CITY OF REDMOND ORDINANCE NO. 2659

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, SETTING THE FRAMEWORK CONDUCTING CONCURRENT REVIEW OF THE CUMULATIVE EFFECT OF ALL PROPOSED ANNUAL AMENDMENTS TO THE REDMOND COMPREHENSIVE PLAN AND RELATED AMENDMENTS TO THE REDMOND ZONING THE 2012-13 FOR ANNUAL INCLUDING NEW AND AMENDED NARRATIVE, POLICIES, TABLES AND MAPS, AND PROVIDING FOR SEVERABILITY 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 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, DO ORDAIN AS FOLLOWS:

Section 1. Setting the Administrative Format and Content of the 2012-13 Annual Comprehensive Plan Amendment Package. The following proposed and requested amendments shall establish the entire framework for the 2012-13 Annual Comprehensive Plan Amendment Package, including related amendments to the Redmond Zoning Code:

City-Initiated Amendments Remaining from 2011-12:

- 1. Updates to stormwater policies in the Comprehensive Plan's Utilities Element. City Council amendments to the Utilities Element in December 2011 as part of the Comprehensive Plan periodic update. the City was simultaneously working with stakeholders to address a separate stormwater-related topic, the City Council delayed review and action on Planning Commission's recommended policy updates to the Utilities Element Section D - Stormwater - until conclusion of stakeholder outreach. This amendment continues that work. Proposed updates to stormwater policies reflect existing regulations and incentive programs; contemporary management philosophies; restoration and retrofits; green infrastructure techniques and maintenance objectives.
- 2. Transportation Master Plan Update. The Transportation Master Plan (TMP) is a functional plan for transportation, initially adopted in 2005. This major update includes revisions to: plans for each mode of transportation; the 20-year Transportation Facilities Plan and the build-out plan; and the three-year action plan.

- of 3. Updates to Natural Environment Element the Comprehensive Plan. This amendment was initially proposed as part of the 2010-2011 Comprehensive Plan periodic update. Proposed narrative and policy would respond to existing environmental conditions and the Comprehensive Plan's 2030 planning protection horizon; address of critical areas, compensatory floodplain storage related to Downtown development, and watershed management planning; and add a new section with policies to address climate The City Council did not take action on any the Planning Commission's recommended portion of updates for this element because reviewing agencies had not provided a response at the time the City Council adopted the Comprehensive Plan updates as a whole in 2011.
- 4. Watershed Management Plan. The proposed Watershed Management Plan (WMP) is a new functional plan focusing on stormwater and surface water management. The WMP is intended to facilitate restoration of Redmond's surface waters while addressing multiple regulatory drivers and supporting future development. It will embody a holistic approach to surface water management and provide an in-depth evaluation of

existing conditions contributing to stream health; identify opportunities to support healthy surface waters; prioritize areas for action; and improve long-term performance monitoring.

Redmond is taking a watershed-based approach to be more strategic with resources, projects, and programs that directly and indirectly impact surface waters. The WMP is not expected to change development regulations, however, improvements could come in the form of capital projects to address water quality and flow control. As part of the 2011 Capital Investment Strategy, the City maintains an 18-year list of needed capital improvements for stormwater. WMP findings will aid in further prioritizing those investments.

CITY-INITIATED: NEW FOR 2012-13

5. Updates to policies in the Comprehensive Plan's Housing Element in response to potential Zoning Code amendments. In 2011 the Code Rewrite Commission identified sections of the Zoning Code regarding residential density bonuses and incentive programs, including inclusionary housing requirements, for further review and potential update. This amendment could involve both code and policy amendments related

- to inclusionary housing, innovative housing or other provisions related to density bonuses and incentives.
- 6. Updates Comprehensive Plan Land to Use Transportation Elements in response to anticipated completion of the Transportation Master Plan. completion of the Transportation Master Plan (see above), staff anticipates minor updates will be needed to the Comprehensive Plan's Transportation and Land Use Elements. The Transportation Element was updated conjunction with TMP development to in achieve consistency at the policy and implementation level, Needed policy amendments to the respectively. Transportation and Land Use elements for the 2012-2013 docket are therefore considered 'housekeeping' measures to maintain alignment of the Comprehensive and TMP. An example is ensuring transportation-related terminology is consistent between the Comprehensive Plan and TMP.
- 7. Updates to the Comprehensive Plan Urban Centers

 Element to reflect proposed changes to the Overlake

 Urban Center boundary. As part of the update to the

 Comprehensive Plan's Urban Centers Element, the

 Planning Commission observed that the boundaries for

 the Overlake Urban Center do not coincide with the

boundaries for the Village, Employment Area, or anv of Residential Area, those in or areas combination. The current alignment is a reflection of current and planned development, and also reflects discussions with the City of Bellevue. Adjustments to the boundary would require collaboration with the City of Bellevue, major employers, and the broader community.

- 8. Updates to the Comprehensive Plan Glossary. This amendment proposes updates to the Comprehensive Plan's Glossary to reflect the 2010-2011 periodic update and to ensure that definitions are current and consistent across City documents.
- 9. Parking-related Policy and Regulatory Update. County Metro, together with several partners, has undertaken a regional parking study called the Right Size Parking Study. The study purpose is to: 1) information about demand for multifamily provide residential parking to guide decisions about building managing parking, and 2) offer incentives to jurisdictions and developers to test pricing right-sizing of parking supply in residential commercial developments, and 3) engage the development community to implement pricing and management

techniques. Key products from the study including a research technical memo and guidelines are expected to be complete in 2012. The City may propose amendments to Redmond's parking policies and regulations following completion of this study.

- 10. Southeast Redmond Neighborhood Plan Update. The last update to the Southeast Redmond Neighborhood Plan was in the mid-1900's. Like other neighborhood plan updates, the Southeast Redmond Neighborhood Plan update will comprise amendments to the Comprehensive Plan and Zoning Code specific to the Southeast Redmond neighborhood, and is expected to include consideration of amendments related but not limited to land use, neighborhood character, and transportation. The update will also build on the completion of the Greater Southeast Redmond Area Transportation Study, planning work to date for future extension of East Link to Downtown Redmond, and other plans and studies.
- 11. Sammamish Valley Neighborhood Plan Update.

 Sammamish Valley is another area for which neighborhood plan updates were completed more than 10 years ago. This neighborhood plan update will analyze future needs and trends in the Sammamish Valley neighborhood and recommend updates to policies and

- regulations. As part of this update, the City will consider adjusting the neighborhood boundary.
- 12. Downtown Growth and Transportation Efficiency Center (GTEC) Policy Update. This amendment will propose Comprehensive Plan policy directing the City designate Downtown Redmond as а Growth Transportation Efficiency Center (GTEC). The GTEC concept is part of Washington's Commute Trip Reduction program. 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 traveled. Redmond's Overlake Urban Center is currently designated as GTEC.
- Design District. These updates are needed to bring Zoning Code regulations into conformance with the Bear Creek Neighborhood Plan, which was comprehensively updated in 2011.
- 14. Update to Proposed Electrical Facilities map as contained in the Comprehensive Plan's Utilities Element. The update would reflect comments provided by Puget Sound Energy (PSE) regarding system-wide plans in Redmond. In addition, the update will show

the final alignment of a new transmission line from the PSE Sammamish substation to the PSE Juanita substation. The City, PSE, and other area stakeholders are currently engaged in a joint planning effort regarding the new transmission line, expected to conclude in 2012.

15. Update to the Comprehensive Plan's Economic Vitality Element in support of One Redmond objectives.

This amendment would propose updates to the Comprehensive Plan Economic Vitality Element as a result of ongoing refinements to Redmond's economic development strategy and actions. The amendment will also reflect the coalescing of the Greater Redmond Chamber of Commerce, the Redmond Economic Development Alliance, and Realize Redmond into a One Redmond organization that includes the City. Anticipated amendments would address:

- Land use supply and demand in support of the community's economic development goals, such as provisions for retaining existing supply of land zoned Manufacturing Park;
- Support for business clusters; and
- Business attraction and retention.

16. Update to policies in the Comprehensive Plan's Utilities Element relating to undergrounding of utilities. In conjunction with its review of a proposed Zoning Code Amendment for utility undergrounding, City Council expressed interest in follow-on review of associated Comprehensive Plan policies. This item is included as a placeholder, allowing the City to revise undergrounding policies during the 2012-13 docket period should such changes be desired.

PRIVATELY-INITIATED: NEW FOR 2012-13

- 17. Amend the General Sewer Plan to allow sanitary sewer connection to City of Kirkland. The proposal is a revision to the General Sewer Plan map pertaining to the western edge of the City. The applicant requests the revision to allow connection to the City of Kirkland for sanitary sewer service. The proposal would affect nine properties between NE 70th Street to NE 73rd Street.
- 18. Amend the Comprehensive Plan and Zoning Code in support of sustainability, design excellence, and facilitating desired development in Redmond's urban centers. The proposal includes three components. The first is a Comprehensive Plan Amendment to add a ninth

Comprehensive Plan goal addressing sustainability. The second proposal is to amend policies - likely in the Comprehensive Plan's Community Character and Historic Preservation Element - in support of dynamic and diverse architectural design. The third is a proposal to amend policies in the Comprehensive Plan's Economic Vitality Element in support of facilitating development in Redmond's urban centers by raising State Environmental Policy Act (SEPA) categorical exemption thresholds, which would exempt more development applications from review of potential environmental impacts through SEPA. This would not change the City's critical area requirements. This component would also include a Zoning Code Amendment since the City's SEPA standards are located in the Zoning Code.

19. Site specific change to the Comprehensive Plan

Land Use Map and Zoning Map for a property located in

the Willows-Rose Hill neighborhood. The proposal

would change parcel 032505-9178-00 (9045 Willows Road)

from Manufacturing Park (MP) to General Commercial

(GC) to allow for a stand-alone restaurant with drive
through.

20. Comprehensive Plan and Zoning Code amendments to tree retention requirements pertaining development activity, and community engagement when tree retention exemptions are considered. The proposal includes two components. The first component is a Zoning Code Amendment that would establish limits on tree removal exceptions and replacement ratios. The second component includes Comprehensive Plan and Zoning Code Amendments related to community engagement whenever tree protection exceptions are considered. The proposed Zoning Code Amendment would add new text in portions of the Zoning Code that address tree retention exceptions, as well as portions that address required neighborhood meetings, noticing, and review procedures for such actions.

The amendment would also add and define "Technical Committee" in the Zoning Code's definitions chapter, and within the Comprehensive Plan's glossary. The intent of the proposed changes is to engage the community more broadly whenever a development-related tree protection exception is proposed.

Section 2. Concurrent Review of the Cumulative Impacts of Each of the Proposed Amendments. On July 3, 2012, the City Council reviewed the proposed content of the 2012-13 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 Commission shall consider the testimony and written comments received during the public hearing before making 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.

ADOPTED by the Redmond City Council this 31st day of July, 2012.

CITY OF REDMOND

ATTEST:

(SEAL)

APPROVED AS TO FORM:

OFFICE OF THE CITY ATTORNEY:

JAMES HANEY, CITY ATTORNEY

FILED WITH THE CITY CLERK:

PASSED BY THE CITY COUNCIL:

SIGNED BY THE MAYOR:

PUBLISHED:

EFFECTIVE DATE: ORDINANCE NO. 2659 July 25, 2012

July 31, 2012

July 31, 2012

August 6, 2012

August 11, 2012

ADOPTED 5-0: Allen, Carson, Flynn, Margeson, and Myers