AM No. 11-076

MEMO TO: City Council

FROM: John Marchione, Mayor

DATE: April 5, 2011

SUBJECT: ORDINANCE: APPROVAL OF DEVELOPMENT GUIDE AMENDMENT L090380, 2009-2011 REDMOND CODE REWRITE AND APPROVAL OF CHANGES TO REDMOND MUNICIPAL CODE RESULTING FROM THE 2009-2011 CODE REWRITE.

I. RECOMMENDED ACTION

Adopt an ordinance (Attachment A) approving Development Guide Amendment L0900380, 2009-2011 Redmond Code Rewrite, repealing Title 20 of the Redmond Municipal Code and establishing the Redmond Zoning Code as Title 21. Adopt nine ordinances (Attachments B-J) approving changes to the Redmond Municipal Code resulting from the 2009-2011 Redmond Code Rewrite

II. DEPARTMENT CONTACTS

Rob Odle, Director, Planning and Community Development, 425-556-2417
Judd Black, Development Review Division Manager, 425-556-2426
Lori Peckol, AICP, Policy Planning Manager, 425-556-2411
Lynda Aparicio, Senior Planner, 425-556-2438

III. DESCRIPTION

Overview

The Redmond Code Rewrite project was identified and approved through the 2009-2010 Budgeting by Priorities process. It commenced in January 2009 with the goal of final adoption of a new zoning code by spring 2011. A special-purpose commission, the Code Rewrite Commission, was established for the sole purpose of reviewing amendments proposed as part of the code update.

The existing Redmond Community Development Guide (RCDG) was divided into 13 topic-based packages, each of which has been reviewed by the Code Rewrite Commission. The Code Rewrite Commission held public hearings and several study sessions for each package. Recommendations on each package were forwarded to the City Council throughout the course of the project. The Code Rewrite Commission completed its review in November 2010. The Council held study sessions for each package, and subsequently adopted Resolution Nos.1322, 1337, 1339, 1343, 1347 and

1350, expressing the Council's intent to adopt each code rewrite package subject to reconciliation.

The City Council held two additional public hearings to consider six additional amendments proposed after completion of the Code Rewrite Commission's review.

Public Outreach

In addition to the public hearings held for the project, public outreach was completed throughout the project. This included the following:

A. During Phase I (January 2009 - July 2009) two stakeholder meetings were held. These meetings were attended by representatives from the business, developer and residential communities. The purpose of these meetings was to gain input regarding current challenges with the code and inform development of the guiding principles and mission statement for the project. These meetings were advertised via the project website, press release, and invitations to interested parties.

B. A project website was created for the code rewrite. This site houses all information related to Code Rewrite Commission meetings and other code rewrite actions and events including links to meeting materials, draft code, minutes, and videos.

C. Weekly update bulletins were e-mailed to all interested parties (approximately 100 people) as well as the Greater Redmond Chamber of Commerce, Code Rewrite Commission, Planning Commission, Design Review Board and City Council.

D. The City's Twitter and Facebook accounts were used to allow interested parties to receive real-time notices of upcoming meetings/hearings and other key actions.

E. Information was published in each quarterly Focus magazine.

F. Quarterly press releases were issued when review of new packages was underway.

G. For Commercial, Industrial and Design District Zones, as well as Procedures, Design Standards, Residential Zones, Development Standards 3 package, individual notifications were provided to affected parties including property owners, applicants, design professionals as well as citizen groups that had previously participated in City planning efforts.

H. Open houses were held for each package of the Code Rewrite. These open houses were advertised via city-wide mailers as well as use of the City's website, Twitter and Facebook Accounts, press releases, posters, flyers as well as RCTV and Focus Magazine.

Guiding Mission Statement and Project Principles

At the outset of the project, Council adopted a mission statement and project principles for considering proposed amendments. Throughout the course of review, and as reflected in each recommendation transmitted to Council, the Code Rewrite Commission found that the proposed modifications were consistent with the mission statement and project principles. The mission statement and project principles are provided in Attachment K.

Changes to Redmond Municipal Code

As a result of various amendments proposed as part of the rewrite, changes to the Redmond Municipal Code (RMC) are also required. These changes were generally reflected in each CRC transmittal to Council and were more specifically discussed during Council study sessions in February and March of 2011. The proposed ordinances adopting changes to the Municipal Code includes the changes listed below.

Move the following sections of the Redmond Community Development Guide to the Redmond Municipal Code:

A. RCDG 20F.50, Duties, Authorities and Qualifications of Decision Making Bodies

B. Notice requirements for Structure Movement Permits

C. Impact Fees and related definitions

D. RCDG 20D.95, Limitations on External Effects of Uses

E. RCDG 20D.100, Noise Standards,

F. Annexation procedures.

Other Changes to the RMC:

A. RMC Title 9.44, Abandoned Vehicles, is being expanded to include abandoned vessels.

B. Various existing RCDG references are being updated to reflect new code citations.

C. The Redmond Comprehensive Plan is being removed from the Redmond Municipal Code (currently listed as Title 20B within the RCDG) and will be a standalone policy document.

In addition to the above listed items, an additional amendment to the Redmond Municipal Code includes an update to Title 13.20.047. The current stormwater code allows properties in the Overlake sub-basin to develop without building on-site stormwater treatment systems, if they can drain to certain proposed regional stormwater facilities. The new proposed location of one of those facilities as shown on the Overlake Feasible Stormwater Sites Map allows additional properties to have this benefit. The proposed update to the stormwater code reflects the change in location of the facility and allows those additional properties this benefit.

Amortization Clauses

There are two amortization clauses included in the adopting ordinance for the Zoning Code and one amortization clause included in the ordinances adopting the changes to the RMC. For all three, an amortization period of 90 days is provided to allow property owners a reasonable amount of time to comply with the new regulations. The three sections affected include:

1. Outdoor Storage (Storage Containers)
2. Parking (Recreational Vehicle Screening requirements)
3. RMC 9.44 – Abandoned vehicles (Vessels)

Final Reconciliation

Following completion of the Code Rewrite Commission and Council review of the recommended code packages, staff undertook a major effort to establish a new numbering system, number the entire code and organize the code in a manner that meets the project principles and is consistent with the CRC recommendations. The reconciliation effort also included non-substantive changes such as updating cross references and deleting outdated references, updating terminology, and updating the new code to incorporate recent amendments adopted by Council (examples include Bear Creek Neighborhood Plan, seating capacity for breweries and wineries in the MP zone, allowed uses in Gateway Design District). Staff has also inserted graphics and maps and deleted unnecessary graphics and maps where appropriate.

State Environmental Policy Act (SEPA)

A Determination of Non Significance was issued for the 2009-2011 Code Rewrite on November 22, 2010. The appeal period expired on December 21, 2010. There were no appeals.

Amendment Criteria

RCDG 20F.40.60 requires that all amendments to the Redmond Community Development Guide conform to the Comprehensive Plan. As reflected in the mission statement and project principles, the project did not include changes to City policies as outlined in the Comprehensive Plan. Therefore, the proposed amendment meets this criterion.

Zoning Code Evaluation Plan

As part of the Final Development Standards Package, the Code Rewrite Commission forwarded a recommended plan for evaluating the new Zoning Code throughout the first year. The adopting ordinance includes provisions for implementation of the Zoning Code Evaluation Plan.

IV. IMPACT

The regulations contained in the proposed Zoning Code and Redmond Municipal Code are consistent with the Redmond Code Rewrite mission statement and project principles and therefore increase the usability of the new Redmond Zoning Code for residents, developers, staff and other parties.

V. ALTERNATIVES

A. **Adopt the ordinances approving the new Zoning Code and amending certain sections of the Redmond Municipal Code:** Staff recommends this alternative because all proposed changes are consistent with the adopted mission statement and project principles as well as the Development Guide Amendment Criteria.

B. **Remand the 2009-2011 Redmond Code Rewrite to the Code Rewrite Commission for further consideration:** Council could choose to remand all or portions of the proposed changes to the Code Rewrite Commission, and delay taking action on the Redmond Code Rewrite project until changes are further considered. Staff does not believe there are any outstanding issues that warrant a remand to the Code Rewrite Commission.

C. **Delay taking action on the proposed ordinances**. Delaying approval of the proposed ordinances would delay the anticipated adoption date and postpone the effective date of the Zoning Code, currently scheduled for April 16, 2011.

VI. TIME CONSTRAINTS

Timely Council action supports adoption of the new Zoning Code as scheduled.

VII. LIST OF ATTACHMENTS

Attachment A: Ordinance adopting Title 21, Redmond Zoning Code
- **Exhibit 1**: Proposed Redmond Zoning Code (This exhibit is provided on-line at www.redmond.gov/rcdgrewrite.)
- **Exhibit 2**: Zoning Code Evaluation Plan

Attachment B: Ordinance adding a new RMC Chapter 1.16
Attachment C: Ordinance adding new RMC Chapters 2.09 and 2.10
Attachment D: Ordinance adding a new RMC Chapter 3.10
Attachment E: Ordinance moving regulations to RMC Title 4, and enacting new RMC Chapters 4.23, 4.28, 4.33, 4.43, and 4.50
Attachment F: Ordinance adding a new RMC Chapter 6.34
Attachment G: Ordinance adding a new RMC Chapter 6.36
Attachment H: Ordinance amending RMC Chapter 9.44
Attachment I: Ordinance amending RMC 13.20.047
Attachment J: Ordinance adding a new RMC 15.22.075
Attachment K: Redmond Code Rewrite Project Mission Statement and Principles

/s/ _____ 3/28/2011
Robert G. Odle, Planning Director Date

Approved for Council Agenda: /s/ _____ 3/29/2011
John Marchione, Mayor Date