

## 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:** December 15, 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**

Staff requests an amendment to the Planning Commission's final issues matrix, and a refinement to its November 10, 2021 recommended amendments to the Redmond Zoning Code, to clarify and correct an error of a partial code section that was inadvertently not updated with the amendment to uses for Neighborhood Commercial. The Commission completed its review and recommendation regarding the Redmond Zoning Code ReWrite Phase 1 and Zoning Code Amendments 2020-2021 at its November 10, 2021 meeting.

The Redmond Zoning Code ReWrite is a comprehensive, four-phase rewrite of the Redmond Zoning Code (RZC). The City's work on Phase 1, described herein, began in early 2020 and is anticipated for action by the City Council in early 2022. The remaining three phases are scheduled between now and 2025, continuing a focused and coordinated improvement to the zoning code.

At the Commission's December 15, 2021 meeting, staff will request the Commission's approval for amendment to their final issues matrix and recommendation that was approved on November 10, 2021.

### **City Hall**

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## **BACKGROUND**

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.

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 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**

The Commission will consider an amendment, as item C-3 NC-2 Code Conflict, to its final issues matrix, Attachment A, and a refinement to its November 10, 2021 recommended amendments to the Redmond Zoning Code.

## **ATTACHMENTS**

- A. Planning Commission's Issues Matrix with Staff Requested Amendment