

CITY OF REDMOND
ORDINANCE NO. 2606

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, SETTING THE FRAMEWORK AND CONDUCTING CONCURRENT REVIEW OF THE CUMULATIVE EFFECT OF ALL PROPOSED ANNUAL AMENDMENTS TO THE REDMOND COMPREHENSIVE PLAN AND RELATED AMENDMENTS TO THE REDMOND ZONING CODE, FOR THE 2011-12 ANNUAL UPDATE, 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 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 Zoning Code, while

also allowing for separate review and adoption of each individual proposal; 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.

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

Section 1. Setting the Administrative Format and Content of the 2011-12 Annual Comprehensive Plan Amendment Package. The following proposed and requested amendments shall establish the entire framework for the 2011-12 Annual Comprehensive Plan Amendment Package, including related amendments to the Redmond Zoning Code:

City-Initiated Amendments:

1. **2010-11 Periodic Update of Comprehensive Plan.** The focus of the 2010-2011 periodic update to the Comprehensive Plan is to extend the planning horizon to 2030, comply with regional and state requirements that have changed since 2004, and implement Council direction and recommendations from current and previous studies. The specific scope of this update was adopted by the Council in April 2010 and is attached as Exhibit 1, incorporated herein by this reference as if set forth in full.
2. **Neighborhood Commercial policy and regulatory updates.** An amendment to update regulations for Neighborhood Commercial zones, 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.
3. **Water System Plan update.** This is an amendment updating the City of Redmond's Water System Plan. The proposed Water System Plan describes the City's water production and distribution facilities,

operations and compliance with state and federal drinking water regulations. The Water System Plan also provides a demand forecast through build-out and identifies the City's schedule of CIP projects planned for implementation between 2011 and 2016, as well as those slated for implementation beyond 2016.

4. **Watershed Management Plan.** The Watershed Management Plan is proposed to be a functional plan that focuses on stormwater. Similar to other functional plans, the Watershed Management Plan will be consistent with Capital Facilities Element policies and will characterize existing conditions in the watershed, and will provide goals and strategies to achieve the desired outcomes in the future.

Private Sector Requests

5. **Redmond Car Care Center Land Use and Zoning Map Amendment.** An amendment to change the land use designation and zoning map designation for approximately 2.58 acres in Southeast Redmond located at 18014 Redmond Way from Manufacturing Park (MP) to General Commercial (GC). Staff recommends an alternative that would maintain the existing land use designation and zoning of Manufacturing Park (MP) and would allow additional land uses within a

specified area of 8.5 acres, which includes the applicant's parcel. Additional alternatives that may be considered in evaluating this proposal include a rezone to General Commercial (GC) with limited uses or further expanding the allowed uses in the MP zone.

Section 2. Concurrent Review of the Cumulative Impacts of Each of the Proposed Amendments. On July 19, 2011, the City Council reviewed the proposed content of the 2011-12 Annual Update and the cumulative effects of the proposed amendments. The Council finds 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 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.

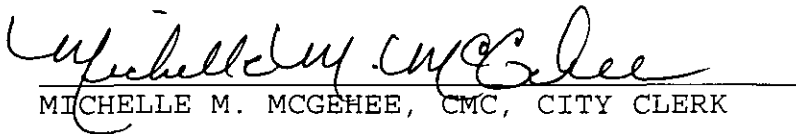
Section 5. Effective date. This ordinance shall become effective five days after its publication, or publication of a summary thereof, in the city's official newspaper, or as otherwise provided by law.

ADOPTED by the Redmond City Council this 19th day of July,
2011.

CITY OF REDMOND


JOHN MARCHIONE, MAYOR

ATTEST:


MICHELLE M. MCGEHEE, CMC, CITY CLERK

(SEAL)

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY:


JAMES HANEY, CITY ATTORNEY

FILED WITH THE CITY CLERK:	July 13, 2011
PASSED BY THE CITY COUNCIL:	July 19, 2011
SIGNED BY THE MAYOR:	July 19, 2011
PUBLISHED:	July 25, 2011
EFFECTIVE DATE:	July 30, 2011
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ADOPTED 7-0: Allen, Carson, Cole, Margeson, Myers, Stilin and Vache



Exhibit 1 Scope and Schedule for 2010-11 Comprehensive Plan Review and Update

Anticipated Comprehensive Plan Updates

1. Amendments required because of changes to the Growth Management Act.
2. Amendments required because of changes to regional planning documents.
3. Amendments required to extend the planning horizon to the year 2030.
4. Amendments to reflect City actions since the last update and Council direction from recent or current studies.
5. Other amendments as noted below.

All elements will be reviewed and updated as needed for basic internal and external consistency. The table below provides a draft summary of areas of anticipated proposed updates.

Component	Summary of Primary Update Topics
Natural Environment	• Better integration of sustainability policies and policy updates/additions as needed
Energy	• Updates/additions to energy conservation policies within existing Comprehensive Plan elements • Infrastructure, demand, efficiency, alternatives, network planning, conservation, integration with transportation policies
Human Services	• Update based on Human Services Strategic Plan
Transportation Master Plan	• Address health, climate, energy • Address relationship to stormwater • Extend transportation facilities plan horizon to 2030 • Review of parking policies • Updates to other TMP sections as needed
Transportation Element	• Coordination with TMP update • Review/update to coordinate with Sound Transit light rail final design and permitting as needed
Urban Centers	• Downtown: Growth Transportation and Efficiency Center designation, results from Downtown East-West Corridor Study • Overlake: results from recent and ongoing studies, such as the Overlake Parking Management Plan, Kelsey Creek Watershed at Overlake Village, and 152nd Ave. NE Corridor • Overlake: consider updates to development intensity regulations in response to Microsoft April 12, 2010 request letter • Analysis and update for PSRC consistency • Updates to high capacity transit policies

Historic Pres. and Comm. Character	• Guiding document to address city-owned historic properties • Updates to policies as needed
Economic Vitality	• Updates as needed based on results of Economic Development Strategic Plan
Housing	• Results from ARCH needs assessment and updates as needed
Annexation, Reg. Planning	• Possible minor changes
Utilities	• Updates/additions to energy conservation policies
Capital Facilities	• Updates/additions to energy conservation policies
Neighborhoods	• Review of introduction
Land Use	• Land use designation updates as needed • 2030 growth targets
Intro, Goals/Vision/Framework	• Possible minor changes • Consider revision to discuss plan's contribution to three components of sustainability (environmental, economic, social)
Parks, Rec. and Arts	• Minimal changes
Participation	• Minimal changes
Shoreline Master Program	• Minimal changes

General Schedule

General Schedule	2010												2011											
	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	
Scoping – Planning Commission																								
Scoping – City Council																								
Planning Commission review																								
SEPA document published																								
Planning Commission recommendation																								
Drafts to PSRC, Dept. of Commerce																								
60-day state notice																								
City Council study sessions																								
City Council action																								