

# Redmond Zoning Code ReWrite - Phase 2

Stakeholder and Community Questions with Staff Responses

Preliminary, Conceptual Draft Amendments Involvement, August 2022

	Follow Up Action	Comments and Questions	Staff Response	One Pager (amendment overview)
1.	<i>Clarifying Response</i>	REGIONAL RETAIL: Does the addition of Recreational land uses in the Regional Retail zone also change how or where Adult Entertainment Facilities are allowed?	No. The change regarding Recreational uses only broadens opportunities for other recreational-type land uses to also locate in the Regional Retail zoning district. Adult Entertainment Facilities are currently allowed through a Conditional Use Permit (RZC 21.76.070.K) and based on RZC 21.18 Adult Entertainment Facilities within the Business Park, Manufacturing Park, Industrial, and Regional Retail zoning districts. The proposed broadening to include all Recreational land uses would also allow the following and similar uses within the Regional Retail zone: performing arts, amusement sports, community indoor recreation, and commercial swimming pools.	No change <a href="#">Link</a>
2.	<i>Clarifying Response</i>	CRITICAL AQUIFER RECHARGE AREAS: Can the list of limited land use/activities (RZC 21.64.010.C) in the critical aquifer recharge areas (CARA) include language such as "Dry cleaning establishments using the solvent perchloroethylene or other chlorocarbons or hydro chlorocarbons?"	A change does not appear necessary as this is accounted for in <a href="#">RMC 21.64.050.C.1.i</a> prohibits dry cleaning establishments using the solvent perchloroethylene within the CARA.	No change <a href="#">Link</a>

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3.	<i>Clarifying Response</i>	CRITICAL AQUIFER RECHARGE AREAS: Can the list of limited land use/activities (RZC 21.64.010.C) in the critical aquifer recharge areas (CARA) include auto body painting?	The current RZC includes a limitation on this type of use as follows. Auto body painters are allowed to operate within the CARA, however there are protections for this type of activity within the City's code. <a href="#">RMC 21.64.050.D.3.a.i</a> requires any hazardous materials or other deleterious substances (including paint) in quantities greater than 20 gallons liquid to be secondarily contained within the CARA.	
4.	<i>Feedback Noted, No Change to Current Proposal</i>	BICYCLE PARKING: Can the requirements for on-site bike parking include alternative parking options? For example, can developers account for some bike parking to be supported in apartments via dedicated rack storage? What flexibility can be supported?	Interested to learn more about what "dedicated rack storage" might look like, or what other alternatives might exist. Policy direction is for secure long-term storage so that bicycling is an attractive option.  The original proposal will remain while additional discuss occurs in coordination with the Transportation Management Plan.	<a href="#">Link with updated business case</a>
5.	<i>Feedback Noted, No Change to Current Proposal</i>	PARKING RATIOS: Parking ratios should be market-based	Parking maximums advance public policy objectives such as creating people-oriented places, reducing vehicle miles of travel, and reducing greenhouse gas emissions. Staff will continue to obtain input from stakeholders.  The original proposal will remain.	<a href="#">Link with updated business case</a>

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6.	<i>Discussion to Continue</i>	ON-STREET PARKING: Changes to on-street parking permit program should be modified to limit impact to permit holders, perhaps by tying to a percentage of off-street permit costs.	Staff is open to ideas that advance the policy objective of prioritizing on-street spaces for short- or medium-term parking where the land use context demands, such as where there are adjacent businesses. Staff is also continuing to review how this could be implemented efficiently.  This topic is paused. Additional research is necessary for this item to proceed to amendment.	
7.	<i>Clarifying Response</i>	ON-STREET PARKING: Data privacy concerns related to data collected to manage on-street parking permit program.	Permit application data is collected by the City's vendor and is not shared on an individual basis with the City.	
8.	<i>Defer to Work Program</i>	PET WASTE MANAGEMENT: For pet waste, can rooftop waste management systems be codified, understanding that the station would need to be contained and prevented from mixing with roof runoff systems.	Pet waste management systems for rooftops may be discussed by the City. Staff recommends following up on this topic through the storm water management program versus solid waste. This topic may also be discussed during RZC ReWrite Phase 3 - Design Standards.	No change  <a href="#">Not applicable to Solid Waste component</a>
9.	<i>Suggested Refinement</i>	FENCES: Can a combined light and net pole be allowed at golf courses. This would result in a higher net to be provided for a second deck with TV screens on each bay.	A variance would be required through the current code. Staff will present the applicant's request for additional or alternative code language as part of community requests to amend the code. Suggest 21.06.030 Urban Recreation - Accessory Uses to include criteria through which a conditional use permit would be obtained.	<a href="#">Link with updated recommendations</a>

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10.	<i>Defer to Work Program</i>	GREEN BUILDING INCENTIVE PROGRAM: The Inflation Reduction Act includes provisions that target both retrofits and new buildings, including funds to modernize codes. Redmond should pursue those funds as they become available.	Staff agrees the IRA will be a great resource for ESAP implementation efforts, including code updates. and will follow those efforts as they evolve.	<a href="#">Link with updated business case and recommendations</a>
11.	<i>Discussion to Continue</i>	GREEN BUILDING INCENTIVE PROGRAM: Integrate a water conservation requirement into the Green Building Incentive Program.	Staff is evaluating an alternative structure that would integrate water conservation elements into the Green Building Incentive Program.	
12.	<i>Suggested Refinement</i>	GREEN BUILDING INCENTIVE PROGRAM: Define the basis of the third-party green building certification programs selected. Identify a process to integrate additional third-party programs.	Provide an explanation for the certification programs selected.	
13.	<i>Discussion to Continue</i>	GREEN BUILDING INCENTIVE PROGRAM: Add narrative to the User Guide that connects to the ESAP goals.	Tie program goals back to specific ESAP goals. Evaluation needed for possible integration of additional language.	

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14.	<i>Suggested Refinement</i>	NEW -- LEGISLATION: Change term "marijuana" to "cannabis" per SSHB 1210	This change of terminology only will be made throughout the code.	<a href="#">Link with updated recommendations</a>
15.	<i>Suggested Refinement</i>	NEW -- LEGISLATION: Include process through which City can address state waivers for home day care providers.	<p>Staff confirmed the changes to definitions and for the allowance of waivers with the WA Department of Children, Youth, and Families. The agency requests local governments to amend adopted definitions and regulations for consistency with new state legislation. Changes to code provisions would allow for Development Services review of home business applications involving state-issued waivers for Family Home Child Care Capacity increases. Reference to ESSB 5237. However, the RZC does not provide clarity for how the waiver shall be considered against City codes.</p> <p>Additional discussion is necessary for coordination with the WA State Building Code Council. This is anticipated in 2023. In the interim, staff will propose possible amendment to the RZC, as a placeholder.</p>	
16.	<i>Suggested Refinement</i>	NEW -- NOTICE PROCEDURES: Clarify notification requirements for the Technical Committee's transmittal of recommendations to the Planning Commission	Staff recommends clarifying that notification and access to the written record of the Technical Committee recommendation shall be made including for Type VI permits that involve amendment to the Comprehensive Plan and Zoning Code.	<a href="#">Link with recommendations</a>

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17.	<i>Suggested Refinement</i>	BEEKEEPING: Specify that this only applies to honeybees, and there are no limitations on native, solitary bees such as Washington's 25 native species of bumblebees, and other native bees like mason bees, leafcutter bees, and so on.	Staff recommends citing the Revised Code of Washington (RCW) for consistent terminology per Washington State, King County, and neighboring jurisdictions.	<a href="#">Link with recommendations</a>