

Memorandum

To: Planning Commission

From: Lynda Hall, Senior Planner, 556-2438
Jeff Churchill, AICP, Senior Planner, 556-2492

Date: November 30, 2011

Subject: **Fall 2011 Zoning Code Amendments**

Background

The purpose of this study session is to identify and begin discussion on proposed updates to the Redmond Zoning Code. In April 2011, the City completed a rewrite of its development regulations. As part of this effort, the Council also approved a Zoning Code Evaluation Plan to monitor issues raised throughout implementation of the new code.

Since April, staff has diligently logged issues in the code raised by staff and permit applicants. Many of these are scrivener's errors that are routinely incorporated into the live code. Some of them are substantive (though not policy) issues requiring Planning Commission review and City Council action. The package coming before the Planning Commission this fall contains substantive amendments that are not policy issues. They can be best characterized as issues of clarity and predictability.

Preparation for November 30 Study Session

Please review the enclosed Technical Committee Report and attachments in advance of the November 30, 2011 study session. Staff will also provide an update on the Zoning Code Evaluation Plan at your November 30, 2011 meeting.

Review Schedule

A public hearing is scheduled for December 7, 2011. Staff anticipates that the Planning Commission will complete its review and make a recommendation to the City Council on December 14, 2011.

City Council review is expected to follow in the first quarter of 2012.

Enclosures

Technical Committee Report with Attachments