

NON-CODE

**REDMOND CITY COUNCIL
ORDINANCE NO. 2953 (AM)**

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, SETTING THE FRAMEWORK AND CONDUCTING CONCURRENT REVIEW OF THE CUMULATIVE EFFECT OF ALL PROPOSED AMENDMENTS TO THE REDMOND COMPREHENSIVE PLAN AND RELATED AMENDMENTS TO THE REDMOND ZONING CODE, FOR THE 2018-19 COMPREHENSIVE PLAN DOCKET, INCLUDING NEW AND AMENDED NARRATIVE, POLICIES, TABLES AND MAPS

WHEREAS, the Growth Management Act requires that comprehensive plans and development regulations shall be subject to continuing evaluation and review; and

WHEREAS, the Growth Management Act provides that comprehensive plan amendments shall be considered as a comprehensive whole and shall not be amended more than once a year, with certain exceptions; and

WHEREAS, it has been at least one year since the City initiated an annual amendment to its Comprehensive Plan; and

WHEREAS, the City of Redmond's Zoning Code establishes a procedure for administratively setting the framework and content of its annual Comprehensive Plan amendment package; and

WHEREAS, the City's procedure for establishing the annual Comprehensive Plan amendment package is to adopt an ordinance that

establishes the content of the annual amendment package and simultaneously conduct an evaluation of the cumulative effects of requested amendments and the general consistency of each amendment with the Comprehensive Plan and the Zoning Code, while also allowing for separate review and adoption of each individual proposal; and

WHEREAS, the Planning Commission held public hearings on November 14, and 28, 2018, and December 12, 2018, to seek community feedback on the content of the 2018-19 Comprehensive Plan amendment package; and

WHEREAS, on December 12, 2018, the Planning Commission provided a recommendation to City Council regarding the content of the 2018-19 Comprehensive Plan amendment package; and

WHEREAS, the City Council considered the Planning Commission's recommendation regarding the content of the 2018-19 Comprehensive Plan amendment package as part of meetings on January 8 and 15, and February 26, 2019; and

WHEREAS, the Planning Commission will hold separate public hearings on each of the proposed amendments, and after considering the information contained in the Technical Committee reports, and testimony and written comments received during the public hearings, the Planning Commission will forward separate

recommendations on the proposed amendments to the City Council;
and

WHEREAS, after considering the testimony and other evidence, the City Council will take separate action on each of the amendments set forth by this ordinance as to whether each should be adopted and whether they are consistent with the Washington State Growth Management Act, the King County Countywide Planning Policies, and the City's criteria for amending the Comprehensive Plan and development regulations.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON, DOES ORDAIN AS FOLLOWS:

Section 1. Classification. This is a non-code ordinance.

Section 2. Setting the Content of the 2018-19 Annual Comprehensive Plan Amendment Package. The following proposed amendments shall establish the entire framework for the 2018-19 Comprehensive Plan Amendment Package, including related amendments to the Redmond Zoning Code:

CITY-INITIATED: REMAINING FROM 2016-17 and EARLIER DOCKETS

1. Updates to stormwater policies in the Comprehensive Plan's Utilities Element

City Council adopted amendments to the Utilities Element in December 2011 as part of the Comprehensive Plan periodic update. Because the City was

simultaneously working with stakeholders to address a separate stormwater-related topic, the City Council delayed review and action on Planning Commission's recommended policy updates to the Utilities Element Section D - Stormwater - until conclusion of stakeholder outreach. This amendment continues that work. Proposed updates to stormwater policies reflect existing regulations and incentive programs; contemporary management philosophies; restoration and retrofits; green infrastructure techniques and maintenance objectives.

2. Stormwater Functional Plan

The proposed Stormwater Master Plan would address stormwater and surface water management facilities and other investments by the City's Stormwater Utility. As a functional plan, the document would describe investments needed to satisfy targeted levels of service and support the City vision, and would address cost and revenues. This document would build on existing stormwater planning documents such as the current six-year Stormwater CIP. It also builds on the Watershed Management Plan, which City Council adopted

in 2013, and the Water Resources Strategic Plan, which Council adopted in 2015.

3. Tentative: Sammamish Valley Neighborhood Plan Update

This item is tentative, as staff will evaluate whether the major topics for this neighborhood can be accomplished via potential policy and regulatory amendments for the Manufacturing Park zone (per item 4 below). If the neighborhood plan update as a whole is more appropriate, staff would work with stakeholders to analyze future needs and trends, propose potential updates to policies and regulations, and consider adjusting the neighborhood boundary. The plan was previously updated over 20 years ago. Evaluation may result in proposed updates to City policies and codes.

4. Policy and regulatory amendments for the Manufacturing Park (MP) zone

Following up to a 2011 MP/BP study and the Southeast Redmond Neighborhood Plan, this amendment will provide additional opportunity for zoning specific research in collaboration with local businesses and property owners and with OneRedmond. This Manufacturing Park study and proposed amendments to policy and regulation will involve a comprehensive and citywide assessment of

business needs, future demand, aspects of operation, and more. Specifically, it will address land use and zoning in the Southeast Redmond neighborhood, the Sammamish Valley neighborhood, and in the Redmond Way corridor, and will investigate the relationships, functions, and support structures this type of business use needs in Redmond today and in the future.

5. Updates to Comprehensive Plan Elements such as Capital Facilities and Neighborhoods for Consistency with Updated Modelling for the Wellhead Protection Program

The Wellhead Protection Program has completed work on a multi-phased project. The first phase involved building a 3-dimensional model of Redmond's alluvial aquifer. The project evaluated threats to aquifer sustainability in the Critical Aquifer Recharge Area including impacts due to dewatering, pollutant transport, and long-term water availability. The second phase of the project will evaluate Wellhead Protection Zone delineation including use of reclaimed water. It is anticipated that updates may be proposed to the Wellhead Protection Zone Map in the Zoning Code because of the modeling effort. Changes in Wellhead Protection Zone delineation and reclaimed water use may also

involve proposed changes to the Comprehensive Plan for consistency. For example, the narrative that precedes policy N-NR-27 in the North Redmond portion of the Comprehensive Plan outlines Wellhead Protection Zone delineation along 172nd Ave NE. It is possible that this language may need to be updated because of the modeling effort.

6. General Sewer Plan Update

An amendment proposed to update the City of Redmond's General Sewer Plan to extend its horizon to at least 2030. The plan will identify short- and long-term improvements needed to meet projected growth, and contain cost estimates that the City can use in preparing its capital investment funding programs.

7. Updates to the Transportation Master Plan (TMP) and associated updates to the Comprehensive Plan and Zoning Code

An amendment proposing updates as needed to the TMP, such as modifications to the 18-Year Transportation Facilities Plan, modal corridor maps, or other proposed changes that may result from current and future transportation planning efforts. Updates to Comprehensive Plan elements and Zoning Code may also

be proposed to maintain consistency between the TMP, the Comprehensive Plan, and Zoning Code.

8. Minor Corrections to Comprehensive Plan Text, Policies and Maps

Periodically, Staff identifies minor corrections to Comprehensive Plan text, policies or maps. Such revisions typically include correcting cross-references, adding clarifying language, incorporating state mandates, grammatical and spelling correction, and revising maps for accuracy or display purposes.

9. Comprehensive Plan and Zoning Code Amendments Related to Development and Groundwater Resources

Redmond's Comprehensive Plan calls for both achieving development with urban centers and protecting groundwater resources. For economic and aesthetic reasons, multi-story development in Redmond typically includes below grade parking of one to two floors, depending on the depth to groundwater. The temporary dewatering of construction sites, and the placement of permanent underground structures into groundwater, have the potential to adversely impact the City's aquifer - a resource that provides approximately 40 percent of the City's drinking water, and supplies dry

weather base-flows to local streams. A cross-departmental team is evaluating various economic and environmental considerations associated with this challenge. This evaluation may result in proposed updates to City policies and codes.

CITY-INITIATED: REMAINING FROM 2017-18

10. Amendments to the NE Rose Hill Subarea Street Standards

This proposal would potentially amend policy and regulations regarding street standards for the NE Rose Hill subarea and are intended to address issues with the Rustic Street Standards which have arisen as these standards have been implemented in the NE Rose Hill subarea. The issues include difficulty creating and maintaining functional drainage swales and the lack of vertical curbs.

11. Policy and Regulatory Updates related to Multifamily Housing in Business Park Zones

This proposal would review and potentially amend policies and regulations pertaining to multifamily housing in Business Park (BP) zones. The goals of the review and potential amendments are to: maintain Redmond's ability to meet adopted growth targets, maintain the ability to develop multifamily housing

where appropriate, and retain sufficient land for business park uses. Amendments to the Comprehensive Plan or Zoning Code could: reduce or eliminate the ability to develop multifamily housing in BP zones, rezone land from BP to zones that would allow multifamily development without a mixed-use component, and amend other Comprehensive Plan or Zoning Code provisions as may be necessary to achieve the goals of this proposal.

12. Policy and Regulatory Updates related to the Cultural Resources Management Plan

The City has initiated work to develop a Cultural Resources Management Plan (CRMP) that will help ensure compliance with federal, state, and local laws and regulations that govern City functions and provide guidance for good stewardship in managing cultural resources. Cultural resources include artifacts, features, and sites related to human activities over approximately 12,000 years. The CRMP will result in proposed updates to the Comprehensive Plan and Zoning Code related to topics such as identifying and protecting cultural resources.

13. Public Safety Master Plan

This proposal would update the 2014-2030 Police Functional Plan and be combined with a first-time Fire functional plan to create a Public Safety Master Plan. The Master Plan would describe strategies to align public safety services with the overall City vision. The approach would define the optimal level of service for public safety, as well as how police and fire tactics need to evolve to respond to growth, especially in Redmond's two urban centers and the emerging Marymoor Village local center, and provide service response to four light rail stations scheduled for operation in 2023 and 2024. The Plan would address anticipated investments needed to meet these needs.

14. Shoreline Master Program Periodic Update

The Shoreline Management Act requires that a comprehensively updated Shoreline Master Program (SMP) be periodically reviewed every eight years. The schedule to complete these reviews is established for every community (RCW 90.58.080(4)). King County and cities and towns within King County are included in the

first round of periodic reviews, which must be completed on or before June 30, 2019.

Redmond's SMP includes the Shoreline Master Program Element of the Comprehensive Plan and Redmond Zoning Code Section 21.68, Shoreline Master Program, including incorporating relevant updates to Section 21.64, Critical Areas Regulations. This periodic update will follow the Department of Ecology's prescribed guidance, format and rules.

15. Policy Amendments Related to American Disability Act (ADA) Accessibility

This proposal would add and revise policies to support ADA accessibility throughout the city and will support the City's compliance with the American Disabilities Act. This proposal would involve updates to Comprehensive Plan elements such as Capital Facilities, Framework, Parks, and possibly the Transportation and Urban Centers Elements.

16. Policy Amendments related to Parks, Arts, Recreation, Conservation, and Culture (PARCC) Plan

This proposal would provide general modifications and revisions based on the recently adopted PARCC Plan (2016) including revisions, such as, policy

recommendations, trails maps, tables, capital project lists, and cost estimates. This proposal is intended to reflect outcomes from continual public engagement.

17. Policy Amendments related to City Facilities

This proposal would add and revise policies to reflect the Facilities Strategic Master Plan (FSMP). The proposal would also review general practices and policies related to facility planning such as facility maintenance, upgrades, and siting. This proposal would involve updates to the Comprehensive Plan, particularly the Capital Facilities and Framework Elements.

18. Amendments related to Redmond Tree Canopy

This proposal would add and revise policies concerning tree canopy goals including protecting, planting, and maintaining Redmond's tree canopy. This proposal is intended to reflect outcomes from the public engagement process used to develop the Tree Canopy Strategic Plan, and strengthen connections among such plans as the PARCC Plan, Climate Action Plan, Watershed Management Plan, and the Comprehensive Plan.

19. Overlake Neighborhood Plan Update

An update to the Overlake Neighborhood Plan will analyze and may recommend refinements to policies, land

use patterns, and infrastructure in the Overlake area (i.e., the southwest portion of Redmond). This update will also include an area-wide review, substantial community engagement, impact analysis of future growth, and consideration of several private- and City-initiated amendments proposed as part of the annual Comprehensive Plan update process. As part of this effort, updates may be proposed to associated Comprehensive Plan Elements (including, but not limited to, Land Use, Housing, Capital Facilities, Utilities, Economic Development and Transportation), and Functional Plans (including, but not limited to, Transportation, Water, Sewer, and PARCC), and the Redmond Zoning Code.

PRIVATELY-INITIATED: NEW FOR 2018-19

20. Amendments to the Comprehensive Plan to Expand the Overlake Mixed Use and Overlake Urban Center Boundaries

The proposal is to amend the land use map by expanding the "Overlake Mixed Use" land use designation boundary, and the "Overlake Urban Center" subarea boundary to include two developed parcels comprising approximately 55 acres. The site is predominantly zoned Multifamily Urban and developed with multifamily apartment

buildings - the Onyx Apartments and the Eaves Redmond Campus. The properties lie in the northeast quadrant of the intersection of NE 40th St. and 156th Ave. NE, close to the future Redmond Technology light rail station.

21. Amendment to the Comprehensive Plan for a Property in

the Education Hill Neighborhood The proposal is to amend the Comprehensive Plan for a 4.21-acre site in the Education Hill neighborhood on the northwest corner of Avondale Road NE 104th St. The site is currently designated Single-Family Urban and zoned R-4. The applicant proposes to amend the land use designation to Multifamily Urban and add a new policy via a text amendment to the Education Hill Neighborhood Plan to "Maintain Multifamily Urban land uses on the west side of Avondale Rd. NE in the area north of NE 104th St. and approximately south of NE 106th St., if extended."

Section 3. Proposals to be Removed from Docket:

22. Fire Department Functional Plan

23. Update to Proposed Electrical Facilities map as contained in the Comprehensive Plan's Utilities Element

24. General Water Plan Update

**25. Old Town Historic Core Plan and related Comprehensive
Plan amendments**

26. Update to Overlake Urban Center boundary

27. Updates for Overlake Village

Section 4. Concurrent Review of the Cumulative Impacts of Each of the Proposed Amendments. On February 26, 2019 City Council reviewed the proposed content of the 2018-19 Comprehensive Plan Amendment Package and the cumulative effects of the proposed amendments. The Council finds the proposed amendments are generally consistent with one another and with the Growth Management Act and that the amendments will not have significant cumulative impacts that cannot be addressed through the review process for the amendments established by this ordinance.

Section 5. Public Participation. The process for review of the annual Comprehensive Plan amendment package was established by the City of Redmond to allow thorough review by the public of each of the separate proposed amendments. Consistent with the requirements of RCW 36.70A.140, the City of Redmond shall ensure public participation in the amendment process by holding public hearings for each of the proposed amendments. Notice of the hearings for each of the amendments shall be broadly disseminated to the public and shall be published in the newspaper of record, advertised by the City's public television programming and


website, and where applicable, mailed to property owners within an affected area. The Planning Commission shall consider the testimony and written comments received during the public hearing before making its recommendation to the City Council for action on each of the proposed amendments.

Section 6. Severability. If any section, sentence, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

Section 7. Effective date. This ordinance shall become effective five days after its publication, or publication of a summary thereof, in the City's official newspaper, or as otherwise provided by law.

ADOPTED by the Redmond City Council this 19th day of March,
2018.

CITY OF REDMOND



JOHN MARCHIONE, MAYOR

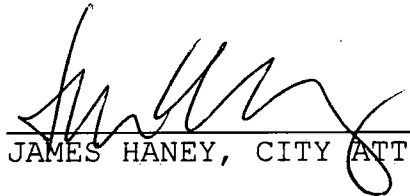
ATTEST:



MICHELLE M. HART, MMC, CITY CLERK

(SEAL)

APPROVED AS TO FORM:



JAMES HANEY, CITY ATTORNEY

FILED WITH THE CITY CLERK: March 5, 2019
PASSED BY THE CITY COUNCIL: March 19, 2019
SIGNED BY THE MAYOR: March 22, 2019
PUBLISHED: March 25, 2019
EFFECTIVE DATE: March 30, 2019
ORDINANCE NO. 2953 (AM)

YES: ANDERSON, BIRNEY, CARSON, FIELDS, MARGESON, MYERS, PADHYE