

Extended Hours for Eating and Drinking Establishments in the Manufacturing Park Zone

August 9, 2013

Issue / Commissioner	Discussion Notes	Issue status
<p>1. Does the proposal support the purpose of the Manufacturing Park zone? <i>(Biethan)</i></p>	<p><u>Staff Comment/Recommendation:</u></p> <p>The proposal to extend hours for eating and drinking establishments in the MP zone is consistent with the current limitation of these uses as secondary to the primary manufacturing use, such as food or beverage manufacture, assembly or distribution. Businesses in these zones that have tasting rooms/brew pubs or dining would need to conform to Redmond Municipal Code regulations, under RMC Chapter 9.42, <u>Crimes Relating to the Public Peace</u> and specifically, RMC 9.42.015, <u>Public Disturbance Noises</u>. http://www.codepublishing.com/WA/Redmond/Municode/Redmond09/Redmond0942.html#9.42.015</p> <p>Commissioner Biethan and others asked whether the extension of hours would change the character of the Manufacturing Park zone. The MP zone currently allows limited eating and drinking establishments while still maintaining their secondary use status. Staff believes that extending the operating hours by two hours in the evening will be of minimal impact, due to the low incidence of these types of uses, and the regulation of any possible noise impacts through the RMC.</p> <p><u>Public Comment:</u></p> <p>Jonathan Zimmer of Pomegranate Restaurant spoke in favor of the proposed amendment.</p> <p><u>PC Comments:</u></p> <p>Commissioners were satisfied that the additional two hours of operation would not create adverse impacts to surrounding businesses or residential areas.</p>	<p><u>Opened</u> 7/10/13</p> <p><u>Closed</u> 7/17/13</p>
<p>2. What are possible impacts to</p>	<p><u>Staff Comment/Recommendation:</u></p> <p>Manufacturing Park (MP) zones generally are not located adjacent to residential zones. There are</p>	<p><u>Opened</u> 7/10/13</p>

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<p>nearby residential areas and are there ways to mitigate these?</p> <p>(Miller)</p>	<p>two areas within SE Redmond where MP zones are located adjacent to residential areas: 1) the west side of 188th Avenue NE, with Woodbridge residential area on the east side of the street, and approximately 1,000 feet along East Lake Sammamish Parkway with the Jefferson Apartments across the street from an MP area. In both cases, the MP zone and the residential area is separated by a major arterial. Currently, there are no eating and drinking establishments within these areas.</p> <p>If the eating and drinking establishment produces noise that causes complaint, this is regulated by RMC Chapter 9.42. Redmond police respond to complaints about noise after 10 pm in all zones.</p> <p><u>Public Comment:</u></p> <p>Ms. Brown, a resident of Southeast Redmond, expressed concern about potential additional traffic.</p> <p><u>PC Comments:</u></p> <p>Commissioners were satisfied that the additional two hours of operation would not create adverse impacts to surrounding businesses or residential areas.</p>	<p><u>Closed</u> 7/17/13</p>
<p>3. Would extended hours for eating and drinking establishments require additional police calls?</p> <p>(Biethan)</p>	<p><u>Staff Comment/Recommendation:</u></p> <p>City police staff do not anticipate any significant issues as a result of the proposed extension of hours. It is not known at this time if there would be additional calls as a result of the proposed amendment.</p> <p><u>Public Comment:</u></p> <p>None</p> <p><u>PC Comments:</u></p> <p>Commissioners were satisfied with the information provided by staff.</p>	<p><u>Opened</u> 7/10/13</p> <p><u>Closed</u> 7/17/13</p>

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<p>4. What are the hours that alcohol can be legally served in these types of facilities? (Chandorkar)</p>	<p><u>Staff Comment/Recommendation:</u> A representative confirmed that for these types of uses, they are legally able to serve alcohol from 6:00 a.m. to 2:00 a.m. This is in WAC 314.11.070.</p> <p><u>Public Comment:</u> None</p> <p><u>PC Comments:</u></p>	<p><u>Opened</u> 7/10/13</p> <p><u>Closed</u> 7/17/13</p>