

CITY OF REDMOND
ORDINANCE NO. 2494

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, AMENDING THE FRAMEWORK AND CONDUCTING CONCURRENT REVIEW OF THE CUMULATIVE EFFECT OF ALL PROPOSED ANNUAL AMENDMENTS TO TITLE 20B, COMPREHENSIVE PLAN, AND TITLES 20C, 20D, and 20F OF THE REDMOND MUNICIPAL CODE AND REDMOND COMMUNITY DEVELOPMENT GUIDE FOR THE 2009-10 ANNUAL UPDATE TO THE COMPREHENSIVE PLAN 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, the City of Redmond has established a procedure for administratively setting the framework and content of its annual Comprehensive Plan amendment by adopting an ordinance that establishes the content of the annual amendment package and by conducting an evaluation of the cumulative effects of proposed amendments and the general consistency of each amendment with the Comprehensive Plan and the Community

Development Guide, while also allowing for separate review and adoption of each individual proposal; and

WHEREAS, on April 21, 2009, the City announced the June 1, 2009, application deadline for citizen-requested amendments to the Comprehensive Plan for consideration as part of the 2009-2010 Annual Update by sending a letter to approximately 400 people interested in planning issues, and by providing notice on the City's web site, on RCTV, in the Redmond Reporter, and to individuals who have expressed interest in potentially requesting amendments; 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 Countywide Planning

Policies, and the City's criteria for amending the comprehensive plan and development regulations; and

WHEREAS, through Ordinance No. 2487 effective September 26, 2009, the City Council set the content of Redmond's 2009-2010 Annual Comprehensive Plan Amendment Package; and

WHEREAS, the City Council desires to amend the content of Redmond's 2009-2010 Annual Comprehensive Plan Amendment Package to include the Overlake Phase II Amendments which were included on the City's 2008-2009 Annual Comprehensive Plan Amendment Package.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON, HEREBY ORDAINS AS FOLLOWS:

Section 1. Amending the Content of the 2009-2010 Annual Comprehensive Plan Amendment Package. The following proposed and requested amendments shall establish the entire framework for the 2009-2010 Annual Comprehensive Plan Amendment Package, including related amendments to the City of Redmond Community Development Guide and Municipal Code:

City-Initiated Amendments:

1. **Viewpoint Neighborhood Plan update.** An amendment proposing Comprehensive Plan and Community Development Guide updates specific to the Viewpoint neighborhood and related to, but not limited to, land use, housing,

natural features, neighborhood character and design, transportation, and parks and open space.

2. **Overlake single-family residential policy and regulatory update.** An amendment to the Comprehensive Plan and Community Development Guide policies and regulations related to single-family development in the Overlake neighborhood. The amendment will consider issues including but not limited to residential design standards, housing types, neighborhood character, transportation, open space, natural features, and parks and open space.

3. **Neighborhood Commercial policy and regulatory updates.** An amendment to establish regulations for the Neighborhood Commercial zone, taking direction from Comprehensive Plan policies, but also refining plan policies as needed to address the current needs and interests related to neighborhood commercial uses. This amendment will also consider reviewing the continuation of Neighborhood Commercial as a zoning designation

4. **Adoption of a capital facilities financial plan (a new functional plan) and updates to other functional plans.** An amendment proposing establishment of a

Financial Functional Plan and updates to other functional plans to reflect the updated Comprehensive Plan.

5. **Transportation Master Plan (TMP) update and Comprehensive Plan Transportation Element update.** An amendment proposing updates of the TMP including but not limited to: sidewalk standards, the Thoroughfare Plan, Transportation Facilities Plan, and Performance Monitoring System.

6. **Manufacturing-related policy and regulatory update.** Phase I of this study will be completed in 2009. It focuses on changes to permitted land uses and site requirements to address areas of concern. Phase II will consider strategies that support the study objectives and that may involve amendments to Comprehensive Plan policies, land use designations or the rezoning of MP and/or BP areas within the City.

7. **Downtown parking-related policy and regulatory update.** An amendment to policies in the Downtown Element related to parking, to take account of recommendations in a 2007 Downtown parking study.

8. **General Sewer Plan Update.** An amendment updating the City of Redmond's General Sewer Plan to extend its

planning horizon through 2013. 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.

- 9. Downtown Growth and Transportation Efficiency Center (GTEC) policy update.** An amendment that would develop Comprehensive Plan policies directing the City to designate Downtown Redmond as a GTEC. A GTEC designation enables areas to receive additional funding and assistance to encourage use of alternatives to single-occupant vehicle use and reduce single-occupancy vehicle trips and vehicle miles traveled. Redmond's Overlake Urban Center is currently designated a GTEC.

- 10. Water System Plan update.** This is an amendment updating the City of Redmond's Water System Plan time horizon through 2014. 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.

11. **Bear Creek Neighborhood Plan update.** An amendment proposing Comprehensive Plan and Community Development Guide updates specific to the Bear Creek neighborhood, including amendments related to but not limited to land use, housing, natural features, neighborhood character and design, transportation, and parks and open space.

12. **Sustainability/Climate Change policy update.** The City will review its Comprehensive Plan, identifying opportunities for improvement relative to addressing the climate change component of sustainability, and may adopt policies related to mitigating and adapting to climate change, either in several Plan Elements, or together in a new element.

13. **Citywide parking policy update.** An amendment to Redmond's Comprehensive Plan and Community Development Guide clarifying parking's role in achieving the City's land use and transportation goals. The amendments will take into account recommendations from a specific parking study effort.

14. **Shoreline Master Program update.** An amendment proposing to incorporate final modifications required

by the State Department of Ecology to the Shoreline Master Program adopted in August 2008.

15. Parks, Arts, Recreation, Culture and Conservation

Plan update. The City is undertaking a comprehensive update to the Parks, Arts, Recreation, Culture and Conservation (PARCC) Plan (formerly PRO Plan). The City will recommend amendments to the Parks, Recreation, and Arts Element, which are likely to include changes to Parks, Recreation, and the Arts System policies, particularly level-of-service policies and standards and the projected needs section.

16. Greater Southeast Redmond Area Transportation Study.

This study is an implementation item of the Transportation Master Plan. Study results, expected by the end of 2009, may suggest amendments to the Comprehensive Plan. These are likely to include amendments to the TMP Thoroughfare Plan, other modal plans, related updates to the Transportation Facilities Plan, and updates to policies related to truck/freight traffic.

17. High Capacity Transit-related policy update.

Amendments to the Downtown, Neighborhoods (Overlake

and Southeast Redmond), and Transportation Elements of the Comprehensive Plan and related parts of the Community Development Guide to update maps and language related to the extension of High Capacity Transit to Redmond.

18. **Southeast Redmond Neighborhood Plan update.** An amendment proposing Comprehensive Plan and Community Development Guide updates specific to the Southeast Redmond neighborhood and related to, but not limited to, land use, housing, natural features, neighborhood character and design, economic vitality, transportation, and parks and open space.
19. **Sammamish Valley Neighborhood Plan update.** An amendment proposing Comprehensive Plan and Community Development Guide updates specific to the Sammamish Valley neighborhood and related to, but not limited to, land use, housing, natural features, neighborhood character and design, economic vitality, transportation, and parks and open space.
20. **Economic Vitality Element policy update.** Amendments to the Economic Vitality Element of the Comprehensive Plan and to the Community Development Guide responding to recommendations from the 2009 Economic Development

Strategic Plan effort. This proposal may encompass amendments to other elements of the Comprehensive Plan.

21. Overlake Neighborhood Plan and development regulations - Phase 2. A follow-up to the Overlake Neighborhood Plan refinement and implementation adopted by the City Council in 2007 to address topics including but not limited to: locating Overlake Neighborhood policies with Downtown Neighborhood policies in an Urban Centers Element of the Comprehensive Plan; updates to land use designation policies contained in the Land Use Element; revision to text in the Capital Facilities Element to update neighborhood names; an update to the SEPA Planned Action for Overlake; addition of growth phasing regulations; repeal of interim parking regulations; clarifications to affordable housing regulations, maximum permitted density, allowed uses definitions, and street frontage requirements; and other policy and regulatory amendments as needed to carry out the 2008-09 implementation actions from the Overlake Master Plan.

Private Sector Requests

22. Kent land use and zoning designation amendment. A requested amendment to the Comprehensive Plan and Development Guide for the purpose of rezoning a property in Southeast Redmond, located on the west side of East Lake Sammamish Place NE, south of NE 65th Street, from a Manufacturing Park (MP) designation to Business Park (BP).

23. Richardson land use and zoning designation amendment.

A requested amendment to the Comprehensive Plan and Development Guide for the purpose of rezoning a property in the Grass Lawn neighborhood, located between Old Redmond Road and West Lake Sammamish Way, from a Multi-Family Urban (R-12) designation to General Commercial (GC).

24. Redmond Gateway land use and zoning designation

amendment. A requested amendment to the Comprehensive Plan and Development Guide for the purpose of rezoning a property in the Southeast Redmond neighborhood, located west of 180th Avenue NE and northeast of Redmond Way, near the intersection of those two streets, from a Design District (Gateway Design District) designation to General Commercial (GC). The

City may consider other appropriate zoning designations.

25. Redmond Car Care Center land use and zoning designation amendment. A requested amendment to the Comprehensive Plan and Development Guide for the purpose of rezoning a property in the Southeast Redmond neighborhood, located at 18014 Redmond Way, just east of the intersection of 180th Avenue NE and Redmond Way. The change would be from Manufacturing Park (MP) designation to General Commercial (GC).

26. Dartmoor School text amendment. A requested amendment to the Comprehensive Plan and Development Guide to address the location of education services in the Gateway Design District.

Section 2. Concurrent Review of the Cumulative Impacts of Each of the Proposed Amendments. On June 24, 2009, and July 22, 2009, the Planning Commission reviewed the proposed content of the 2009-10 Annual Update and the cumulative effects of the proposed amendments. The Planning Commission then recommended the proposed content of the 2009-10 Annual Update to the City Council. On August 18, 2009, September 15, 2009, and October 20, 2009, the City Council conducted a similar review for consistency and cumulative impacts among the proposed

amendments, the Comprehensive Plan, and the Community Development Guide and found the proposed amendments potentially compliant with one another and with the Growth Management Act.

Section 3. Public Participation. The process for review of the annual Comprehensive Plan was established by the City of Redmond in order to allow thorough and considerate 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.

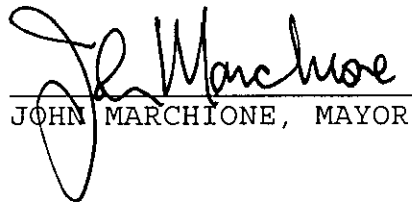
Section 4. Severability. If any section, sentence, clause, or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity of

any other section, sentence, clause, or phrase of this ordinance.

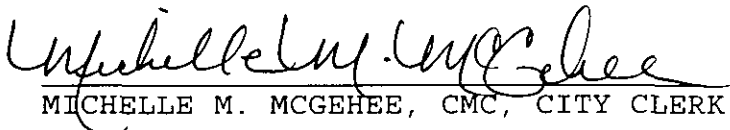
Section 5. Effective Date. This ordinance shall take effect five days after passage and publication of an approved summary thereof consisting of the title.

ADOPTED by the Redmond City Council this 20th day of October, 2009.

CITY OF REDMOND

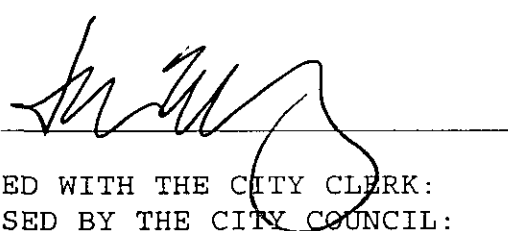

JOHN MARCHIONE, MAYOR

ATTEST:


MICHELLE M. MCGEHEE, CMC, CITY CLERK

(SEAL)

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY

BY: 

FILED WITH THE CITY CLERK:	October 14, 2009
PASSED BY THE CITY COUNCIL:	October 20, 2009
SIGNED BY THE MAYOR:	October 20, 2009
PUBLISHED:	October 26, 3009
EFFECTIVE DATE:	October 31, 2009
ORDINANCE NO. <u>2494</u>	

ADOPTED 7-0: Allen, Carson, Cole, Margeson, McCormick, Myers and Vache