Planning Commission Report

To: City Council
From: Planning Commission

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Date: October 9, 2019


Planning Commission Recommendation: Approval

Title: Redmond Zoning Code – Periodic Cleanup (Phase II)

Recommended Action: Adopt recommended amendments to the Redmond Zoning Code as shown in Exhibit A.

Summary: The recommendation includes 17 amendments, providing a periodic cleanup to portions of the Redmond Zoning Code (RZC). The amendments are non-substantive whereby each amendment:

- Maintains the intent, purpose, and direction of current regulations;
- Is limited in scope and scale to a small, isolated portion of the RZC; and
- Relies solely on existing code for direction.

This is the second phase of a periodic cleanup to the City’s zoning code with the first phase adopted by the City Council on April 16, 2019.
Reasons the Proposal Should be Adopted: The recommended amendments provide a periodic cleanup to portions of the RZC. The amendments provide for clarity, ensure accuracy between code sections and references, and account for new conditions necessary due to updates in state and federal regulations.

Recommended Findings of Fact

1. Public Hearing and Notice
   a. Public Hearing Date
      
The City of Redmond Planning Commission held a public hearing on the proposed amendments on September 11, 2019. Written testimony was received and is summarized in the Commission’s Issues Matrix and in Exhibits C, E, and F. The Planning Commission kept the public hearing open for written testimony through September 25, 2019.

   b. Notice
      
The public hearing notice was published in the Seattle Times. Public notices were posted in City Hall and at the Redmond Library. Notice was also provided by including the hearing schedule in Planning Commission agendas and extended agendas mailed to various members of the public and various agencies. Additionally, a hearing notification was posted on the City’s web site, provided to the Parties of Record (RZC 21.78 Party of Record), and to people who had previously participated in code cleanup processes.

Recommended Conclusions

1. Key Issues Discussed by the Planning Commission

   The Planning Commission held study sessions on August 14, 2019, September 11, 2019, and September 25, 2019, to deliberate the Technical Committee’s August 7, 2019 recommended amendments. Minutes of the Planning Commission meeting are shown in Exhibits D – F. Key issues discussed by the Planning Commission were as follows:

Notice of Application

The Technical Committee’s recommendation included an amendment to the Notice of Application procedures related to inclusion of the preliminary Tree Preservation Plan within the notice material. Planning Commissioners discussed the process through which the City provides notice to vicinity residents per RZC 21.76.080 Notices. Commissioner’s agreed that a refinement to the recommended amendment would adequately respond to concerns raised during the public hearing about information transparency. The current code requires inclusion of the preliminary tree preservation plan in mailed material. The refinement to the amendment identifies the tree preservation plan for inclusion with other environmental documents at a website location where the documents can be reviewed. This method is
aligned with administrative enhancements to the Notice of Application, intending to improve transparency and enhance the quality of application information available to the public. Publication of the Tree Preservation Plan with other documents on a project-based webpage with a corresponding web link listed on the public notice will provide timely access to the most up-to-date information. The Commission reviewed the notice enhancements (as refined to reflect public comment received) and concurred that they would support the community permit tracking as review progresses, allow comment on the plan as it evolves, and verification that public comments on the plan have been considered and addressed when appropriate.

Additional Discussion
Commissioners also asked briefly about the amendment regarding “shared streets” and the amendment regarding RZC 21.38.020 Garbage and Recycling Enclosures. Regarding “shared streets,” Commissioner Kritzer wanted to ensure that the recommended changes included consideration of the different type of streets such as those typically identified as woonerfs and took into account the needs of transportation at different locations. She also asked whether composting had been incorporated into the recommended amendment regarding garbage and recycling enclosures, or where that management system would be found within the Zoning Code. Commissioner Kritzer suggested that if not already provided for in the Code that it and other ways of managing waste be considered during future amendment cycles.

2. **Recommended Conclusions of the Technical Committee**

The recommended conclusions in the Technical Committee Report (Exhibit G) should be adopted as conclusions.

3. **Planning Commission Recommendation**

The Planning Commission unanimously voted in favor of a motion to recommend approval of amendments to the Redmond Zoning Code. Five Commissioners voted in favor and zero opposed at its September 25, 2019 meeting.
List of Attachments

Exhibit A:   Recommended Amendments to the Redmond Zoning Code
Exhibit B:   Planning Commission Final Issues Matrix
Exhibit C:   Written Public Testimony
Exhibit D:   Planning Commission Meeting Minutes, August 14, 2018
Exhibit E:   Planning Commission Meeting Minutes, September 11, 2018
Exhibit F:   Planning Commission Meeting Minutes, September 25, 2019
Exhibit G:   Technical Committee Report with Exhibits

Erika Vandembrande, Planning Director

Roy Captain, Planning Commission Chairperson

Approved for Council Agenda ____________________________

John Marchione, Mayor

Date