

CITY OF REDMOND
RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON, DENYING A PROPOSAL TO AMEND THE REDMOND COMPREHENSIVE PLAN LAND USE MAP AND ZONING MAP THAT WAS INCLUDED AS PART OF THE 2025-26 ANNUAL DOCKET OF COMPREHENSIVE PLAN AMENDMENTS AND REFERRING THE ASSOCIATED POLICY ISSUES TO THE PLANNING COMMISSION FOR FURTHER STUDY AS PART OF A FUTURE WORK PROGRAM.

WHEREAS, the Growth Management Act requires that comprehensive plans and development regulations be subject to continuing evaluation and review; and

WHEREAS, the Growth Management Act provides that comprehensive plan amendments can occur no more than once per year with limited exceptions, and shall be considered by the governing body concurrently so that the cumulative effects of amendments can be ascertained; and

WHEREAS, The City Council established the 2025-26 Annual Review Docket ("Docket") on August 4, 2025, through Ord. 3225; and

WHEREAS, the Docket included an amendment to the Land Use Map and a concurrent amendment to the Zoning Map for a 5.82-acre parcel located at 6900 188th Ave, where the western 1 acre was designated

Citywide Mixed-Use on the future land use map and the eastern 4.82 acres were designated Business Park; and

WHEREAS, the proposal would redesignate the 4.82-acre Business Park portion to Citywide Mixed-Use so the whole parcel has consistent land use, and

WHEREAS, the concurrent Zoning Map amendment would redesignate the portion zoned Business Park to Corridor Mixed-Use; and

WHEREAS, the City issued a Determination of Non-Significance (DNS) for this State Environmental Policy Act (SEPA) non-project action on November 19, 2025, with one comment received; and

WHEREAS, the Technical Committee evaluated the applicant's proposal and recommended approval of the amendments on November 12, 2025; and

WHEREAS, the Planning Commission evaluated the applicant's proposal and the Technical Committee Recommendation with consideration of the approval criteria described in Redmond Zoning Code (RZC) sections 21.76.070.J and 21.76.070 AF; and

WHEREAS, the Planning Commission held a public hearing on the proposed amendments on December 17, 2025, during which public comments were received; and

WHEREAS, the Planning Commission recommended denial of the proposed amendments on February 11, 2026; and

WHEREAS, the City Council reviewed the Planning Commission recommendation in meetings on March 3, April 28, and May 5, 2026, using the criteria set forth in RZC 21.76.070.J and RZC 21.76.070.AF; and

WHEREAS, the City Council, in consideration of the Commission's recommendation and study of the policy issues raised by the amendment, desires to deny this proposal and refer associated land use, housing, and economic development policy issues raised by this proposal to the Planning Commission as part of a future work program.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON, HEREBY RESOLVES AS FOLLOWS:

Section 1. Denial of Comprehensive Plan Land Use Map and Zoning Map Amendments. The Council adopts the Planning Commission's findings, conclusions, and recommendation to deny adoption of these amendments as documented in the Planning Commission's report to the City Council dated February 11, 2026.

Section 2. Referral to the Planning Commission to Further Study Associated Policy Issues. The City Council directs the Planning Commission to further study the land use, housing, and economic development policy issues raised through the review of this

proposal as part of the Planning Commission's work on updates to Manufacturing Park, Business Park, and Industry policies and regulations, expected to be conducted during 2026 and 2027. The Commission may consider allowing residential uses on this site or other sites as part of that work even though two years have not passed since that issue has been considered.

ADOPTED by the Redmond City Council this _____ day of _____, 2026.

APPROVED:

ANGELA BIRNEY, MAYOR

ATTEST:

CHERYL XANTHOS, MMC, CITY CLERK

(SEAL)

FILED WITH THE CITY CLERK:
PASSED BY THE CITY COUNCIL:
RESOLUTION NO: