



MEMORANDUM

To: Redmond Planning Commission

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Date: July 14, 2021

Subject: Redmond Zoning Code ReWrite Phase 1 and Zoning Code Amendments 2020-2021

PURPOSE

The City is conducting a comprehensive, modular rewrite of the Redmond Zoning Code. Work on Phase 1 began in early 2020 and is anticipated for action by the City Council in early 2022. Proposed Phase 1 amendments are described herein. Three additional phases are anticipated, continuing a focused and coordinated improvement to the zoning code through 2025.

Phase 1 of the rewrite includes foundational and timely components that are consistent with the City's Comprehensive Plan:

- Improving the RZC's format and organization;
- Establishing a residential use typology and residential development user guides;
- Simplifying and increasing economic support of allowed nonresidential uses;
- Completing strategic refinements reflecting the Comprehensive Plan, Long-Term Disaster Recovery Plan (LTRP), the Mayor's vision, and Community Strategic Plan;
- Strengthening and organizing definitions and terminology; and
- Codifying a maintenance plan.

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Two other amendment packages, the Annual Code Cleanup and Bridge Amendments, join the RZC ReWrite Phase 1 amendment package to support comprehensive and efficient implementation of the zoning code. These include:

- Minor code corrections and updates for concurrence between code sections and with federal and state laws; and
- Amendments to Overlake and Marymoor Village regulations for consistency and to address gaps between current conditions and future neighborhood plan updates.

At the Commission's July 14 meeting, staff will present an overview of the proposed amendments for the Commission's identification of key discussion topics.

BACKGROUND

The City's zoning code was last rewritten in 2011. That rewrite reorganized and updated the former Redmond Community Development Guide to establish the Redmond Zoning Code. A staff team led the effort and coordinated a specially appointed Code Rewrite Commission for review of proposed changes. Since 2011, the City Council has approved more than 40 updates, including site- and topic-specific amendments covering topics such as: Temporary Uses, Low Impact Development, Marymoor Subarea Plan; and periodic clean up series in 2013, 2015, 2018, 2019, and 2020. In addition, the Technical Committee approved seven updates to the RZC Appendices (RZC 21.02.050 Appendices).

STAKEHOLDER AND COMMUNITY INVOLVEMENT

Customers of the Redmond Zoning Code include developers as well as people who own property, structures, and businesses in Redmond. To date, stakeholder involvement has included three phases of directed outreach to seek preliminary review and feedback on:

- Conceptual amendments to code;
- Draft proposed amendments to code; and
- Final draft proposed amendments, SEPA threshold determination comment period.

Community involvement included:

- Initial awareness of the project's scope of work;
- Draft proposed amendments to code; and
- Final draft proposed amendments, SEPA threshold determination comment period.

Staff also sought preliminary questions and comments from the City's boards and commissions in advance of initializing the formal review process. This communication included:

- Arts and Culture Commission
- Design Review Board
- Parks and Trails Commission
- Pedestrian and Bicycle Advisory Committee

Amendments to the Redmond Zoning Code follow the Type VI Permit Process involving review and recommendations by the Technical Committee and Planning Commission. The Planning

Commission will hold a public hearing to hear and consider public testimony. The Commission's recommendation will then be followed by review and action by the City Council.

Staff will present an overview of the proposed amendments and seek the Commission's identification of key discussion topics. Please refer to the project webpage for additional information as well as the amendments to be proposed during Phase 1 of the ReWrite project: [Redmond Zoning Code Rewrite | Redmond, WA](#)

ATTACHMENT

1. [Presentation slides](#)