

MEMO TO: City Council

FROM: John Marchione, Mayor

DATE: February 15, 2011

SUBJECT: PUBLIC HEARING: REDMOND CODE REWRITE (L090380)

This memo summarizes the topics that are part of the Redmond Code Rewrite public hearing scheduled for February 15, 2011. Additional detail was provided to Council on February 1, 2011, as part of a staff report.

I. RECOMMENDED ACTION

On February 15, 2011, staff recommends that the City Council conduct a public hearing concerning the topics identified below. Notice for the public hearing was sent and posted on January 25, 2011.

In April 2011 when the City Council adopts the new Redmond Zoning Code, staff recommends that the Council include as part of the adopting ordinances provisions that:

- a. Rezone all properties zoned Agriculture (A) to Urban Recreation (UR);
- b. Remove all “/C” designators from the official zoning map and replace them with a symbol that denotes when a property is subject to a concomitant agreement or development agreement;
- c. Establish minimum and maximum parking standards for self storage facilities (*note that this would also apply in the General Commercial zone, which was not identified in earlier materials*);
- d. Amend requirements for modifying binding site plans; and
- e. Codify the requirement that boundary line adjustments be recorded.

II. DEPARTMENT CONTACT PERSONS

Rob Odle, Director, Planning and Community Development, 425-556-2417

Judd Black, Development Review Manager, 425-556-2426

Lori Peckol, AICP, Planning Policy Manager, 425-556-2411

Lynda Aparicio, Senior Planner, 425-556-2438

Jeff Churchill, AICP, Senior Planner, 425-556-2492

III. OVERVIEW AND BACKGROUND

The Redmond Code Rewrite effort began in early 2009 with an evaluation of the existing Redmond Community Development Guide, and continued with the drafting and review of updated code from September 2009 to November 2010.

The CRC completed its review of packages of development regulations as part of the code rewrite effort in November 2010. Staff has identified a small number of instances where proposed regulations and maps should be further updated to be brought into conformance with the Comprehensive Plan and code rewrite principles. Staff is now bringing forward five recommended changes to the zoning map and regulations in connection with the CRC's recommendations. The changes are listed above under "Recommended Action" and are the subject of the February 15, 2011, public hearing.

IV. PROCESS

- A. **Conduct Public Hearing on February 15, 2011.** The purpose of the public hearing is to hear oral testimony and enter any written testimony into the record. A notice of public hearing was published on January 25, 2011, in the Seattle Times and also posted at Redmond City Hall, the Redmond Library, and on the City's website. In addition, notice was sent to all Code Rewrite parties of record and to a minimum of 20 properties surrounding the area recommended to be rezoned from Agriculture (A) to Urban Recreation (UR).
- B. **Continue Review at a Study Session.** Staff has tentatively scheduled time for review of these amendments at the February 22, 2011, study session.
- C. **Incorporate these Amendments into the Redmond Zoning Code.** In April 2011 the City Council is expected to take final action on the new Redmond Zoning Code. Staff recommends that the Council incorporate the amendments recommended in this memo into the Redmond Zoning Code adopting ordinances.

/s/
Robert G. Odle, Planning Director

1/31/2011
Date

Approved for Council Agenda: /s/
John Marchione, Mayor

2/4/2011
Date