Legislation Details (With Text)

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Title:	Recommended 2019-20 Comprehensive Plan Amendment Docket		
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Attachments:	1. Agenda Memo No. 20-063, 2. Attachment A: Planning Commission Report, 3. Attachment B: RZC Matrix Criteria, 4. Attachment C: Summary Descriptions of Recommended docket items rev, 5. Attachment D: Presentation		

Date	Ver.	Action By	Action	Result
5/19/2020	1	City Council	presented	

MEMO TO: Mayor and Members of the City Council

FROM: Carol Helland, Director

SUBJECT:

Recommended 2019-20 Comprehensive Plan Amendment Docket

I. RECOMMENDED ACTION

Provide staff with questions, discussion topics if any, and direction on whether to hold a study session on the Planning Commission's docket recommendation. Study session time for this topic is currently scheduled for June 9, 2020.

II. DEPARTMENT CONTACTS

Carol Helland, Director	425-556-2107
Beverly Mesa-Zendt, Interim Deputy Director	425-556-2423
Judy Fani, Principal Planner	425-556-2406

Planning and Community Development

III. DESCRIPTION/BACKGROUND

The Planning Commission met during March and April 2020, to consider proposals to amend the Comprehensive Plan for inclusion in-or removal from-the scope of the 2019-20 docket. The Commissioners held a public hearing, developed an issues matrix, and applied the seven threshold criteria from RZC 21.76.070.J.2.b to determine whether six new proposals merit further consideration as docketed items. The Planning Commission Report is provided as Attachment A.

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In brief, the Planning Commission concurred with the Technical Committee's recommendations which assigned proposed amendments to one of the four categories.

1. Recommended, in part, for Further Consideration on the Docket
2. Not Recommended for Further Consideration on the Docket
3. Not Recommended for Further Consideration on the Docket but Referred to an Alternate City Process
4. Recommended for Carry Over from Current Docket
5. Removed from Current Docket at Applicant's Request

Redmond Zoning Code RZC 21.76.070.J.2.b - Minimum Threshold Criteria

The criteria below are used to determine whether a proposal should be given further consideration as a docketed item. Attachment B shows at-a-glance how each of the six new proposals fares when evaluated against each criterion.

i. *Amending the Comprehensive Plan is the most appropriate mechanism available, as the desired outcome cannot be addressed as a regulatory, budgetary, or programmatic measure;*

ii. *The proposed Comprehensive Plan amendment is best addressed as an individually docketed item, instead of evaluating as part of a periodic update to Redmond's Comprehensive Plan, neighborhood plan update, or other planning processes such as those led by neighboring jurisdictions, regional, or state agencies;*

iii. *The proposed Comprehensive Plan amendment is consistent with existing local, state, and federal law;*

iv. The proposed Comprehensive Plan amendment is timely with respect to other City and community initiatives and planned public and private development activity;

v. City Council, Planning Commission, and staff will have sufficient information necessary to analyze the proposal, develop a recommendation, and make an informed decision within the docket year;

vi. The proposed Comprehensive Plan amendment is consistent with the overall vision, policies, and adopted functional plans; and

vii. The proposed Comprehensive Plan amendment or similar amendment has not been considered or rejected within the last two years.

Recommendation Summary

A. Proposals Recommended, in part, for Further Consideration

1. Amendments to Comprehensive Plan and Zoning Code to Expand Retail Marijuana

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Applicant proposes five additional land use designations and corresponding zoning districts: Neighborhood Commercial (NC-1); Neighborhood Commercial (NC-2); Street-facing locations in Business Park (BP); Manufacturing Park (MP) and Industry (I).

Applicant: Jenny Carbon, Grass Is Always Greener, LLC

Commission Recommendation:

The Commission concurred with the Technical Committee about how the RZC criteria were applied and ***recommended*** including three zones (BP, MP, and I) of the five requested zones for further consideration on the 2019-20 docket.

2. **Affordable Workforce Housing** A two-part proposal to amend (a) the Comprehensive Plan by adding a new housing policy and (b) the Redmond Zoning Code to encourage the private sector to create more affordable housing.

   Applicant: Robert Pantley representing OneRedmond

Commission Recommendations:

(a) Policy Amendment Request: The Planning Commission concurred with the Technical Committee and ***recommended*** including Applicant's proposed housing policy, although modified, on the 2019-20 docket for further consideration.

(b) Code Amendment Request: The Planning Commission concurred with the Technical Committee that Applicant's request did not meet the criteria under RZC 21.76.070(J)(2)(b) and therefore, ***did not recommend*** including this proposal on the 2019-20 docket for further consideration. Attachment B describes in detail the application of the RZC criteria.

Further, the Commission agreed with the Technical Committee that the request be referred to an Alternate City Process since Redmond regulations and procedures that encourage affordable housing development by the private sector will be considered under the *Housing Action Plan* currently underway.

3. **Affordable Commercial**. A two-part proposal to amend (a) the Comprehensive Plan by adding a new economic vitality policy to support the retention of local businesses and (b) amend two definitions in the Redmond Zoning Code.

   Applicant: Robert Pantley, Natural and Built Environment LLC

Commission Recommendations:

(a) Policy Amendment Request: The Planning Commission concurred with the Technical Committee and ***recommended*** including the Applicant's proposed economic vitality policy, although modified, on the 2019-20 docket for further consideration.

(b) Code Amendment Request: The Planning Commission concurred with the Technical Committee that Applicant's request to expand definitions of mezzanine and retail services does not meet the criteria under RZC 21.76.070(J)(2)(b) and therefore, ***did not recommend*** including this proposal on the 2019-20 docket for further consideration. Attachment B describes in detail the application of the RZC criteria.

Further, the Commission agreed with the Technical Committee that this request be referred to an

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Alternate City Process including the periodic Comprehensive Plan update which involves an evaluation of urban forms for Redmond's Urban Centers and transit-oriented development areas.

B. Proposals Not Recommended for Further Consideration

1. **Amendment to the Comprehensive Plan and Zoning Code** for a land use designation change from Single Family Urban to Multi-family Urban land use and a rezone from R-6 to R-12 to develop a 20-unit townhome community at 10007 Avondale Rd. NE.
   Applicant: Hossein Khorram, Milano Townhomes of Bear Creek LLC

Commission Recommendation:
The Commission concurred with the Technical Committee about how the RZC criteria were applied and ***did not recommend*** including this proposal as part of the 2019-20 docket. Attachment B describes in detail the application of the RZC criteria.

C. Proposals Referred to an Alternate City Process.

1. **Height Overlay.** Amend RZC to require minimum building height restrictions in Downtown Urban Center zones.
   Applicant: Angela Rozmyn, Natural and Built Environments LLC

2. **LEED Gold Requirement**. Amend RZC to require all residential properties over 10,000 sq. ft. to achieve LEED Gold, Built Green V, or equivalent certification.

   Applicant: Angela Rozmyn, Natural and Built Environments LLC

Commission Recommendation:
The Planning Commission agrees with the Technical Committee to refer these two proposals to an alternate mechanism or city process because the docket is not the most appropriate mechanism to achieve the applicant's objectives. Attachment B, as well as the table in Attachment C, Section E, identify the rationale for referring each proposal.

D. Proposals Recommended for Carry Over

The Planning Commission recommends eight proposals be carried over to the 2019-20 docket. All proposals will be ready by 1Q 2021 to matriculate to the Planning Commission for their consideration and recommendation. Items 1 - 6 are city-initiated and items 7-8 are privately-initiated proposals. Items 3 - 6* are currently under Planning Commission review.

1. General Sewer Plan Update
2. Public Safety Master Plan PH 1 - Police Safety Plan
3. Policy Amendments related to the Parks, Arts, Recreation, Conservation, and Culture (PARCC)

Plan*

4. Policy Amendments Related to American Disability Act (ADA) Accessibility in Park facilities*
5. Policy Amendments related to City Facilities*
6. Policy Amendments related to Tree Canopy*
7. Amend Comprehensive Plan land use map and text amendments for 4.21-acre parcel (Education Hill); Sidd Jha, Pier 67 Capital Partners, L.P.

8. Expand Overlake Mixed Use land use designation boundary and the Overlake Urban Center subarea boundary; Jack McCullough, Esq. representing owners LeFrak (Onyx apts.) and Avalon Bay (Eaves Redmond Campus apts.)

E. Proposals Recommended for Removal - Withdrawn by Applicant

The Commission concurs with the Technical Committee's recommendation to remove seven docketed city-initiated proposals, all withdrawn by the applicant, from the upcoming docket for the following reasons.

1. Stormwater Functional Plan *(deferred to future docket)*
2. Policy and Regulatory Amendments to Manufacturing Park (MP) zone *(deferred for consideration during the periodic Comprehensive Plan update)*
3. Updates to the Comprehensive Plan Capital Facilities and Neighborhoods Elements for Consistency with Updated Modelling for the Wellhead Protection Program *(deferred to future docket based on outcomes of the Temporary Construction Dewatering Project currently underway)*
4. Updates to the Transportation Master Plan (TMP) and associated updates to the Comprehensive Plan *(deferred to future docket)*
5. Minor Corrections to Comprehensive Plan Text, Policies and Maps *(no known urgent corrections needed; some minor changes recently addressed)*
6. Amendments to the NE Rose Hill Subarea Transportation Policies and Code *(deferred to future staff work plan)*
7. Policy and Regulatory Updates related to Multifamily Housing in Business Park Zones *(deferred to future docket)*

IV. PREVIOUS DISCUSSIONS HELD

An update on this topic was provided at the City Council's Planning and Public Works Committee meeting on May 12, 2020.

V. IMPACT

A. Service/Delivery:

The process of proposing amendments to the Comprehensive Plan is consistent with the Growth Management Act and ensures that stakeholders have an opportunity to propose changes.

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B. Fiscal Note:

Staff does not anticipate a fiscal impact associated with Council adoption of the Comprehensive Plan docket. There may be fiscal impacts associated with Council's action on individual amendments.

VI. ALTERNATIVES TO STAFF RECOMMENDATION

The Planning Commission's recommended docket contains eleven proposals. City Council could choose to add or remove items from the list, which could increase or decrease staff resources available for processing individual amendments, once the docket is confirmed via ordinance.

VII. TIME CONSTRAINTS

WAC 365-196-640 requires that all proposed amendments to the comprehensive plan must be considered by the governing body concurrently and may not be considered more frequently than once every year. Approval of the proposed Docket will establish the amendments to be considered in 2020 in accordance with the state requirements.

VIII. LIST OF ATTACHMENTS

Attachment A: Planning Commission Report
Attachment B: RZC Matrix for privately-initiated proposals
Attachment C: Summary descriptions of proposals, including those recommended for referral to alternate mechanisms or City processes
Attachment D: PowerPoint Presentation