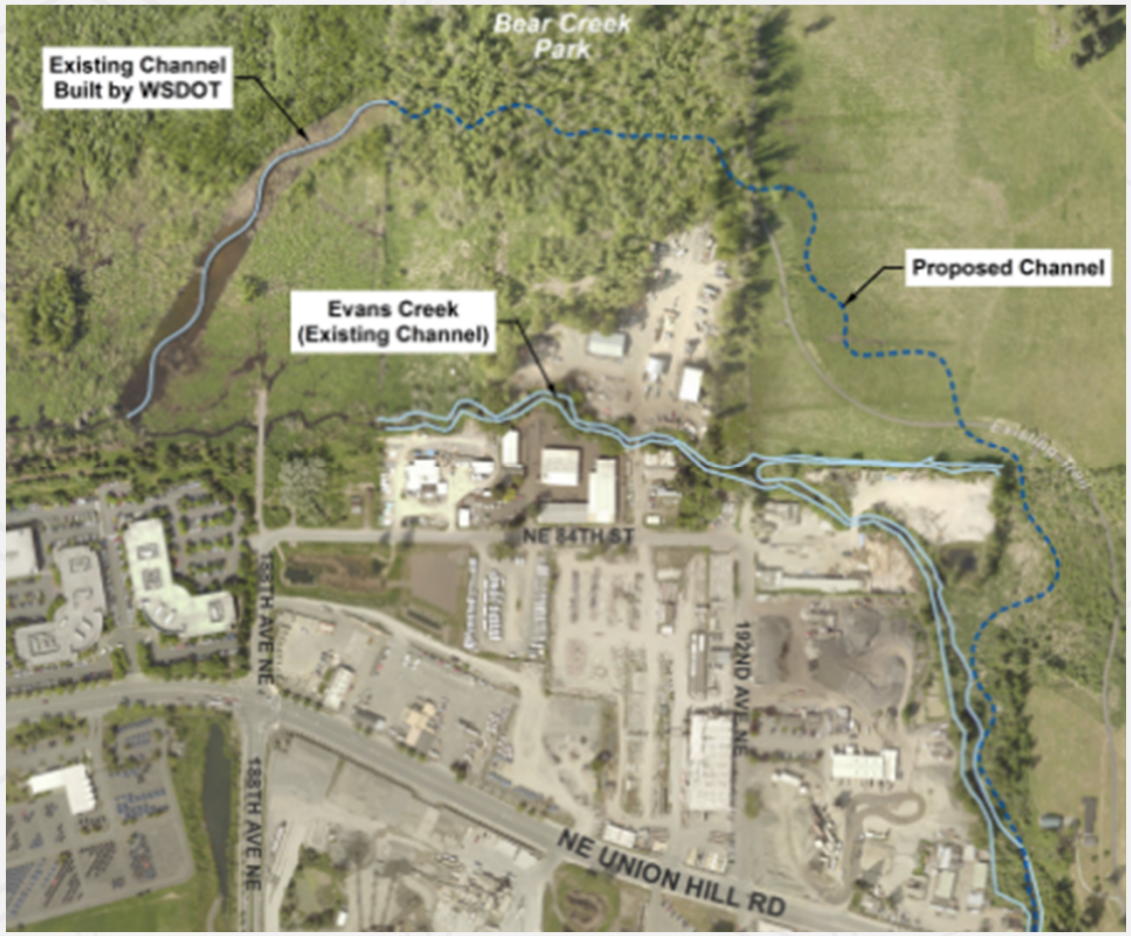
Cathy Beam, AICP, Principal Planner

Redmond
WASHINGTON

The City is proposing to relocate Evans Creek from its present highly confined location within an industrial area to open space to the north to provide adequate buffers and improve habitat. The current creek location forms the zoning and land use designation boundaries.

Non-Project Proposal

- Zoning Code Amendment: Zoning Map
- Comprehensive Plan Amendment: Land Use Map
- Limited Shoreline Master Program Amendment: Shoreline Environments Map and Minor Text Changes

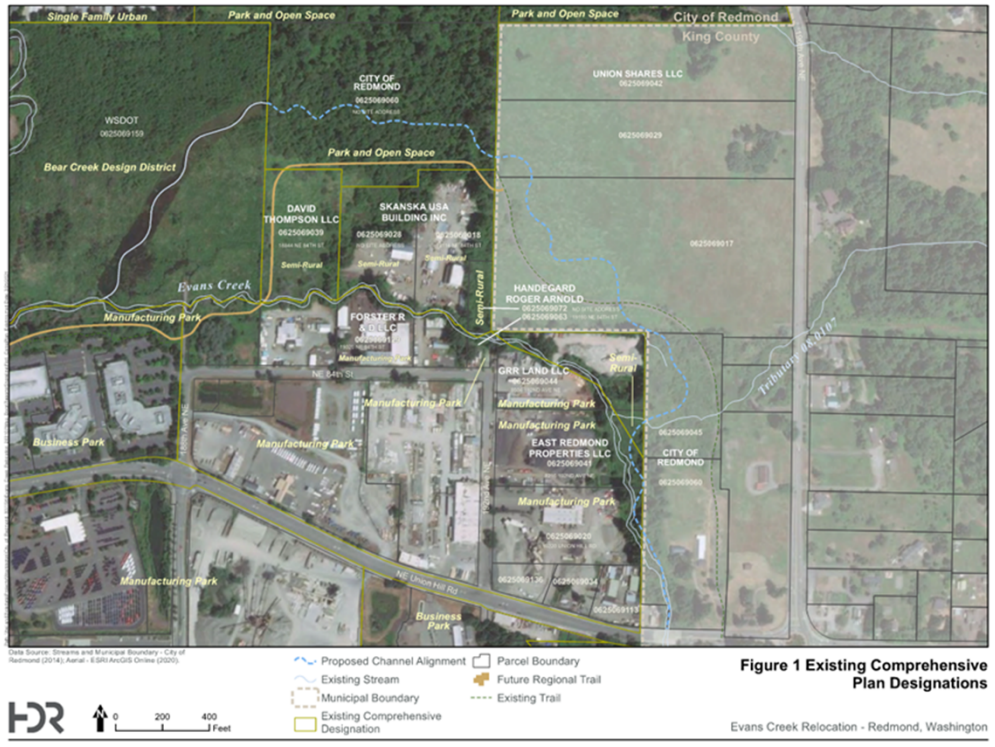


AUTHORITY: RZC 21.76

- Amendments to the Zoning Code and Comprehensive Plan are a Type VI process
- Technical Committee makes recommendation to Planning Commission
- Planning Commission conducts open record public hearing and study sessions
- Planning Commission makes recommendation to City Council
- City Council is decision-making body
- Planning Commission and City Council have subject matter jurisdiction (RZC 21.76.050.K)

Comprehensive Plan Designations

Existing



Data Source: Streams and Municipal Boundary - City of Redmond (2014); Aerial - ESRI ArcGIS Online (2020).

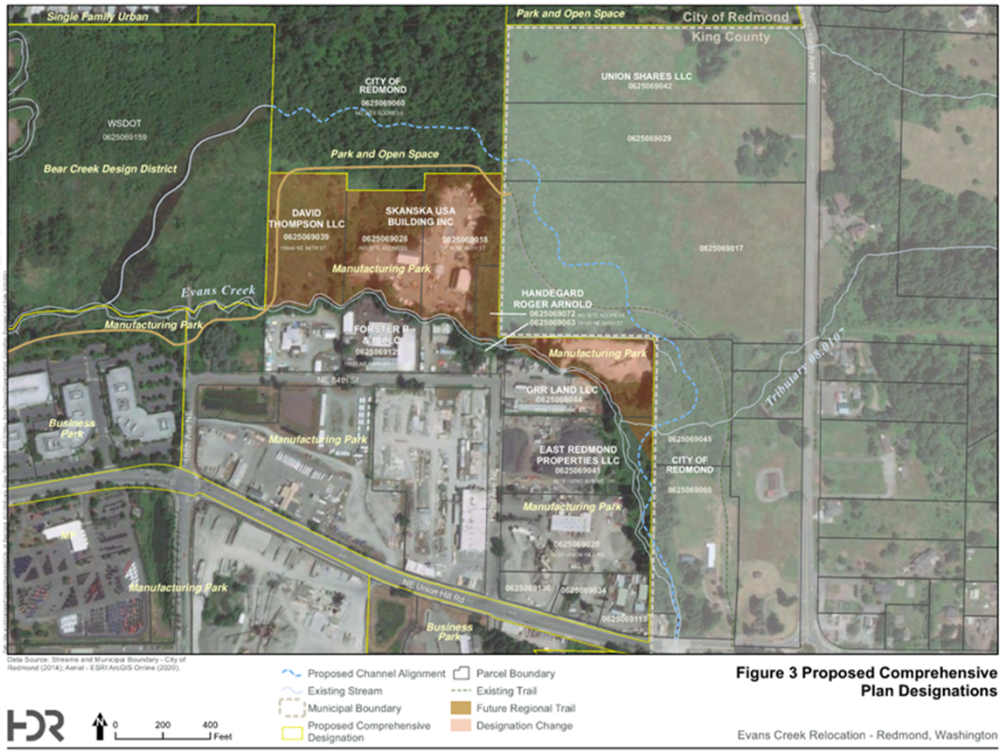
Proposed Channel Alignment
Existing Stream
Municipal Boundary
Existing Comprehensive Designation
Parcel Boundary
Future Regional Trail
Existing Trail

0 200 400 Feet

Figure 1 Existing Comprehensive Plan Designations

Evans Creek Relocation - Redmond, Washington

Proposed



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Proposed Channel Alignment
Existing Stream
Municipal Boundary
Proposed Comprehensive Designation
Parcel Boundary
Existing Trail
Future Regional Trail
Designation Change

0 200 400 Feet

Figure 3 Proposed Comprehensive Plan Designations

Evans Creek Relocation - Redmond, Washington

Zoning Designations

Existing

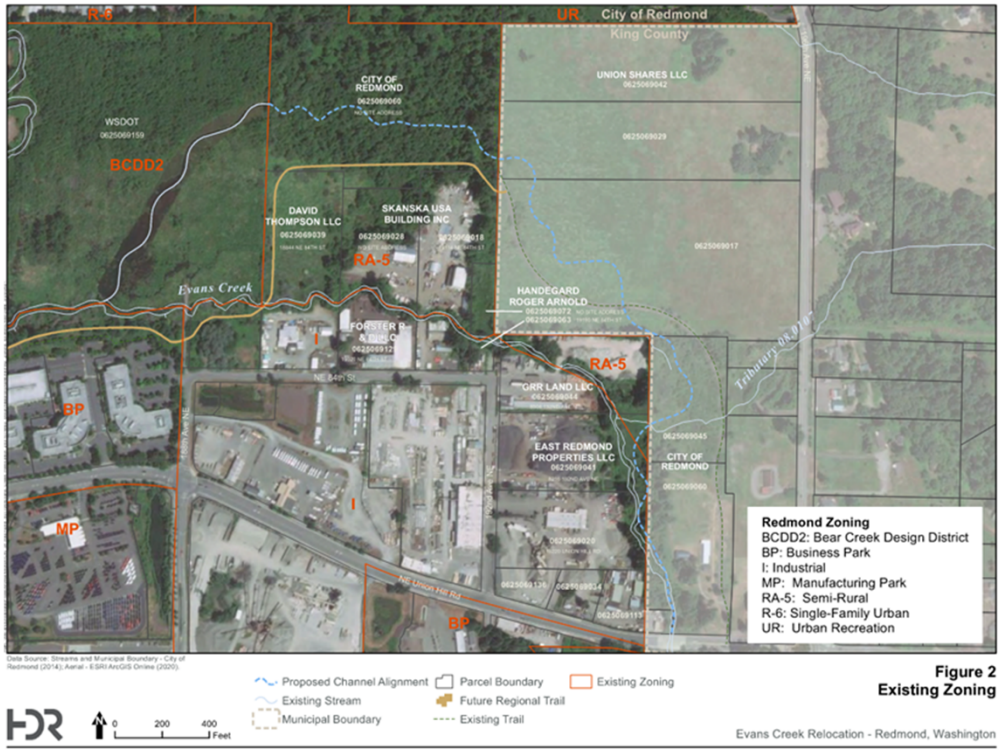

Figure 2
Existing Zoning

Proposed

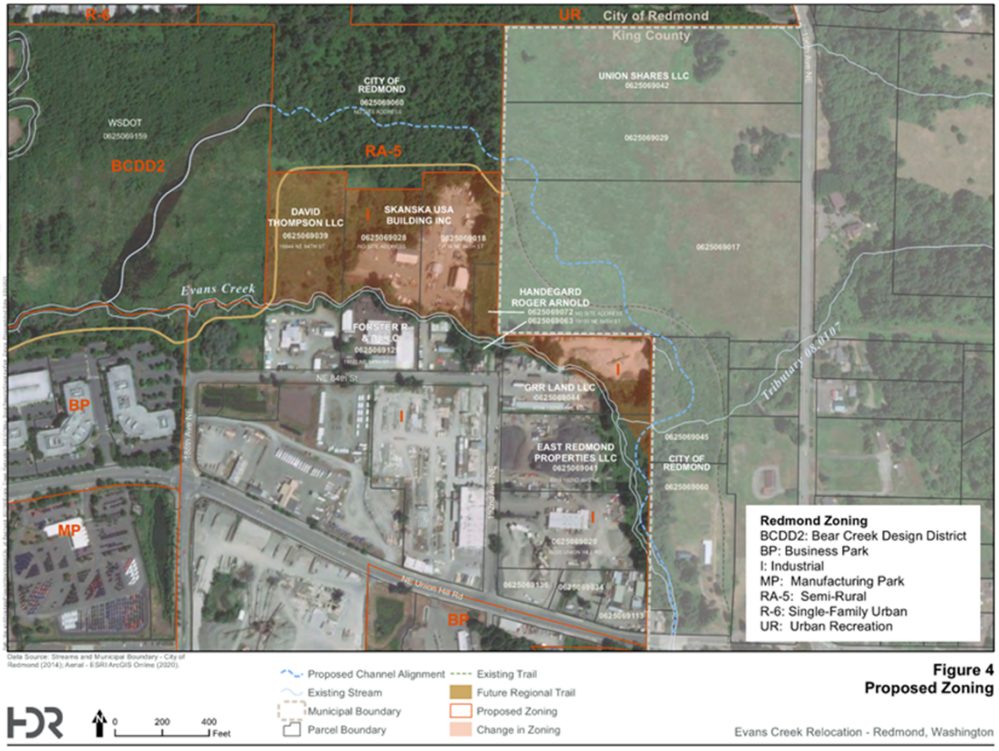

Figure 4
Proposed Zoning

Shoreline Environment Designations

Existing

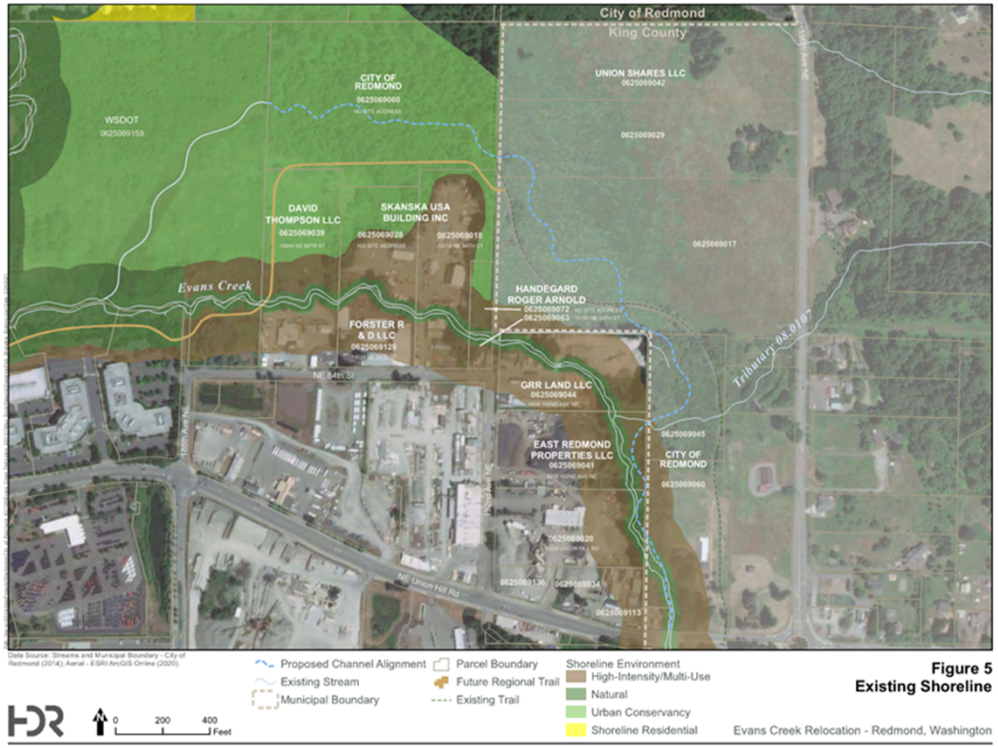

Figure 5
Existing Shoreline

Proposed

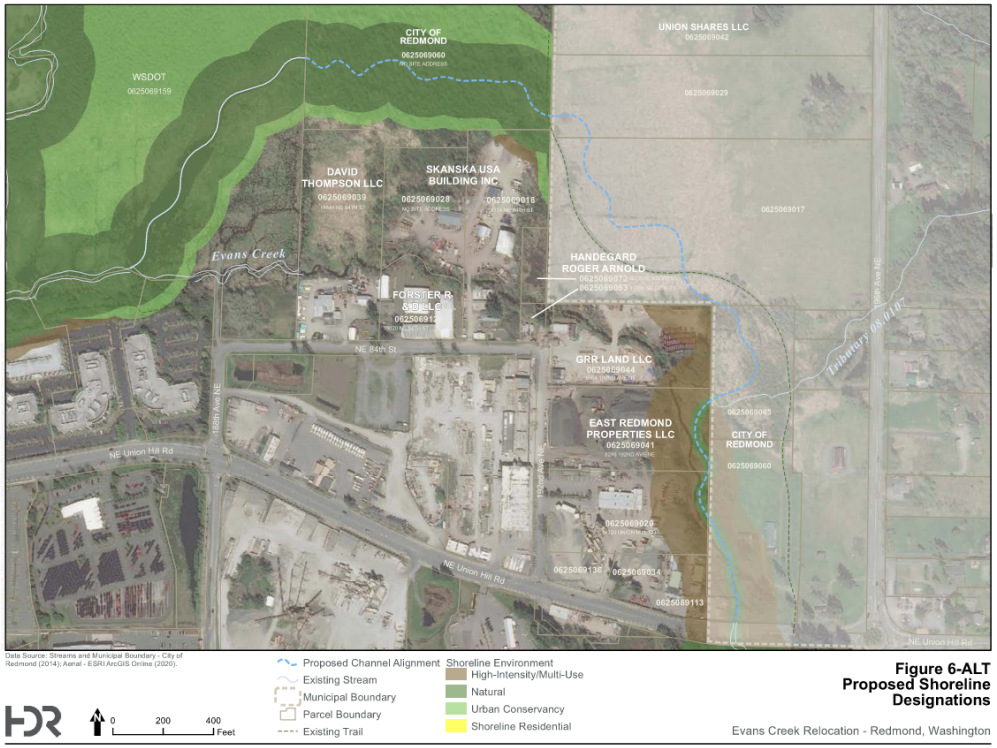

Figure 6-ALT
Proposed Shoreline Designations

PROPOSED TEXT REVISIONS

- Bear ~~and Evans~~ Creek~~s~~:
  - West of Avondale Road: Designate a 150-foot-wide Urban Conservancy strip with the balance (outer 50 feet) of the shoreline designated as High-Intensity/Multi-Use. This should be modified to reflect the SR 520 right-of-way south of Bear Creek.
  - East of Avondale Road: Designate a 150-foot strip Natural along both sides of the creek~~s~~, with the balance of the wetland and 100-year floodplain outside of this 150-foot corridor on the north side of the creek~~s~~ as Urban Conservancy environment.
  - The area designated for residential density transfers near Avondale Green (near Avondale Road) ~~should be~~ is designated Shoreline Residential.
  - South of Bear Creek the remainder (outer 50 feet) of the shoreline jurisdiction outside of the 150-foot Natural designation ~~should be~~ is designated High-Intensity/Multi-Use.
- Evans Creek (North of Union Hill Road)
  - North Side of Creek: Designate a 150-foot corridor on either side of creek as Natural with the balance of the wetland and 100-year floodplain outside of this 150-foot corridor on the north side of the creek as Urban Conservancy.
  - South Side of Creek: Designate a 150-foot corridor on either side of the creek as Natural. The remaining 50 feet is designated Urban Conservancy, or as High/Intensity Multi-Use where within the Shoreline jurisdiction as of January 1, 2008 the land is disturbed by clearing or grading associated with the business operations of the site, industrial uses, commercial uses, or pavement.
  - West Side of Creek: Immediately north of Union Hill Road, designate a 25-foot wide corridor of land on either side of the creek as Natural with the remainder 175-foot wide corridor as High Intensity/Multi Use.
- Evans Creek (South of Union Hill Road): Natural

Timeline

Q1 2021

Staff Coordination

File Evans Creek Relocation Code Amendments Project for Docket

Q2 2021

Docket Public Hearing Notice Issued

Public Hearing on Docket

Q3 2021

Docket Approved By Council

Project Action SEPA Issued

Q4 2021

File Amendments with Dept. of Commerce

Non-Project Action SEPA Issued

Technical Committee Review and Recommendation

WE ARE HERE

Q1 2022

Planning Commission Review

Q2 2022

Council Review

Review Schedule

Planning Commission Dates

- 1.12.2022 Introduction of Topic
- 1.26.2022 Study Session
- 2.9.2022 Public Hearing
- 2.23.2022 Study Session
- 3.9.2022 Report Approval

Thank you

Any Questions?

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