



Technical Committee Report to the Planning Commission

August 4, 2021

2021 REWRITE AND AMENDMENTS TO THE REDMOND ZONING CODE

PROJECT INFORMATION	
Project File Number:	LAND-2021-00451/SEPA-2021-00452
Applicant:	City of Redmond
Proposal:	Phase 1 of Amendments to the Redmond Zoning Code as a Periodic Rewrite of Redmond’s Development Regulations
Staff Contacts:	Sarah Pyle, Manager, Economic Development and Business Operations David Lee, Manager, Community Development and Implementation Kimberly Dietz, Senior Planner, Economic Development and Business Operations Planning and Community Development

APPLICABLE CRITERIA FOR REVIEW

Technical Committee shall make a recommendation to the Planning Commission for all Type VI reviews (RZC 21.76.060.E). The Technical Committee’s recommendation shall be based on the decision criteria set forth in the Redmond Zoning Code. Review Criteria:

- A. *RZC 21.76.070 Criteria for Evaluation and Action.*
- B. *RZC 21.76.AE Zoning Code Amendment -Text*
- C. *RZC 21.76.AF Zoning Code Amendment - Map*

TECHNICAL COMMITTEE COMPLIANCE REVIEW AND RECOMMENDATION

REDMOND COMPREHENSIVE PLAN AMENDMENT SUMMARY

No amendments to the Comprehensive Plan are recommended.

REDMOND ZONING CODE TEXT AMENDMENT SUMMARY

The proposal involves amendments to the zoning code as a periodic rewrite including changes to format and organization, residential use typology, accessory dwelling units, nonresidential allowed uses, definitions, code maintenance, and to Administrative Design Flexibility, Floor Area Ratio, and Temporary Use Permits. The Phase I amendments are foundational in nature and have been addressed to ensure consistency with the City’s Comprehensive Plan policies. The proposal also includes minor annual amendments that correct code issues and changes that address and incorporate legislative updates and amendments to the Overlake neighborhood and Marymoor Village regulations for contextual relevance and to reflect the City’s vision, goals, and priorities in preparation for subsequent neighborhood planning efforts.

REDMOND ZONING CODE TEXT AMENDMENT CRITERIA

RZC 21.76.070 AE – TEXT AMENDMENT	MEETS/ DOES NOT MEET CRITERIA
All amendments to the RZC processed under this section shall be in conformance with the Comprehensive Plan.	Meets

REDMOND ZONING CODE MAP AMENDMENT SUMMARY

No amendments to Zoning Code maps are recommended.

ADDITIONAL RECOMMENDATIONS

The Technical Committee recommends the following additional conditions for approval as necessary to ensure consistency with the City’s development regulations.

No additional conditions have been recommended for this proposed non-project action.

STATE ENVIRONMENTAL POLICY ACT (SEPA)

The lead agency for this proposal has determined that the requirements of environmental analysis, protection, and mitigation measures have been adequately addressed through the City’s regulations and Comprehensive Plan together with applicable State and Federal laws. Additionally, the lead agency has determined that the proposal does not have a probable significant adverse impact on the environment as described under SEPA. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2). This decision was made after review of a completed environmental checklist and other information on file with the lead agency.

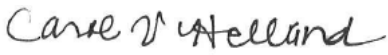
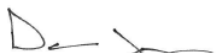
In accordance with WAC 197-11-340(2) an opportunity for comment and appeal period was provided from June 18, 2021 to July 19, 2021.

TECHNICAL COMMITTEE RECOMMENDATION

The Technical Committee has reviewed the proposed amendments identified as the RZC ReWrite Phase I and finds the amendments to be consistent with review criteria identified below

- A. RZC 21.76.070 Criteria for Evaluation and Action.
- B. RZC 21.76.AE Zoning Code Amendment -Text
- C. RZC 21.76.AF Zoning Code Amendment -Map

The Technical committee had identified no additional conditions necessary to ensure consistency with the City’s Development Regulations.

<p>Carol V. Helland, Planning and Community Development Director</p> 	<p>August 4, 2021</p>
<p>Dave Juarez, Public Works Director</p> 	<p>August 4, 2021</p>

Attachments

- A. Project Report including the following for individual project components: analysis, development history, stakeholder feedback, and a community involvement summary
- B. Recommended Amendments to Redmond Zoning Code
- C. SEPA Threshold Determination