

## MEMORANDUM

**To:** Redmond Planning Commission

**From:** Kimberly Dietz, Principal Planner  
Cameron Zapata, Senior Planner  
Niomi Montes de Oca, Senior Planner  
Andrea Kares, Planner  
Scott Reynolds, Planner  
Sarah Pyle, Manager of Economic Development and Business Operations  
David Lee, Manager of Community Development and Implementation

**Date:** September 8, 2021

**Subject:** Redmond Zoning Code ReWrite Phase 1 and Zoning Code Amendments 2020-2021 (LAND-2021-00415/SEPA-2021-00452)

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### **PURPOSE**

The City is conducting a comprehensive, four-phase rewrite of the Redmond Zoning Code (RZC). 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. The remaining three phases are scheduled between now and 2025, continuing a focused and coordinated improvement to the zoning code.

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 nonresidential use charts 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.

The Commission will hold its public hearing on the Technical Committee’s recommended amendments to the Redmond Zoning Code at its September 8 meeting. At the beginning of the public hearing, staff will present a brief overview the Technical Committee’s recommended amendments.

Staff received written comments on this package (Attachment A) will present proposed response and/or resolution to these during the public hearing.

**BACKGROUND**

The City’s zoning regulations were last rewritten in 2011. That rewrite reorganized and updated the former Redmond Community Development Guide to establish the Redmond Zoning Code. 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; the Marymoor Subarea Plan; and periodic clean up series in 2013, 2015, 2018, 2019, and 2020. In addition, the Technical Committee approved seven updates to RZC Appendices under authority granted in RZC 21.02.050, Appendices.

**MEETING PREPARATION**

Following the public hearing, staff will present additional information requested by Commissioners regarding the Technical Committee’s recommended amendments. Staff will also continue seeking the Commission’s identification of discussion topics and their resolution.

The Commission’s issues matrix, Attachment B, includes discussion topics to date. These are organized by project component, though a few involve multiple components. Each issue’s status is shown in bold font for issues that remain open pending the Commission’s resolution.

Attachment C features a link to the [Redmond Zoning Map](#) for reference only.

**PLANNING COMMISSION ’S PROPOSED SCHEDULE**

Staff proposes the following schedule for Planning Commission review, discussion, and recommendation regarding this first phase of the Redmond Zoning Code ReWrite:

Date	Planning Commission Meeting
July 14, 2021	Briefing (completed)

August 25, 2021	Study Session (completed)
September 8, 2021	<b>Public Hearing</b> , Study Session
September 22, 2021	Study Session
October 19, 2021	Planning Commission Recommendation
Additional dates as needed	Planning Commission Report Approval

**ATTACHMENTS**

- A. Written Comments Submitted to Staff
- B. Planning Commission’s Issues Matrix
- C. [Link to the Redmond Zoning Map](#) (for reference)
- D. Presentation