

TO: Mayor Marchione and City Council

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DATE: March 15, 2011

SUBJECT: STAFF REPORT: REDMOND CODE REWRITE, TOPICS FOR APRIL 5, 2011, PUBLIC HEARING

This staff report outlines one proposed change to Redmond's development regulations as part of the Redmond Code Rewrite effort. The change concerns the permitted use charts for the R-4 and R-5 zones.

The 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. Staff has identified one additional instance where regulations should be updated to be brought into conformance with the Comprehensive Plan and code rewrite principles.

I. REQUESTED DIRECTION AND RECOMMENDED ACTION

At the March 15, 2011, City Council meeting staff will brief the City Council on the proposed zoning code amendment. Staff requests feedback as to what issues or questions Councilmembers have regarding the proposed amendment.

Staff recommends that the City Council incorporate the change that is the subject of the hearing into the new Redmond Zoning Code on its scheduled adoption date of April 5, 2011. The proposed amendment is to add the use *Road, Ground Passenger and Transit Transportation* to the R-4 and R-5 use charts as a permitted use. The purpose of this change is to ensure that Sound Transit's East Link light rail is treated as a permitted use in these zones.

II. OVERVIEW AND BACKGROUND

The Code Rewrite Commission completed its review of packages of development regulations as part of the code rewrite effort in November 2010. Staff is bringing forward one additional change to the regulations in support of Comprehensive Plan policies and code rewrite principles.

Staff recommends adding the use *Road, Ground Passenger and Transit Transportation* to the R-4 and R-5 use charts as a permitted use. The purpose of this change is to ensure that Sound Transit’s East Link light rail is treated as a permitted use in these zones. As part of this amendment, the use chart would also note that this use is limited to regional light rail transit systems only, and that vehicle storage in connection with the use is prohibited in these zones.

The balance of this memo describes the rationale for the above recommendation and the process for updating the zoning map and development regulations.

III. FACTS AND CONCLUSIONS

Topic	Facts	Conclusions
R-4, R-5 use chart change	<ol style="list-style-type: none"> 1. The zoning code does not address how light rail systems would be permitted in Redmond in the R-4 and R-5 zones. 2. Sound Transit is planning an extension of Link light rail to Downtown Redmond. 3. All alignments under consideration would cause the light rail system to be located in the R-4 zone, R-5 zone, or both. 4. One objective of the code rewrite is to have a more predictable code. 	<ol style="list-style-type: none"> 1. The code is unclear on how to permit the extension of East Link light rail through the R-4 and R-5 zones. 2. Explicitly permitting regional light rail transit systems in the R-4 and R-5 zones would make the code more predictable. 3. The City should adopt this change to the zoning code.

Consistency with Code Rewrite Principles

The proposed amendment is consistent with Code Rewrite Principles as follows:

Principle	Applies	Explanation
Principles pertaining to code organization		
<i>Group and consolidate regulations in a simple, logical, and efficient structure, and provide clear references to relevant code sections when they are separated from core information.</i>		
<i>Provide visual aids to guide the user</i>		

Principle	Applies	Explanation
<i>and to explain the relationship between various sections of the document.</i>		
<i>Place basic regulations in obvious locations, outside of footnotes and other easy-to-miss places.</i>	X	Adding the permitted use to the R-4 and R-5 use charts is the most logical place to make the amendment.
<i>Separate definitions, procedures, and regulations.</i>		
<i>Clearly identify when citywide regulations apply and when unique regulations apply.</i>		
<i>Reduce complexity and eliminate excessive detail to make the code easier to use, navigate, and search.</i>		
Principles pertaining to code regulations		
<i>Carry out the Comprehensive Plan with a clear connection to adopted policies.</i>	X	The City's Comprehensive Plan supports the extension of East Link light rail.
<i>Convey expectations of quality clearly and succinctly with illustrations and examples.</i>		
<i>Identify opportunities to promote sustainable development practices.</i>		
<i>Provide flexibility and predictability within defined limits as a method of meeting the intent of regulations.</i>	X	Establishing the proposed permitted use improves code predictability.
<i>Use easily-understood language, with defined legal and technical terms where useful. Avoid multiple definitions of terms.</i>		
<i>Clearly convey maximum development potential.</i>		
Principles pertaining to permit review procedures		
<i>Incorporate legal review into the early stages of code revision.</i>	X	The City Attorney has reviewed all recommended code updates.
<i>Provide early notice, and opportunities for timely input corresponding to the land use action proposed.</i>		
<i>Ensure that decision-making</i>		

Principle	Applies	Explanation
<i>timelines meet or are quicker than statutory requirements, without compromising opportunities for public input.</i>		
<i>Use an administrative review process for certain permits where there are clear approval criteria that ensure the City's goals and visions are being met.</i>		
<i>Describe the code's procedures clearly and succinctly. Use brochures and online information to help users understand the review processes.</i>		
<i>Consolidate multiple permits, related to a proposal to make the process more understandable and accessible.</i>		

Consistency with the Comprehensive Plan

The proposed amendment is consistent with the following Comprehensive Plan policies: TR-30.1 and DT-11, which both indicate the City's support for the extension of East Link light rail from Seattle, via Overlake and Southeast Redmond, to Downtown Redmond.

IV. PROCESS

A. Conduct Public Hearing. A public hearing on these amendments is scheduled for April 5, 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 March 15, 2011, in the Seattle Times and also posted at Redmond City Hall and the Redmond Library. In addition, notice was sent to all Code Rewrite parties of record.

B. Incorporate these Amendments into the Redmond Zoning Code. Also on April 5, 2011, the City Council is expected to take final action on the new Redmond Zoning Code. Staff recommends that the Council incorporate the amendment recommended in this memo into the Redmond Zoning Code adopting ordinances.

V. LIST OF ATTACHMENTS

Attachment A: Proposed Amendments to the Redmond Zoning Code

Section	Use	Parking Ratio: Unit of measure (Min. required; Max. allowed)	Special Regulations
	Public safety	Adequate to accommodate peak use	1. A Conditional Use Permit is required.
	Grade schools (K-12)		1. A Conditional Use Permit is required.
	Religious Institution	1,000 sq.ft. of GFA for assembly (1.0) or 5 fixed seats (1.0); 3 seats (1.0).	1. Permitted use if less than 250 seats. A Conditional Use Permit is required for religious institutions with between 250 and 750 seats. See Section __, Churches, Temples, Synagogues and Other Places of Worship , for specific regulations which may apply.
			Transportation, Communication, Information, and Utilities
	<u>Road, Ground Passenger & Transit Transportation</u>	Adequate to accommodate peak use.	1. <u>Regional light rail transit system only. No vehicle storage.</u>
	Local utilities		
	Regional utilities		1. A Conditional Use Permit is required.
	Heliport	N/A	1. A Conditional Use Permit is required. Does not include medical airlift. Permitted only abutting Lake Sammamish, subject to criteria in Section __, Heliports and Float Plane Facilities.
	Fixed wing float plane facility		1. A Conditional Use Permit is required. Does not include medical airlift. Permitted only abutting Lake Sammamish, subject to criteria in Section __, Heliports and Float Plane Facilities.
	Pier, dock, float		1. See Section __, In-Water Structures for special height, setback and area requirements (SMP).
	Water-oriented accessory structure		1. See Section __, Water-Oriented Accessory Structures for special height, setback and area requirements (SMP).
	Broadcast and relay towers		1. A Conditional Use Permit is required. See Section __, Telecommunications for specific regulations which may apply.
	Large satellite dish/amateur radio antenna		1. See Section __, Telecommunications for specific regulations which may apply.

XX R-5 Single-Family Urban Residential

Section	Use	Parking Ratio: unit of measure (min. required; max. allowed)	Special Regulations
	Grade schools (K-12)		1. A Conditional Use Permit is required.
	Religious Institution	1,000 sq.ft. of GFA for assembly (1.0) or 5 fixed seats (1.0); 3 seats (1.0).	1. Permitted use if less than 250 seats. A Conditional Use Permit is required for religious institutions with between 250 and 750 seats. See Section __, Churches, Temples, Synagogues and Other Places of Worship , for specific requirements.
			Transportation, Communication, Information, and Utilities
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	Regional utilities		1. A Conditional Use Permit is required.
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	Fixed wing float plane facility		1. A Conditional Use Permit is required. Does not include medical airlift. Permitted only abutting Lake Sammamish, subject to criteria in Section __, Heliports and Float Plane Facilities .
	Pier, dock, float		1. See Section __, In-Water Structures for special height, setback and area requirements (SMP).
	Water-oriented accessory structure		1. See Section __, Water-Oriented Accessory Structures for special height, setback and area requirements (SMP).
	Broadcast and relay towers		1. A Conditional Use Permit is required. See Section __, Telecommunications for specific development requirements.
	Large satellite dish/amateur radio antenna		1. See Section __, Telecommunications for specific development requirements.
	Wireless communication facility		1. See Section __, Telecommunications for specific development requirements.
			Agriculture