



Legislation Text

File #: AM No. 22-096, **Version:** 5

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	Planning Manager
Planning and Community Development	Cathy Beam	Principal Planner
Planning and Community Development	Glenn B. Coil	Senior Planner

TITLE:

Approval of the 2021-22 Comprehensive Plan Amendment Docket Ordinances

- a. Ordinance No. 3084: An Ordinance of the City of Redmond, Washington Amending the Shoreline Master Program Element of the Redmond Comprehensive Plan to Implement Updates to the Shoreline Environments Map and Associated Text Under A. Shoreline Environment Designations, Introduction; and Amending the Land Use Element of the Redmond Comprehensive Plan to Implement Updates to Map LU-1, Comprehensive Land Use Map, to Reflect the Proposed Evans Creek Relocation Alignment and Current Land Uses; Providing for Severability and Establishing an Effective Date
- b. Ordinance No. 3085: An Ordinance of the City of Redmond, Washington Amending Article I of the Redmond Zoning Code to Implement Updates to RZC 21.04.020, Zoning Map; Providing for Severability and Establishing an Effective Date
- c. Ordinance No. 3086: An Ordinance of the City of Redmond, Washington, Amending the Redmond Comprehensive Plan Urban Centers Element Concerning the Town Center Zone (LAND-2021-00266), Providing for Severability, and Establishing an Effective Date
- d. Ordinance No. 3087: An Ordinance of the City of Redmond, Washington, Concluding the 2021-2022 Annual Docket of Comprehensive Plan Amendments and Demonstrating Compliance with Chapter 35A.63 RCW, the Code City Planning Enabling Act, Chapter 36.70A RCW, the Growth Management Act, and Chapter 43.21C RCW, State Environmental Policy Act, Providing for Severability and Establishing an Effective Date

OVERVIEW STATEMENT:

The purpose of the July 5, 2022, business meeting is to:

1. Seek final approval by ordinance for 2021-22 Comprehensive Plan Amendment Docket items -

- a. Evan Creek Relocation - Land use map and zoning map amendments, Shoreline Master Program text amendments
 - b. Urban Centers Element -Town Center Zone
2. Close 2021-22 Comprehensive Plan Docket by ordinance

The complete record was part of the Council's April 5 meeting packet. It can be accessed at this [link](https://redmond.legistar.com/View.ashx?M=PA&ID=935808&GUID=AB704DE0-0B8B-4ED6-AF13-B0DDB929F539) [<https://redmond.legistar.com/View.ashx?M=PA&ID=935808&GUID=AB704DE0-0B8B-4ED6-AF13-B0DDB929F539>](https://redmond.legistar.com/View.ashx?M=PA&ID=935808&GUID=AB704DE0-0B8B-4ED6-AF13-B0DDB929F539) starting on Page 228.

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

REQUESTED ACTION:

☐ **Receive Information** ☐ **Provide Direction** ☒ **Approve**

REQUEST RATIONALE:

- **Relevant Plans/Policies:**
Redmond Comprehensive Plan policies PI-14 and PI-16 address the process for considering Comprehensive Plan amendments.
- **Required:**
Per RCW 36.70A.130, Redmond may update its Comprehensive Plan no more than once per year. The process to amend the Comprehensive Plan is found in RZC 21.76.070.J. A docketed proposal will be evaluated using the criteria set forth in RZC 21.76.070.J.9, with final action by ordinance taken by the Redmond City Council.
- **Council Request:**
Council directed staff to place these ordinances on the Consent agenda during their study session on May 24, 2022.
- **Other Key Facts:**
n/a

OUTCOMES:

The outcome of the Evans Creek Relocation Comprehensive Plan amendment is alignment between the physical reality of the stream relocation and the associated land use, zoning, and shoreline designation boundaries.

The outcome of the Town Center Comprehensive Plan amendment is eliminating references to the 1995 Town Center Master Plan, adding specificity to the building height incentive policy to align with City priorities, and removing restrictive language regarding retail and commercial requirements. Related zoning code amendments necessary to implement these policies have been remanded to the Planning Commission for review and recommendation that will be reviewed by Council and acted upon at a future date.

Adoption of Docket ordinances will close the 2021-22 Comprehensive Plan Docket. Due to the Redmond 2050 Comprehensive Plan update, docket amendments will not be accepted until 2025.

COMMUNITY/STAKEHOLDER OUTREACH AND INVOLVEMENT:

- **Timeline (previous or planned):**
Q1 2021: call for docket items
Q2 2021: docket public hearing
Q1 2022: Planning Commission public hearing for each docket item
- **Outreach Methods and Results:**
Public hearing notice posted on site, published, and mailed according to RZC requirements.
Notice also provided via electronic newsletters and on webpage devoted to 2021-22 Docket.
- **Feedback Summary:**
Evans Creek: received two comments in support of the amendments.
Town Center: received two comments during public hearing from property owners in Town Center in support of the amendment.

BUDGET IMPACT:

Total Cost:

\$4,535,222 is the total amount allocated to Community and Economic Development in the 2021-2022 biennial budget. The staff time required to administer the annual docket is included in this offer.

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

Budget Offer Number:

000250

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	Receive Information
7/20/2021	Business Meeting	Receive Information

8/17/2021	Business Meeting	Approve (Docket)
3/1/2022	Committee of the Whole - Planning and Public Works	Receive Information
4/5/2022	Business Meeting	Receive Information
4/12/2022	Study Session	Receive Information
5/24/2022	Study Session	Provide Direction

Proposed Upcoming Contact(s)

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

Time Constraints:

Per the schedule set forth in RZC 21.76.070.J.5.a., Council is required to evaluate and take action on each docketed item no later than August 31, 2022.

ANTICIPATED RESULT IF NOT APPROVED:

If not approved, anticipated consequences include:

- Evans Creek: misalignment between land use, zoning, and shoreline designation boundaries and relocated creek.
- Town Center: continued references to a master plan that has been effectively repealed and continued potential for confusion and inconsistencies between Town Center policies and development regulations.

ATTACHMENTS:

- A. Evans Creek Relocation - Comp Plan Ordinance
- B. Evans Creek Relocation - RZC Ordinance
- C. Urban Centers Element - TWNC Ordinance
- D. Exhibit 1 - Urban Centers Element - redlines
- E. 2021-22 Docket - Omnibus Ordinance
- F. Analysis of Cumulative Effects of 21-22 Docket