

ORDINANCE NO. 2360

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 TITLE 20B, COMPREHENSIVE PLAN, AND TITLES 20C AND 20D OF THE REDMOND MUNICIPAL CODE AND REDMOND COMMUNITY DEVELOPMENT GUIDE FOR THE 2007-08 ANNUAL UPDATE TO THE COMPREHENSIVE PLAN INCLUDING NEW AND AMENDED NARRATIVE, POLICIES, TABLES AND MAPS, AND ESTABLISHING AN EFFECTIVE DATE.

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

WHEREAS, on May 3, 2007, the City announced the June 4, 2007 application deadline for citizen-requested amendments to the Comprehensive Plan for consideration as part of the 2007-08 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, 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, 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 2007-08 Annual Comprehensive Plan Amendment Package. The following proposed and requested amendments shall establish the entire framework for the 2007-08 Annual Comprehensive Plan Amendment Package, including related amendments to the City of Redmond Community Development Guide and Municipal Code:

City-Initiated Amendments:

1. **Overlake Neighborhood Plan refinement and implementation.** An amendment proposing Community Development Guide, functional plan and Comprehensive Plan updates specific to portions of the Overlake Neighborhood and related to, but not limited to, updates needed to promote the achievement of the adopted vision for the Shopping and Mixed Use Area, identification of preferred high capacity transit alignments and station areas, and extension of the land use and transportation planning horizon to 2030.
2. **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.
3. **Shoreline Master Program amendment.** An amendment proposing to incorporate the Critical Areas Ordinance into the Shoreline Master Program, incorporate modifications to the program requested by the state, update regulations related to high capacity transit corridors, and update regulations related to visual access to shorelines.
4. **Updates to land use and transportation policies and regulations related to high capacity transit (HCT) planning.** An amendment proposing updates to Comprehensive Plan policies and maps to reflect the results of a study of preferred HCT alignment and station locations for the Downtown, Southeast Redmond and Overlake, and also proposing new sections of the Redmond

Community Development Guide for the purpose of facilitating the extension of HCT to Downtown, Southeast Redmond, and Overlake.

- 5. Adoption of Financial Functional Plan and other Functional Plan Updates.** An amendment proposing establishment of a Financial Functional Plan and updates to other functional plans to reflect the updated Comprehensive Plan.
- 6. Updates to the Transportation Master Plan (TMP) and Comprehensive Plan Transportation Element.** An amendment proposing updates to sidewalk standards contained in the TMP and Redmond Community Development Guide; project costs and lists in the TMP; adding inventory and level-of-service information for state highways in Redmond; and updating policies in the Transportation Element of the Comprehensive Plan related to concurrency.
- 7. Parking-related Policy and Regulatory Updates.** An amendment proposing changes related to parking in the Comprehensive Plan and Community Development Guide resulting from the work of the Downtown Redmond Parking Stakeholders Advisory Committee, the charge of which is to recommend strategies for parking management in Downtown Redmond.
- 8. General Sewer Plan Update.** An amendment updating the City of Redmond's General Sewer Plan to extend its horizon to 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. Manufacturing-related Policy and Regulatory Updates.** Recognizing that interested parties have submitted several applications relating to uses and site requirements in Manufacturing Park (MP) zones, and recognizing that it would be desirable to undertake revisions related to manufacturing uses and related uses in both MP and BP zones comprehensively rather than piecemeal, the City proposes to undertake a thorough review of its policies and regulations related to such zones and uses. This could potentially result in a variety of recommended changes related to such uses and zones consistent with Redmond's long-term goals.
- 10. North Redmond "Wedge" Subarea Plan.** An amendment to the Comprehensive Plan and Community Development Guide to address issues including but not limited to single-family residential development, vehicular access, neighborhood character, and redevelopment in a subarea of the North Redmond Neighborhood prior to a pending increase in the allowed development intensity scheduled to take effect in September 2008.
- 11. Neighborhood Commercial Policy and Regulatory Updates.** An amendment to the Comprehensive Plan and Community Development Guide to update policies related to Neighborhood Commercial development based on the needs and interests of the community, and instituting Neighborhood Commercial zone regulations consistent with proposed policies.
- 12. Overlake Single-Family Residential Policy and Regulatory Updates.** 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.

13. Temporary Encampments Policy and Regulatory Updates. An amendment to the Comprehensive Plan and Community Development Guide policies and regulations related to the allowance and location of temporary encampments. The amendment will consider issues including but not limited to when, where, how, and for how long such uses should be permitted, and the appropriate underlying policy framework.

Private Sector Requests

14. Keller Property Amendment. An amendment requesting Comprehensive Plan and Development Guide changes for the purposes of rezoning a property in the Bear Creek neighborhood, located between NE Union Hill Road and Avondale Road NE, from Semi-Rural (RA-5) and Single-Family Urban (R-6) to Bear Creek Design District. This would also involve development of a conceptual site plan for the property.

15. Nintendo Amendment. A requested amendment to Comprehensive Plan Map N-OV-3 to remove the Green Street designation from the north side of NE 51st Street (between SR 520 and 148th Avenue NE) in the Overlake neighborhood.

16. Group Health Amendment. A requested amendment to the Comprehensive Plan and Development Guide for a property in Overlake, located on the east

side of 152nd Avenue NE and north of NE 24th Street, for the purpose of updating the Design District policies and establishing regulations.

- 17. Pomegranate Amendment.** A requested amendment to the Community Development Guide concerning limitations on restaurants in the Manufacturing Park zone. Note: this is not an amendment to the Comprehensive Plan but is included here because the applicant wished to have the amendment be part of the 2007-08 docket.
- 18. Chee Amendment.** A requested amendment to the Comprehensive Plan and Development Guide for the purpose of rezoning property in SE Redmond, located on the west side of East Lake Sammamish Place SE, south of NE 65th Street, from a Manufacturing Park (MP) designation to Business Park (BP).
- 19. Kent Amendment.** A requested amendment to the Comprehensive Plan and Development Guide for the purpose of rezoning a property in SE Redmond, located on the west side of East Lake Sammamish Place SE, south of NE 65th Street, from a Manufacturing Park (MP) designation to Business Park (BP).
- 20. Richardson 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 Parkway, from a Multi-Family Urban (R-12) designation to General Commercial (GC).

Section 2. Concurrent Review of the Cumulative Impacts of Each of the Proposed Amendments. On June 27, 2007 and August 15, 2007, the Planning Commission

reviewed the proposed content of the 2007-08 Annual Update and the cumulative effects of the proposed amendments. The Planning Commission then recommended the proposed content of the 2007-08 Annual Update to the City Council, and on August 21, 2007 and September 4, 2007, 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, and 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.

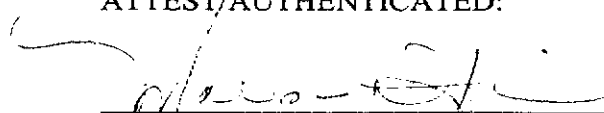
Section 4. Severability. If any section, sentence, clause, or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity of any other section, sentence, clause, or phrase of this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

Section 5. Effective Date. This ordinance, being an exercise of a power specifically delegated to the city legislative body, is not subject to referendum, and shall take effect five days after passage and publication of an approved summary thereof consisting of the title.

CITY OF REDMOND


MAYOR ROSEMARIE IVES

ATTEST/AUTHENTICATED:


CITY CLERK, MALISA FILES

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY

By: 

FILED WITH THE CITY CLERK:
PASSED BY THE CITY COUNCIL:
SIGNED BY THE MAYOR:
PUBLISHED:
EFFECTIVE DATE:
ORDINANCE NO. 2360

August 31, 2007
September 4, 2007
September 4, 2007 (Mayor Pro Tempore)
September 10, 2007
September 15, 2007