

**Redmond Zoning and Municipal Code – Annual Cleanup (PR-2020-00836, SEPA-2020-00740)**

Planning Commission Issues Matrix – final including Commission’s October 21, 2020 and October 28, 2020 discussion

Issue	Discussion Notes	Status
<p>1. Parsonage – why does the definition limit to one spiritual leader/member, and can the floor area and/or use address the provision of refuge as seen previously in Seattle (Rajpathak)</p>	<p><u>Planning Commission Discussion</u>                      10/21: Commissioner Rajpathak asked why the definition of parsonage was limited to use by “one of its members and usually by a spiritual leader” and whether the parsonage could provide refuge, with reference to refuge provided by a Seattle faith-based institution.</p> <p>Commissioners agreed that the amendment regarding parsonage should be omitted from the 2020 Redmond Zoning and Municipal Code series and instead, be included in the 2020-2021 Redmond Zoning Code Rewrite project that is in its early stages of progress. The pausing and inclusion in the Rewrite’s scope of work would allow for additional consideration of the definition, associated code narrative, and for involvement of Redmond’s faith-based network.</p> <p><u>Staff Response/Recommendation</u>                      10/21: Staff proposed that this amendment be paused to allow for additional consideration and for involvement of Redmond’s faith-based network. The questions raised by Commissioner Rajpathak had not been considered as the amendment originated from a 2015 Administrative Interpretation. The Interpretation responded solely to an inquiry whether a parsonage could be considered an accessory use to a place of worship.</p> <p>Staff also proposed that the request for definition be considered during the 2020-2021 Redmond Zoning Code Rewrite project that is in its initial phases of defining its scope of work and developing preliminary content. Shifting the amendment to the Rewrite project would allow additional time for consideration with a focus on terminology, the proposed definition, and consideration of the code narrative by staff, with external stakeholders, and by the community.</p> <p><u>Public Comment</u>                      None</p>	<p>Opened 10/21,                      Closed 10/21</p>
<p>2. Should pet waste be the responsibility of</p>	<p><u>Planning Commission Discussion</u>                      10/21: Commissioners Nichols and Captain expressed concern with the responsibility of pet</p>	<p>Opened 10/21,                      Closed 10/21</p>

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<p>multi-family development versus pet owners? (Nichols, Captain)</p>	<p>waste management being placed on multi-family development and associated management staff. They suggested that this action be the responsibility of pet owners or the City. As well, Commissioner Nichols suggested that this amendment was instead a policy-based issue, not meeting the threshold of a “clean up” item.</p> <p>Commissioners Nichols and Captain were satisfied with the information provided by the amendment author and closed this item.</p> <p><u>Staff Response/Recommendation</u>                      10/21: The staff author for this amendment described that the City and some businesses provide pet waste stations such as at parks, on the municipal campus, and at places of business. In this manner, the management of pet waste has been a collaborative effort. However, the development of multi-family, including pet-friendly residences, particularly in the Downtown has resulted in an increased number of dogs as well as an increased number of complaints.</p> <p>The City tested a City-sponsored program in 2018 and 2019 using state grant monies. However, there are not sufficient staff resources or funding available to keep pet waste stations supplied and maintained on an ongoing basis.</p> <p>Chapter 13.06 of the Redmond Municipal Code (RMC) includes that domestic animal waste (pet waste) is prohibited from being discharged into the City’s storm system or surface waters per RMC 13.06.054(B):</p> <p style="padding-left: 40px;"><i>(B) No person shall throw, drain, or otherwise discharge, cause or allow others under its control to throw, drain, or otherwise discharge pollutants into a stormwater drainage system, surface water bodies or groundwater. If a pollutant discharge is identified it shall cease immediately and be reported to the stormwater utility immediately. Failure to report any discharge within 24 hours is a violation of this chapter.</i></p> <p>...</p> <p>19. Domestic animal waste.</p>	

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	<p>The proposed amendment helps ensure that the RMC can be successfully enacted at sites and/or land uses with concentrations of pets and pet owners. Violations of RMC 13.06 are subject to penalty under RMC 1.14. The amendment is anticipated by staff to have potential for helping pet owners and property managers avoid violations.</p> <p>The City’s NPDES permit also includes pet waste management and disposal as a topic appropriate for a “behavior change campaign”. Providing pet waste stations has been demonstrated as a remedy to this issue. Similar to garbage and recycling, the pet waste station would be conveniently located to address the primary reason for pet owners leaving the waste on the ground -- that they did not have or forgot a waste bag. Providing the tool (bag and disposal can) and prompt (signage) is anticipated to be an effective way for encouraging the desired behavior.</p> <p><u>Public Comment</u> None</p>	
<p>3. What occurs after the 5-year period for Fee Exemptions regarding affordable housing? (East, Shefrin, Captain, and Rajpathak)</p>	<p><u>Planning Commission Discussion</u> 10/21: Commissioner East asked for clarification regarding the 5-year clause within RZC 21.76.030.E.3.b.ii regarding application fee exemption for affordable housing. She requested information describing conditions after the five-year period including in the event that the occupant’s income remained the same during the timeframe.</p> <p>Commissioners Shefrin, Captain, and Rajpathak also asked:</p> <ul style="list-style-type: none"> <li>• Whether this section of the Redmond Zoning Code was limited to non-profit organizations?</li> <li>• Whether people living with the housing unit during the five-year period would be turned out at the end of the period?</li> <li>• Whether the five-year provision affects ARCH such as when a home purchaser is not found?</li> </ul>	<p>Opened 10/21, Closed 10/28</p>

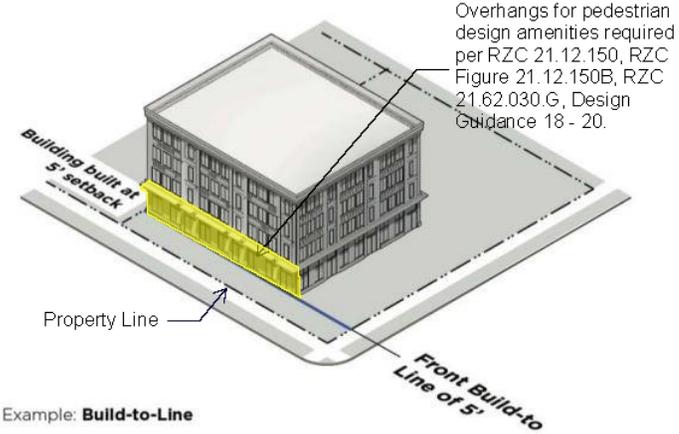
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	<p>Commissioner East was satisfied with the additional information staff provided and agreed to close this item. Commissioners Shefrin, Captain, and Rajpathak were also satisfied with staff’s response to their questions.</p> <p><u>Staff Response/Recommendation</u>            10/25: 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:</p> <ul style="list-style-type: none"> <li>• The application fee exemption is available for projects voluntarily providing affordable units at 60 percent of the King County Area Median Income (AMI) -- beyond the required affordable housing amounts of 10 percent of developments of 10 units or greater, typically at 80 percent of the AMI based on neighborhood policy and regulation;</li> <li>• The Code Administrator may extend the period beyond the 5-year period such as through a Development Agreement;</li> <li>• Otherwise, after five years, the units -- beyond those required to meet the underlying affordable housing requirements -- could become market rate; and</li> <li>• The most common use of this section has been by developments funded by non-profit agencies such as ARCH, Habitat for Humanity, Imagine Housing, or by the City whereby, the affordability levels are maintained. However, the exemption is not limited solely to non-profit organizations.</li> </ul> <p>At the end of the five-year period, residents would not be turned out immediately and would have to follow all landlord tenant laws in-place. The code administration of affordable housing is based on City policies within the Comprehensive Plan. The five-year clause does not impact those policies including the City’s agreement with ARCH.</p> <p><u>Public Comment</u>            None</p>	

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<p>4. Where does the “Build to Line” appear in the code, how does it apply to projections, and how does the developer locate it on the site? (Rajpathak)</p>	<p><u>Planning Commission Discussion</u> 10/21: Commissioner Rajpathak asked about aspects of the “Build to Line” including:</p> <ul style="list-style-type: none"> <li>• Where does the “Build to Line” appear in the code necessitating a definition?</li> <li>• How does the “Build to Line” relate to building projections? Could building projections reach the property line?</li> <li>• How would the developer locate the “Build to Line” at the project site?</li> </ul> <p>Commissioner Rajpathak was satisfied with staff’s response and agreed to close this issue.</p> <p><u>Staff Response/Recommendation</u> 10/28: Staff provided the following example illustration to describe the “Build to Line” that occurs in:</p> <ul style="list-style-type: none"> <li>• 21.12.150 OV Street Cross Sections: Table 21.12.150A Site Requirements by Cross Section – Building Placement</li> <li>• 21.13.140 MDD Building Placement and Form: Table 21.13.140A Building Placement – Build to Line and Setbacks</li> </ul> 	<p>Opened 10/21, Closed 10/28</p>

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	<p>The highlighted portion of the illustration demonstrates how an awning for weather protection could project beyond the “Build to Line”. Awnings are mostly limited to 48 inches in depth though in the Overlake Village should be at least six feet in depth (RZC 21.62.030.G.2.b. The “Build to Line” varies from 1 foot to 10 feet depending on location and street type within the Overlake neighborhood and therefore, could project to or beyond the property line.</p> <p><u>Public Comment</u> None</p>	