



Memorandum

Date: 8/17/2021
Meeting of: City Council

File No. AM No. 21-129
Type: Consent Item

TO: Members of the City Council
FROM: Mayor Angela Birney

DEPARTMENT DIRECTOR CONTACT(S):

Planning and Community Development	Carol Helland	425-556-2107
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DEPARTMENT STAFF:

Planning and Community Development	Beverly Mesa-Zendt	Deputy Director
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TITLE:

Adoption of an Ordinance Amending the Redmond Comprehensive Plan Housing Element to Address Affordable Housing

- a. Ordinance No. 3055: An Ordinance of the City of Redmond, Washington, Amending the Redmond Comprehensive Plan Housing Element to Address Affordable Housing, Providing for Severability, and Establishing an Effective Date

OVERVIEW STATEMENT:

Staff is seeking approval of proposed amendments to the Redmond Comprehensive Plan Housing Element.

Additional Background Information/Description of Proposal Attached

REQUESTED ACTION:

- Receive Information** **Provide Direction** **Approve**

REQUEST RATIONALE:

- **Relevant Plans/Policies:**
Redmond Comprehensive Plan, Redmond Zoning Code RZC 21.76.070.J.
- **Required:**
Growth Management Act | RCW 36.70A
- **Council Request:**
At the July 13, 2021, Committee of the Whole Meeting, the City Council requested information on strategies for implementation of the new policy. Staff responded with additional information presented as part of the July 20, 2021, staff report.
- **Other Key Facts:**
On June 16, 2020, the City Council adopted Ordinance No. 3002, establishing the scope of the proposed 2020-21 Comprehensive Plan amendment docket. The following items were recommended for review and consideration as amendments to the Comprehensive Plan.

1. **General Wastewater Plan Update**
2. **Amendments to the Comprehensive Plan and Zoning Code to expand where retail marijuana sales are allowed**
3. **Affordable Workforce Housing Policy amendment to Housing Element**
4. **Affordable Commercial Policy amendment to the Economic Vitality Element**
5. **Land Use Designation Change and policy amendment for property in Education Hill Neighborhood**
6. Public Safety Master Plan (*withdrawn and requested placement on 2022 Docket*)
7. Policy Amendments Related to American Disability Act (ADA) Accessibility (*completed*)
8. Policy Amendments related to Parks, Arts, Recreation, Conservation, and Culture (PARCC) Plan (*completed*)
9. Amendments related to Redmond Tree Canopy (*completed*)
10. Policy Amendments related to City Facilities (*completed*)
11. Amendments to the Comprehensive Plan to Expand the Overlake Mixed-Use and Overlake Urban Center Boundaries (*withdrawn*)

[RCW 36.70A.130 <https://apps.leg.wa.gov/rcw/default.aspx?cite=36.70a.130>](https://apps.leg.wa.gov/rcw/default.aspx?cite=36.70a.130) provides that comprehensive land-use plan and development regulations shall be subject to continuing review and evaluation by the city that adopted them and that proposed amendments may be considered by the city no more frequently than once every year so that the cumulative effect to the environment and to city plans and infrastructure can be ascertained. Adoption of proposed amendments is scheduled for August 17, 2021.

Proposal and Recommendation

The applicant, One Redmond, is proposing an amendment to the Housing Element (Item 4 above) to add language that supports the development of regulations and procedures that encourage the private sector to create more affordable housing. Proposed amendments are provided as Exhibit A to the adopting ordinance.

At their June 30, 2021, meeting, the Planning Commission held a Public Hearing and received comments. Having received no comments, the Planning Commission closed the Public Hearing and voted unanimously to approve the proposed amendments. The full Planning Commission Report was transmitted at the July 20, 2021, Council Business meeting.

OUTCOMES:

Approval of the proposed amendment would provide a new policy that supports Comprehensive Plan goals and policies and places a new emphasis on working with the private sector to achieve greater housing affordability.

COMMUNITY/STAKEHOLDER OUTREACH AND INVOLVEMENT:

- **Timeline (previous or planned):**
Public Involvement has taken place since April 2020 and is more fully provided for in the Planning Commission report findings.
- **Outreach Methods and Results:**
A public hearing notice was published in the Seattle Times on June 9, 2021, in accordance with RZC 21.76.080 Review Procedures. Notice was also provided by including the hearing schedule in Planning Commission agendas and extended agendas, distributed by email to various members of the public and various agencies. Additional public outreach included:
 - i Email to Code Clean-Up Parties of Record;

- ii Posting on the City Comprehensive Plan Docket webpage; and
- iii Notice of the Public Hearing sent through city E-News.

• **Feedback Summary:**

The public hearing on this amendment was held on June 30, 2021. No public comments have been received to date.

BUDGET IMPACT:

Total Cost:

\$4,535,222 is the total amount allocated to Community and Economic Development in the 2021-22 biennial budget. The staff time required to administer the annual docket is included in Offer 000250 and is conducted by staff in the Long-Range Planning Division.

Approved in current biennial budget: Yes No N/A

Budget Offer Number:

000250 - Community/Economic Development

Budget Priority:

Vibrant and Connected

Other budget impacts or additional costs: Yes No N/A

If yes, explain:

N/A

Funding source(s):

General Fund

Budget/Funding Constraints:

N/A

Additional budget details attached

COUNCIL REVIEW:

Previous Contact(s)

Date	Meeting	Requested Action
7/13/2021	Committee of the Whole - Planning and Public Works	Provide Direction
7/20/2021	City Council Business Meeting	Provide Direction

Proposed Upcoming Contact(s)

Date	Meeting	Requested Action
N/A	None Proposed at this Time	N/A

Time Constraints:

In accordance with RZC 21.76.070.J, the Annual Docket of Comprehensive Plan amendments must be adopted no later

than August 31, 2021.

ANTICIPATED RESULT IF NOT APPROVED:

The Comprehensive Plan would not be amended to include the proposal.

ATTACHMENTS:

Attachment A: Ordinance

Exhibit A to the Ordinance: Comprehensive Plan Amendment