Presentation Purpose

Planning Commission’s Public Hearing and Study Session

- Hold Public Hearing
- Complete identification of issues and questions
- Resolve issues
Annual Code Cleanup

2020 Series
Code Cleanup

- Efficiency
- Transparency
- Compliance & Consistency
- History & Record
- Staff
- Awareness
- Annual docket
Communicating and Collaborating

Mayor’s Vision and Community Strategic Plan
- Community
- State and Federal Laws & Requirements

Comprehensive Plan
- Comprehensive Plan Docket
- Redmond 2050
  - Periodic Update
- Element, Neighborhood & Subarea Plan Updates

Zoning Code
- Annual Code Cleanup
- Minor & Policy Consistent Individual Amendments & Workplans
- Periodic Rewrite

Functional Plans
- Periodic Update
- City Standard Details
Threshold - Minor

Limitation of a cleanup

Inadvertent Interpretation Vision Purpose or Intent Policy Error

Purpose or Intent
Annual Schedule

Q1
Promotion, training & staff's submittals

Q2
Analysis & Organization
SEPA & Technical Committee

Q3
Formal review begins

Q1 of following year
Completion

City Council's
Review & Action

We are here
Planning Commission’s
Public Hearing & Recommendation
28 minor
7 transportation focus
2020 Series

Administrative interpretations
Clarifications & corrections
Updates for conformance
Reflect City standards
Amendments

Technical Committee Report and Recommendation (Oct. 7, 2020)

Posted to Redmond.gov:

- **Planning Commission’s Topics Under Review**
- **Zoning Code - Proposed Minor Code Changes**
2020 Code Cleanup Series

Administrative Interpretations (RZC 21.76.100)

- RZC 21.08.180
- RZC 21.08.280
- RZC 21.76.030

1. Calculating height in North Redmond “Wedge”
2. Area of floor as fixed seating for places of worship
3. Fee Exemption for projects meeting criteria such as affordability
2020 Code Cleanup Series

Clarification and Corrections

- RZC 21.12.150
- RZC 21.14.010
- RZC 21.40.010
- RZC 21.52.030

1. Overlake street cross-sections unit of measure
2. Neighborhood Commercial 1 for non-residential bordering 188th Avenue NE
3. Signage for construction parking contact information
4. Lot access from lower classification of street
2020 Code Cleanup Series

Clarification and Corrections

- RZC 21.40.010
- RZC 21.52.040
- RZC 21.08, 21.15, 21.20, 21.78, and RMC 3.38
- RZC Appendix 8A

5. Dimensions for parking space and drive lane
6. Horizontal sight clearance for intersection types

7. Terminology:
   - Area Median Income
   - Critical Areas

8. Marymoor Village Street Requirements for dimensions and site conditions
Updates for Conformance

1. Pet waste stations for multi-family (NPDES)
2. Water Sense program (EPA) for non-residential
3. Accessory Dwelling Units (ADU) off-street parking near transit stops (Engrossed Substitute Senate Bill 6617, RCW 36.70A.697 and 36.70A.698)
4. Categorical Exemptions, Threshold Determinations (WAC)
5. Pollution prevention (source control) for NPDES Municipal Stormwater permit
2020 Code Cleanup Series

Reflect City Standards

• RZC 21.32.090, 21.78
• RZC 21.44.010
• RZC 21.76.040
• RZC Appendix 2, 21.78
• RZC Appendix 9

1. CU-Structural Soil for street trees
2. Signs standards in Marymoor Village
3. Resubmittal timeframes for Additional Information
4. Definition consistency of impact fees for dwelling units, single-family, multi-family
5. Definition of driveway within RZC
6. Cultural Resources Management reporting of required monitoring
Public Hearing
Issues Matrix

Commissioners Identifying and Resolving Issues & Questions
**Parsonage** (10/21, Ex. A-1, pg. 4)

- Why is parsonage limited to one member or spiritual leader?
- Can parsonage provide refuge?

**10/21 study session -- Commissioners agreed as follows:**
- Additional information and stakeholder engagement recommended
- Removal from 2020 Code Cleanup series
- Address with 2020-2021 Code ReWrite
Fee Exemption Scenarios (10/21, Ex. A-1, pg. 48)

• What occurs after the 5-year period, listed in RZC 21.76.030(E)(3)(b)(ii)
  • The housing will remain affordable to households earning 60 percent or less of the King County median family income adjusted for household size for at least five years. The Administrator may condition the project for a longer period of time if needed to recover the community’s investment.

• Though this question is beyond the scope of the Technical Committee’s recommended amendment to Fee Exemption Scenarios, the following provides additional description of this exemption scenario:
  • Exemption is available for projects voluntarily providing affordable units beyond the required affordable housing amounts;
  • Code Administrator may extend the period such as through a Development Agreement;
  • Otherwise, after five years the units -- beyond those required to meet affordable housing requirements -- could become market rate; and
  • Common use of this section has been by developments funded by non-profit agencies such as ARCH or by the City whereby, the affordability level has been maintained.
Overlake Build to Line Update (10/21, Ex. 1-A, pg. 10)

• Where does this appear in the code to necessitate the new definition?

• How does this apply or relate to building projections?

• Where or how would the developer locate the build to line?

The Build to Line is currently listed as a required design element:
• 21.12.150 OV Street Cross Sections: Table 21.12.150A Site Requirements by Cross Section - Building Placement
• 21.13.140 MDD Building Placement and Form: Table 21.13.140A Building Placement - Build to Line and Setbacks
Next Steps: Planning Commission Schedule

- Sept 23: Briefing
- Oct 21: Study Session
- Oct 28: Public Hearing, Study Session
- Nov 18: Study Session, Recommendation
- Dec 2, 2020: Report Approval
Thank You

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https://www.redmond.gov/671/Proposed-Minor-Code-Changes