

ATTACHMENT A

Planning Commission Report

To: City Council

From: Planning Commission

Staff Contacts: Roberta Lewandowski, Director of Planning and Community Development, 556-2447
Rob Odle, Policy Planning Manager, 556-2417
Terry Shirk, Senior Planner, 556-2480

Date: July 16, 2002

Application Number: DGA 01-010

**Planning
Commission
Recommendation:** Approval

**Recommended
Action:** Adopt Ordinance No. _____ (Exhibit A) adopting the 2001 Minor Amendments to the Comprehensive Plan.

Background In October 2001, the City Council adopted Ordinance 2113 that established the framework and content for the 2001 Comprehensive Plan and Development Guide amendment package. Setting the content and framework allows for the individual, yet cumulative, review of all of the amendments, and facilitates review of each of the amendments by the Planning Commission. The major amendments have either been adopted by the City Council or are underway through separate review (Town Center, Willows/Rose Hill, Wildlife Plan Update, Cottage Housing, Pipeline Safety). The minor amendments consist of both Comprehensive Plan and Development Guide amendments and have been packaged together for concurrent review. The minor amendments, which are more fully described in the attached review matrices (Exhibit B) include:

- Amendment No. 6 – An amendment to Policies UT-17 and UT-18 of the Comprehensive Plan (Utilities Chapter) regarding the adoption of facility plans (Water, Stormwater, Waste Water)
- Amendment No. 7 – An amendment to the Map TR-2 in the Transportation Chapter of the Comprehensive Plan (Transportation Management District Boundaries) to include recently annexed area to the map.
- Amendment No. 8 – A Development Guide Amendment updating the Stream Classification Map
- Amendment No. 9 – A Development Guide Amendment relating to the refund of Transportation Impact Fees
- Amendment No. 10 – An amendment to the Transportation Chapter of the Comprehensive Plan responding to state legislation requiring the analysis of development impacts on state highways.

**Reasons These
Amendments
Should be
Adopted**

The proposed amendments should be adopted to achieve the following:

- Allow for more efficient review of minor changes and updates to the City's facility plans that do not affect the land use plan.
- Ensure appropriate collection of transportation impact fees for recently annexed areas of the City.
- Provide more accurate technical information regarding the location and classification of streams in the City.
- Establish a refund policy for transportation impact fees that is consistent with state law.
- Comply with state law regarding the analysis of development impacts on state highway facilities.

RECOMMENDED FINDINGS OF FACT

1. **Public Hearing and Notice.** Notice of the public hearing was published in the newspaper and copies of the notice were posted at City Hall and the Public Library.
2. **Public Comments.** Bertha Eades was the only person to address the Planning Commission during the public hearing. Mrs. Eades inquired about the status of East Lake Sammamish Parkway as a state highway, and whether it should be included in the list of state facilities to be monitored as part of Amendment No. 10.
3. **State Environmental Policy Act (SEPA).** In compliance with the State Environmental Policy Act (SEPA), the City issued a Determination of Non-Significance for the proposed amendments on June 18, 2002. The comment period expired on July 2, 2002, and the appeal period expired on July 16, 2002.

RECOMMENDED CONCLUSIONS

1. **Responses to Issues Raised by the Public.** There were no issues raised by the public that require responses by the City.
2. **Key Issues Raised by the Planning Commission.** Each of the proposed amendments was supported unanimously by the Planning Commission, with exception to Amendment No. 6 to which Commissioner Bernberg was opposed. Commissioner Bernberg was opposed because of her opinion that there should be no administrative changes allowed to the City's facilities plans, as proposed by the amendments to Policy UT-18. All other key issues raised by the Planning Commission have been addressed in the text forwarded to the City Council for adoption.

Planning Commission Recommendation.

The attached Exhibit A contains the Planning Commission's recommended amendments to the Comprehensive Plan and Redmond Community Development Guide associated with the 2001 Minor Amendments to the Comprehensive Plan.

List of Exhibits

EXHIBIT A: Ordinance No. _____

EXHIBIT B: Review matrices and recommended amendments as part of the 2001 Comprehensive Plan Amendment package.

EXHIBIT C: Excerpt Planning Commission meeting minutes, May 15, 2002 and May 22, 2002.

Roberta Lewandowski, Planning Director

Date

Robert Fitzmaurice, Chair of the Planning Commission

Date

Approved for Council Agenda _____
Rosemarie Ives, Mayor

Date