



**TECHNICAL COMMITTEE REPORT
TO THE PLANNING COMMISSION**

To: Planning Commission

From: Technical Committee

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Date: November 21, 2011

Project File Number: L110456

Project Name: Fall 2011 Zoning Code Amendments

Related File Numbers: L110457 (SEPA)

Applicant: City of Redmond

Reason for Proposal Adoption: The proposal improves the clarity and predictability of the Redmond Zoning Code, and is consistent with the Redmond Comprehensive Plan.

I. APPLICANT PROPOSAL

BACKGROUND AND REASON FOR PROPOSAL:

On April 5, 2011 the Redmond City Council adopted the new Redmond Zoning Code after just over a year's worth of review by the Code Rewrite Commission. All involved in the process worked to create a code that:

- Improves clarity, conciseness, predictability and usability for residents, development professionals and the business community;
- Maintains the integrity of code concepts adopted over time by the City Council while utilizing new ideas where appropriate to achieve these concepts; and
- Implements clearly and effectively the goals, visions and policies of the Comprehensive Plan.

As part of this effort, a Zoning Code Evaluation Plan was adopted to monitor issues raised throughout implementation of the new code. As part of this plan, staff has diligently logged issues in the code raised by staff and permit applicants. Many of these were 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.

This package contains substantive amendments that are not policy issues. They can be best characterized as issues of clarity and predictability. The amendments are summarized in the Recommendations section of this report.

II. RECOMMENDATION

The Technical Committee recommends adoption of the proposed amendments to the Redmond Zoning Code. The amendments are summarized in the following table.

Amendment	Rationale
Add definition for Animal Production	These are allowed uses and should be defined
Add definition for Athletic, Sports, and Play Fields	
Add definition for Commercial Swimming Pool	
Add definition for Community Indoor Recreation	
Add definition for Dormitory	
Add definition for Educational Services	
Add definition for Float Plane Facility	
Add definition for Health and Human Services	
Add definition for Hotel, Motel, and Other Accommodation Service	
Add definition for Marine Recreation	
Add definition for Parks, Open Space, Trails and Gardens	
Add definition for Solid Waste Transfer and Recycling	
Add definition for Water-oriented Accessory Structure	
Add definition for Wetland Mitigation Banking	
Add a definition for Party of Record	This term is proposed to be used throughout the Procedures Chapter and should be defined.

