



Memorandum

Date: 5/7/2024
Meeting of: City Council

File No. AM No. 24-063
Type: Staff Report

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	Seraphie Allen	Deputy Director
Planning and Community Development	Jeff Churchill	Long Range Planning Manager
Planning and Community Development	Becky Frey	Principal Planner
Planning and Community Development	Lauren Anderson	Senior Planner
Public Works	Peter Holte	Senior Planner

TITLE:

Redmond 2050: Planning Commission Recommendations for SEPA Regulatory Amendments and Overlake Neighborhood Plan Addendum

OVERVIEW STATEMENT:

Staff recommends that the City Council review the Planning Commission recommendations for State Environmental Policy Act (SEPA) Regulatory Amendments and the Overlake Neighborhood Plan Addendum. Staff will outline the Commission's recommendations at the May 7 business meeting.

City staff are also proposing revisions to RMC 13.20, Stormwater Capital Facilities Charges in support of the Redmond 2050 Preferred Alternative and Overlake Neighborhood Plan Addendum. The amendments clarify that projects using Overlake's regional facilities to meet stormwater detention and treatment requirements are required to "fully infiltrate roof water runoff where soils allow." This clarification aligns the Overlake Stormwater Regional Facility Program with draft zoning code changes for Overlake Village that will increase the allowed impervious area to 100%.

The Planning Commission directed staff to prepare its transmittal report to Council on these Redmond 2050 components at its April 10, 2024 meeting. The Commission is scheduled to approve its report on May 8, 2024. The draft report, including recommended Comprehensive Plan and Zoning Code amendments, is provided as Attachment B. The final report will be sent to the Council after May 8.

☒ **Additional Background Information/Description of Proposal Attached**

REQUESTED ACTION:

☒ **Receive Information**

☐ **Provide Direction**

☐ **Approve**

REQUEST RATIONALE:

- **Relevant Plans/Policies:**
Policy PI-15 calls for periodic Comprehensive Plan reviews.
- **Required:**
The Growth Management Act requires that Washington cities and counties review and, if needed, revise their comprehensive plans and development regulations every ten years. For King County cities the periodic review must be completed by December 31, 2024. The SEPA regulatory amendments implement the Redmond 2050 planned action and updates to procedures to reflect recent changes in state law.
The Overlake Neighborhood Plan Addendum is required for recertification of the Overlake Metro Center.
- **Council Request:**
The City Council requested quarterly reports on project milestones, staff progress, and public involvement.
- **Other Key Facts:**
N/A

OUTCOMES:

Updating the Redmond Comprehensive Plan will ensure that the Plan is consistent with state law and regional policy direction; advances equity and inclusion, sustainability, and resiliency; and that Redmond is prepared for growth expected through the year 2050.

COMMUNITY/STAKEHOLDER OUTREACH AND INVOLVEMENT:

- **Timeline (previous or planned):**
The changes proposed in this package implement the Preferred Alternative from the Environmental Impact Statement and community visioning process. Community engagement occurred from 2021-2024.
- **Outreach Methods and Results:**
Redmond 2050 outreach methods have included:
 - Redmond 2050 Website
 - Digital City Hall Lobby
 - Let's Connect questionnaires, idea boards, and other tools
 - Press releases and Social media
 - Short videos and posting of recordings of workshops
 - Yard signs and Posters
 - Utility Bill inserts
 - Email newsletters to multiple City lists and partner organizations
 - Hiring of Eastside for All for intensive, focused community engagement
 - Stakeholder input and Focus group meetings
 - Hybrid and remote workshops and interviews
 - Tabling at community events
 - Pop-up events in community spaces and workplaces
 - Translation of selected materials
 - Community Advisory Committee input
 - Technical Advisory Committee input
 - Planning Commission public hearings

- Human Services Commission meetings
- Other boards & Commissions meetings
- Mailed property owner notifications

Quarterly engagement summaries are available at [redmond.gov/1495](http://www.redmond.gov/1495) <<http://www.redmond.gov/1495>>. SEPA Environmental impact Statement (EIS) comments are included in the SEPA Supplemental Draft EIS and Final EIS documents.

- **Feedback Summary:**

No public comment was received on the Appendix 11 Overlake Planned Action applicability and mitigation measures or the Overlake Neighborhood Plan Addendum.

One public comment was received on the SEPA Regulation updates, expressing concern that the infill exemptions do not preclude environmental regulations. Staff explained that the only reason Redmond can use infill exemptions is because the City has documented that environmental regulations that are in place and have evaluated the impacts of growth through the EIS process. The infill exemptions are limited to the growth studied through the EIS process and approved as part of the Preferred Alternative.

BUDGET IMPACT:

Total Cost:

\$4,616,401 is the total value of the Community and Economic Development budget offer. This budget offer includes staff and consultant resources necessary to complete Redmond 2050.

Approved in current biennial budget: ☒ Yes ☐ No ☐ N/A

Budget Offer Number: 0000040

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, Washington State Department of Commerce grants

Budget/Funding Constraints:

☐ Additional budget details attached

COUNCIL REVIEW:

Previous Contact(s)

Date	Meeting	Requested Action
10/6/2020	Business Meeting	Approve
11/17/2020	Business Meeting	Receive Information

3/16/2021	Business Meeting	Receive Information
3/23/2021	Study Session	Provide Direction
6/15/2021	Business Meeting	Receive Information
6/22/2021	Study Session	Provide Direction
9/21/2021	Business Meeting	Receive Information
9/28/2021	Study Session	Provide Direction
11/16/2021	Business Meeting	Receive Information
11/23/2021	Study Session	Provide Direction
2/15/2022	Business Meeting	Receive Information
5/3/2022	Business Meeting	Receive Information
5/10/2022	Study Session	Provide Direction
6/7/2022	Committee of the Whole - Planning and Public Works	Receive Information
7/19/2022	Business Meeting	Receive Information
7/26/2022	Study Session	Provide Direction
8/9/2022	Study Session	Provide Direction
10/4/2022	Business Meeting	Receive Information
10/11/2022	Study Session	Provide Direction
1/17/2023	Business Meeting	Receive Information
1/24/2023	Study Session	Provide Direction
3/7/2023	Business Meeting	Receive Information
3/14/2023	Study Session	Provide Direction
7/18/2023	Business Meeting	Receive Information
9/5/2023	Business Meeting	Receive Information
9/12/2023	Study Session	Provide Direction
9/26/2023	Study Session	Provide Direction
10/3/2023	Business Meeting	Receive Information
10/10/2023	Study Session	Provide Direction
11/28/2023	Study Session	Provide Direction
1/9/2024	Study Session	Provide Direction
1/23/2024	Study Session	Provide Direction
2/6/2024	Business Meeting	Receive Information
2/13/2024	Study Session	Provide Direction
2/27/2024	Study Session	Provide Direction
3/5/2024	Business Meeting	Receive Information
3/12/2024	Study Session	Provide Direction
3/26/2024	Study Session	Provide Direction
4/2/2024	Business Meeting	Receive Information

4/9/2024	Study Session	Provide Direction
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Proposed Upcoming Contact(s)

Date	Meeting	Requested Action
N/A	None proposed at this time	N/A

Time Constraints:

The Comprehensive Plan periodic update must be complete by Dec. 31, 2024.

ANTICIPATED RESULT IF NOT APPROVED:

Staff is not requesting action at this time.

ATTACHMENTS:

Attachment A: Redmond 2050 Overview

Attachment B: Draft Planning Commission Report

Attachment C: Draft Planning Commission Report Appendices

Attachment D: Proposed RMC 13.20 Amendments

Attachment E: Presentation Slides