



Planning Commission Report

To: City Council

From: Planning Commission

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Date: November 18, 2020

File Numbers: PRJ-2020-00836, SEPA-2020-00740

Planning Commission Recommendation: Approval

Title: Redmond Zoning and Municipal Code – Annual Cleanup

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

Summary: The recommendation includes 34 amendments, providing an annual cleanup to portions of the Redmond Zoning Code (RZC) and Redmond Municipal Code (RMC). One amendment of the thirty-five that were originally recommended by the Technical Committee is now recommended for additional staff work.

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 proposal represents an annual process through which the City addresses minor amendments to the City’s Zoning and Municipal Codes. Previous amendments in this manner were adopted by the City Council as follows:

- November 30, 2019 (Ord. 2978);
- April 27, 2019 (Ords. 2958, 2959, 2960, 2960); and
- October 6, 2015 (Ord. 2803, eff. Oct 17, 2015).

Reasons the Proposal Should be Adopted:

The recommendation involves minor amendments to portions of the RZC and RMC. The amendments provide for clarity, ensure accuracy between code sections and references, and account for new conditions necessary due to updates such as 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 October 28, 2020. No testimony was received during the public hearing. Receiving no verbal or written comments, the Planning Commission closed the hearing also on October 28, 2020.

b. Notice

The public hearing notice was published in the Seattle Times and posted at City Hall in accordance with *RZC 21.76.080 Review Procedures - Notices*. Notice was also provided by including the hearing schedule in Planning Commission agendas and extended agendas, distributed by email 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 the code cleanup processes for the following City Council actions and corresponding ordinances:

- November 30, 2019 (Ord. 2978);
- April 27, 2019 (Ords. 2958, 2959, 2960, 2960); and
- October 6, 2015 (Ord. 2803, eff. Oct 17, 2015).

Recommended Conclusions

1. Key Issues Discussed by the Planning Commission

The Planning Commission held study sessions on October 21 and 28, 2020, to deliberate the Technical Committee's October 7, 2020 recommended amendments. Minutes of the Planning Commission meeting are shown in Exhibits C and D. Key issues discussed by the Planning Commission were as follows:

Fee Exemption Scenarios (Affordable Housing)

The Technical Committee's recommendation included an amendment to RZC 21.76.030.E Application Requirements – Application and Inspection Fees, based on a 2012 Administrative Interpretation related to affordable housing projects as well as a grammatical correction within the environmental restoration and enhancement projects portion. Planning Commissioners discussed the requirements of the affordable housing projects portion of RZC 21.76.030.E.3.b.ii through which housing will remain affordable for households earning 60 percent or less of the King County median family income adjusted for household size for at least five years. Commissioner's primary interest regarded the five-year clause though, this portion of the code was not recommended for amendment. The clause raised concern regarding conditions following the five-years including whether a resident would be turned out of the housing unit when their income had not changed during their term of residency. Commissioners also asked whether the portion of code was limited to non-profit organization or available to all developers and whether the five-year clause had an impact on A Regional Coalition for Housing's (ARCH) administration of affordable housing.

Commissioners had no additional questions or concerns regarding this item. It was recommended as originally submitted by the Technical Committee in the October 7, 2020 report (*Exhibit E*).

Additional Discussion

Commissioner Rajpathak asked for clarification regarding the amendment to include a definition of "Parsonage". His interest regarded the definition's limitation to one spiritual leader or member as well as whether the parsonage could provide refuge. The Commission agreed to pause this amendment to allow for broader consideration of the definition and respective code narrative. The Commission recommended that this item be included in the 2020-2021 Redmond Zoning Code Rewrite scope of work that is currently in its preliminary phase of work.

Commissioners Captain and Nichols also asked about the amendment regarding pet waste, with concern that the amendment was instead a change to policy and should be addressed by pet owners and/or the City. They noted management of pet waste as the responsibility of pet owners in contrast to that of multi-family property management. The Commission's recommendation maintained the original submittal by the Technical Committee.

Commissioner Rajpathak also requested additional information and technical description of the “Build to Line”, provided as a proposed new definition for its use in the Overlake neighborhood and Marymoor Village. He asked how the line is sited by the developer and how it relates to the structure and its architectural elements. The Commission supported this item in their recommendation per the Technical Committee’s original submittal.

The Planning Commission’s final issue matrix (Exhibit B) includes additional details regarding the issues and questions deliberated during review of amendment series.

2. Recommended Conclusions of the Technical Committee

The recommended conclusions in the Technical Committee Report (Exhibit E) 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. Seven Commissioners voted in favor and zero opposed at the Commission’s November 18, 2020 meeting.

List of Attachments

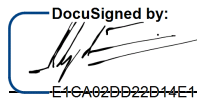
- Exhibit A: [Recommended Amendments to the Redmond Zoning Code](#)
- Exhibit B: [Planning Commission Final Issues Matrix](#)
- Exhibit C: [Planning Commission Meeting Minutes, October 21, 2020](#)
- Exhibit D: [Planning Commission Meeting Minutes, October 28, 2020](#)
- Exhibit E: [Technical Committee Report with Exhibits](#)

Carol V. Helland

11/13/2020

Carol Helland, Director of Planning and Community Development

Date

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11/30/2020

Roy Captain, Planning Commission Chairperson

Date

Approved for Council Agenda 
Angela Birney, Mayor

11/30/2020
Date