Memorandum

To: Planning Commission

From: Sarah Stiteler, AICP, Senior Planner, 556-2469, sstiteler@redmond.gov

Date: December 4, 2013

Subject: **Housing Related Amendments to the Redmond Zoning Code and Comprehensive Plan**

BACKGROUND

The Planning Commission held its first study session on proposed housing related amendments to the Redmond Zoning Code and Redmond Comprehensive Plan on November 20, 2013. The purpose of the proposed amendments is to improve clarity and consistency in the Zoning Code, such as by clarifying how density bonuses are calculated and reducing height limits from 35 feet to 25 feet for detached Accessory Dwelling Units and homes built through a Small-Lot Short-Subdivision. The amendment would also revise regulations regarding the permitting process and design standards for duplexes; fix minor errors in the Zoning Code and repeal Comprehensive Plan Policy HO-33 which speaks to the Innovative Housing Demonstration Program which ended August, 2013.

PREPARATION FOR DECEMBER 4th PUBLIC HEARING AND STUDY SESSION

Please review the enclosed issue matrix, begun at the November 20, 2013 meeting. For the December 4, 2013 meeting, staff asks that the Commission identify any further questions for additional discussion after the scheduled public hearing.

REVIEW SCHEDULE

The Commission held its first study session on November 20, 2013 with the public hearing and second study session on December 4, 2013. If the Planning Commission completes its recommendation on December 4th, staff will request approval of the Planning Commission Report at the December 18, 2013 meeting. Please contact Sarah Stiteler with questions or concerns.

ENCLOSURES

Issue matrix

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