

MEMORANDUM

To: Redmond Planning Commission

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Date: September 22, 2021

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

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 continue its public hearing for verbal and written testimony on the Technical Committee’s recommended amendments to the Redmond Zoning Code at its September 22 meeting.

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 seek the Commission’s identification of additional topics for their deliberation and additional to the Commission’s issues matrix.

The issues matrix, Attachment A, 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.

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 | Public Hearing , Study Session (completed) |
| September 22, 2021 | Continued Public Hearing , Study Session |
| September 29, 2021 | Study Session Possible Planning Commission Recommendation |
| Additional dates as needed | Planning Commission Report Approval |

ATTACHMENTS

- A. Planning Commission's Issues Matrix
- B. Presentation