Memorandum

To: Planning Commission

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

Date: December 2, 2011

Subject: **Fall 2011 Zoning Code Amendments**

Background

The purpose of this public hearing and study session is to hear public testimony regarding the Fall 2011 Zoning Code Amendments, and resolve any questions or issues identified on November 30 or at the December 7 meeting.

This package of amendments contains substantive amendments to the Redmond Zoning Code that are not policy issues. They can be best characterized as issues of clarity and predictability.

Preparation for December 7 Public Hearing and Study Session

Please review the enclosed materials:

- Responses to questions raised at the Commission's November 30 meeting.
- Revised language to make green building standards in North Redmond Wedge area and the Bear Creek Neighborhood consistent with citywide standards.
- Revised language regarding sight distance requirements and consideration of pedestrian impacts.
- Written testimony regarding proposed green building standards in the North Redmond Wedge area and Bear Creek Neighborhood.

Please also continue to review the proposed changes to the Redmond Zoning Code.

Review Schedule

A public hearing is scheduled for December 7. Depending on the issues raised at the hearing, the Commission may complete a recommendation at the December 7 meeting. Otherwise, December 14 is available to complete the Commission's recommendation for this package of amendments.

City Council review and action will follow in the first quarter of 2012.

Enclosures

Responses to November 30 Planning Commission Questions and Comments

Revised Green Building Language

Revised Sight Distance Provisions

Written Testimony

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