

MEMORANDUM

To: Redmond Planning Commission

From: Kimberly Dietz, Principal Planner
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Date: November 10, 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.

At its November 10, 2021 meeting, the Commission will review the Technical Committee’s recommended amendments to the Redmond Zoning Code and written testimony provided during the Commission’s September 8 and 22, 2021 public hearing. The Commission will consider a recommendation to the City Council for action on the amendment package. The Commission will also provide direction to staff regarding the content and approval of the Planning Commission’s Report to the City Council.

BACKGROUND

The City’s zoning regulations were last rewritten in 2011. That 2011 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 undertaken in 2013, 2015, 2018, 2019, and 2020. In addition to these updates, the Technical Committee approved seven updates to RZC Appendices under authority granted in RZC 21.02.050, Appendices.

MEETING PREPARATION

The Commission will complete deliberation of one remaining item (I-1 beginning on page 34) identified in its issues matrix, Attachment A.

A draft copy of the Planning Commission’s Report is also included. Staff will seek Commissioners’ recommended refinements on this draft and their preferred process for approval, Attachment B.

Attachment C identifies refinements to development regulations, reflecting the Commission’s recommended changes to the Technical Committee’s August 4, 2021 recommended amendment package.

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 (postponed)
October 27, 2021	Study Session Planning Commission Recommendation
November 10, 2021	Study Session Planning Commission Recommendation and Report Approval

ATTACHMENTS

- A. Planning Commission’s Issues Matrix
- B. Preliminary DRAFT Planning Commission Report
- C. Planning Commission’s Recommended Amendments to the Redmond Zoning Code