

Redmond Zoning and Municipal Codes

Periodic Cleanup – Minor Amendments Phase II

August 14, 2019

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Redmond Zoning Code Cleanup - Phase II
Amendments to Redmond Zoning and Municipal Codes
August 7, 2019

Amendment

Title Request

BLA BSP

Type:

Typographical Error

Amendment to Current Code:

[21.74.020 Land Division Standards](#)

Addition to Code:

Rationale for Amendment:

This information is about another permit and creates confusion about what the section applies to or which process is exempt. Could lead to staff accidentally exempting an application that is not exempt.

Benefits:

This clarification has the potential to create efficiencies in the permitting process by reducing staff's time in seeking additional information and responding to anticipated, inadvertent exemptions. Improvements such as this also enhance customer's use of the code by providing enhanced clarity and predictability.

Fiscal:

Current Code Text:

M. Boundary Line Adjustments.

1. *Scope.* This section sets forth the approval of boundary line adjustments, as defined in RCW 58.17.040(6). Division of land using the binding site plan process is exempt from complying with subdivision regulations.

Recommendation:

Boundary Line Adjustments.

1. *Scope.* This section sets forth the approval of boundary line adjustments, as defined in RCW 58.17.040(6). Division of land using the ~~binding site plan process~~ boundary line adjustment process is exempt from complying with subdivision regulations.

Staff Contact:

Sarah Pyle

Redmond Zoning Code Cleanup - Phase II
Amendments to Redmond Zoning and Municipal Codes
 August 7, 2019

Amendment

Title Request	21.12.150 Table 21.12.150(A)
Type:	Typographical Error, Missing Information
Amendment to Current Code:	<u>21.12.150 OV Street Cross Sections</u>
Addition to Code:	21.12.150 OV Street Cross Sections

Rationale for Amendment:

The total right-of-way width in Table 21.12.150A is missing the curb width on both sides. Per the Overlake Village Design Guideline, the curb width is one foot. Therefore, the total ROW width shall be increased additional 2 feet.

Benefits:

The revision provides accuracy and avoids the unintended development of ROW that deviates from the actual standards.

Fiscal:

Current Code Text:

Table 21.12.150A				
Site Requirements by Cross Section				
Standard	Cross Section			
	A	B	E	F
Right of Way Geometry				
Total right-of-way	90	86	82	89
Sidewalk	8 (SB/WB); 12 (NB/EB)	8 (Both Sides)	8 (Both Sides)	6 (Both Sides)
5-Foot Planting Strip or 4-Foot Furniture Zone with Tree Grates	5 (Both Sides)	5 (Both Sides)	5 (Both Sides)	5 (Both Sides)
On-Street Parking	0 (Both Sides)	0 (Both Sides)	0 (Both Sides)	0 (Both Sides)
Bike Lane	0 (Both Sides)	0 (Both Sides)	0 (Both Sides)	5.5 (Both Sides)
GP Lanes	24 (Both Sides)	24 (Both Sides)	22 (Both Sides)	22 (Both Sides)
Median / Two Way Left Turn Lane	12	12	12	12
Building Placement				
Build-To Line (Front and Side Street)	10	1	2	1
Setback Line (Side and Rear)	0	0	0	0
Building Use				
Ground Floor Uses	Residences prohibited. Offices or recreational areas associated with residential uses allowed.			
Notes				
Notes	A. Separate multiuse path parallel to corridor. B. Street section shared by Bellevue and Redmond. C. Outside GP lane 13 feet. Inside GP lane 11 feet.	Outside GP lane 13 feet. Inside GP lane 11 feet.		

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Recommendation:

Table 21.12.150A Site Requirements by Cross Section				
Standard	Cross Section			
	A	B	E	F
Right of Way Geometry				
Total right-of-way	90 92	86 88	82 84	89 91
Sidewalk	8 (SB/WB); 12 (NB/EB)	8 (Both Sides)	8 (Both Sides)	6 (Both Sides)
5-Foot Planting Strip or 4-Foot Furniture Zone with Tree Grates	5 (Both Sides)	5 (Both Sides)	5 (Both Sides)	5 (Both Sides)
On-Street Parking	0 (Both Sides)	0 (Both Sides)	0 (Both Sides)	0 (Both Sides)
Bike Lane	0 (Both Sides)	0 (Both Sides)	0 (Both Sides)	5.5 (Both Sides)
GP Lanes	24 (Both Sides)	24 (Both Sides)	22 (Both Sides)	22 (Both Sides)
Median / Two Way Left Turn Lane	12	12	12	12
<u>Curb</u>	1 (Both Sides)	1 (Both Sides)	1 (Both Sides)	1 (Both Sides)
Building Placement				
Build-To Line (Front and Side Street)	10	1	2	1
Setback Line (Side and Rear)	0	0	0	0
Building Use				
Ground Floor Uses	Residences prohibited. Offices or recreational areas associated with residential uses allowed.			
Notes				
Notes	A. Separate multiuse path parallel to corridor. B. Street section shared by Bellevue and Redmond. C. Outside GP lane 13 feet. Inside GP lane 11 feet.	Outside GP lane 13 feet. Inside GP lane 11 feet.		

Staff Contact:

Min Luo

Redmond Zoning Code Cleanup - Phase II
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Amendment	21.12.200 Table 21.12.200(B)
Title Request	Typographical Error
Type:	21.12.200 OBAT Regulations Common to All Uses
Amendment to Current Code:	
Addition to Code:	

Rationale for Amendment:

The median turn lane of 44 feet is a typographical error stemming from the original ordinance. The actual measurement is 14 feet.

Benefits:

Fiscal:

Current Code Text:

Table 21.12.200B Requirements for Cross Sections								
Standard	Cross Section							
	A	C	D	F	G	H	I	J
Right of Way Geometry								
Sidewalk	8 (SB/WB); 12 (NB/EB)	6 (Both Sides)	12 (Both Sides)	6 (Both Sides)	8.5 (Both Sides)	8 (SB/WB); 9 (NB/EB)	8.5 (SB/WB); note 2, below (NB/EB)	8.5 (Both Sides)
5-Foot Planting Strip or 4-Foot Furniture Zone with Tree Grates	5 (Both Sides)	5 (Both Sides)	4 (Both Sides)	5 (Both Sides)	0 (Both Sides)	0 (Both Sides)	0 (SB/WB); note 2, below (NB/EB)	0 (Both Sides)
On-Street Parking	0 (Both Sides)	0 (Both Sides)	8 (Both Sides)	0 (Both Sides)	0 (Both Sides)	0 (Both Sides)	0 (Both Sides)	0 (Both Sides)
Bike Lane	0 (Both Sides)	5.5 (Both Sides)	5.5 (Both Sides)	5.5 (Both Sides)	5.5 (Both Sides)	5.5 (Both Sides)	5.5 (Both Sides)	5.5 (Both Sides)
GP Lanes	22 (Both Sides)	11 (Both Sides)	11 (Both Sides)	22 (Both Sides)	22 (Both Sides)	22 (Both Sides)	22 (Both Sides)	11 (Both Sides)
Median / Two Way Left Turn Lane	12	12	14	12	12	44	12	12

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Recommendation:

Table 21.12.200B Requirements for Cross Sections								
Standard	Cross Section							
	A	C	D	F	G	H	I	J
Right of Way Geometry								
Sidewalk	8 (SB/WB); 12 (NB/EB)	6 (Both Sides)	12 (Both Sides)	6 (Both Sides)	8.5 (Both Sides)	8 (SB/WB); 9 (NB/EB)	8.5 (SB/WB); note 2, below (NB/EB)	8.5 (Both Sides)
5-Foot Planting Strip or 4-Foot Furniture Zone with Tree Grates	5 (Both Sides)	5 (Both Sides)	4 (Both Sides)	5 (Both Sides)	0 (Both Sides)	0 (Both Sides)	0 (SB/WB); note 2, below (NB/EB)	0 (Both Sides)
On-Street Parking	0 (Both Sides)	0 (Both Sides)	8 (Both Sides)	0 (Both Sides)	0 (Both Sides)	0 (Both Sides)	0 (Both Sides)	0 (Both Sides)
Bike Lane	0 (Both Sides)	5.5 (Both Sides)	5.5 (Both Sides)	5.5 (Both Sides)	5.5 (Both Sides)	5.5 (Both Sides)	5.5 (Both Sides)	5.5 (Both Sides)
GP Lanes	22 (Both Sides)	11 (Both Sides)	11 (Both Sides)	22 (Both Sides)	22 (Both Sides)	22 (Both Sides)	22 (Both Sides)	11 (Both Sides)
Median / Two Way Left Turn Lane	12	12	14	12	12	44 14	12	12

Staff Contact:

Min Luo

Redmond Zoning Code Cleanup - Phase II
Amendments to Redmond Zoning and Municipal Codes
August 7, 2019

Amendment

Title Request

Overlake - Transitional Uses in OV1, OV2, OV3, and OV5

Type:

Typographical Error, New Conditions

Amendment to Current Code:

[21.12 Overlake Regulations](#)

Addition to Code:

Rationale for Amendment:

Uses identified in the purpose and intent of the Overlake Village zones provides for uses that are inadvertently prohibited by the Transitional Uses reference in the General Sales and Services category.

Benefits:

This proposal employs RZC 21.12.140 Transitional Use Requirements, section C. to assess and amend zone-specific uses, consistent with the neighborhood vision. The proposal to remove the transitional use regulations from the General Sales or Services, Communications and Information, and Health and Human Services use categories within the OV1, OV2, OV3, and OV5 zoning designations would support the establishment of businesses such as these within mixed-use developments. These zones emphasize commercial uses and would therefore benefit economically and as a vibrant neighborhood from the opportunity to include this variety.

Fiscal:

It is anticipated that the opportunity for this expanded variety of uses - General Sales or Services, Communications and Information, and Health and Human Services - to locate in the OV1, OV2, OV3, and OV5 zones where mixed-use development is promoted would enhance economic vibrancy, and the eclectic outcomes desired for the area. Removing the transitional use regulations can also enhance the sense of longer-term security for businesses within these use categories that are also present within the neighborhood.

Current Code Text:

[Multiple sections provided in Attachment 1](#)

Recommendation:

[Multiple sections provided in Attachment 1](#)

Staff Contact:

Kim Dietz

Redmond Zoning Code Cleanup - Phase II
Amendments to Redmond Zoning and Municipal Codes
August 7, 2019

Amendment

Title Request

[Shared Street Definition](#)

Type:

Missing Information, Definition

Amendment to Current Code:

[Article VII Definitions \(21.78\) S Definitions](#)

Addition to Code:

Rationale for Amendment:

Staff are following up on Technical Committee approval (3/6/2019) to "Update the zoning code to identify and define "Shared Street" as a single term to provide clarity to applicants, staff and the public. This has also been suggested by City Council at 5/14/2019 study session due to confusion on the use of the term "woonerf". The description of the term Shared Street is provided in the Transportation Master Plan as the lowest classification street but is not provided in RZC 21.52.030.C.

Benefits:

Providing clarity between the Transportation Master Plan and various sections of our zoning code will eliminate confusion for applicants, city leaders and staff.

Fiscal:

Staff estimates that the lack of clear definition in this regard has cost approximately 50 hours of staff time due to the need to hold multiple meetings and to provide review and analysis. Providing clarity will eliminate these fiscal impacts.

Current Code Text:

RZC 21.10.150 Map 10.3 Type VII: A 30-foot wide shared pedestrian and vehicular lane

RZC 21.10.150 Figure 21.10.150B Type VII -- A 30-foot-wide combination walkway/vehicular lane

RZC 21.52.030.C Streets and rights-of-way are classified as freeways, principal arterials, minor arterials, collectors, connectors, local access streets, and alleys.

RZC Appendix 8A Type III streets are 'woonerf'-like streets.

Recommendation:

NEW: [RZC 21.78 Definitions. Shared Street. A slow-speed street shared by pedestrians, cyclists and vehicles.](#)

RZC 21.10.150 Map 10.3 Type VII: A 30-foot wide ~~combination walkway/vehicular lane~~ [shared street](#).

RZC 21.52.030.C Streets and rights-of-way are classified as freeways, principal arterials, minor arterials, collectors, connectors, local access streets, [shared streets](#) and alleys.

RZC Appendix 8A Type III streets are ~~'woonerf'-like streets~~ [shared streets \(also known as woonerfs or woonervens\)](#).

The following amendments to maps and figures are provided in [Attachment 2](#):

- ADD the following sentence to the end of the paragraph of RZC 21.10.150.C: [Pedestrian System Type VII shared street has no standard section. Site-specific design details shall be prepared in conjunction with any redevelopment proposal in order to create a shared space environment that facilitates placemaking.](#)
- REMOVE: RZC 21.10.150 Figure 21.10.150B

Staff Contact: Transportation Planning & Engineering staff

Amendment

Title Request

Downtown Street Cross Sections

Type:

Move to Appendix

Amendment to Current Code:

[21.10.150 Pedestrian System](#)

Addition to Code:

Rationale for Amendment:

The Downtown Streets Cross Sections is inaccurate, conflicts with RZC 21.10.150.N, does not meet current design standard details and design guidance, and does not match roadway cross sections that have recently been built due to the need to meet other code standards (such as placement of utilities). This table often conflicts with RZC 21.17.010 Adequate public facilities section, current City and WSDOT design criteria and City Standard Details.

Benefits:

Correcting the table to remove conflicts with other sections of code and City Standard Details eliminates the need of staff time/resources to review code conflicts. It also eliminates the current requirement of applicants to submit a deviation request due to inaccuracies in the table. Moving the table to an Appendix allows for annual administrative updates in keeping with other detailed street requirements associated with zone-based regulations, such as Appendix 7 and 8 for Overlake and Marymoor street requirements, respectively.

Fiscal:

Considerable staff time and resources (estimated at 20 hours per each Downtown development) will be saved by eliminating the need to resolve code conflicts due to inaccuracies. The ability to update the table to reflect community-vetted Standard details and specifications on an annual basis also provides considerable future cost savings by reducing the update process from 18 months to 3 months. It also saves costs to developers, who current new to submit a deviation request due to conflicts in code.

Current Code Text:

The following, as provided in [Attachment 3](#):

- 21.10.150.B "...and the table in RZC 21.10.150.O, Downtown Streets Cross Sections,..."
- 21.10.150.N Downtown Street Cross Sections
- 21.10.150.O Downtown Streets Cross - Sections Table 21.10.150B

Recommendation:

[Provided in Attachment 3](#)

Staff Contact: Transportation Planning & Engineering staff

Amendment

Title Request

Short Subdivision Improvements

Type:

Remove condition specific to Short Subdivisions

Amendment to Current

[21.74.020 Land Division Standards](#)

Code:

Section L

Addition to Code:

Rationale for Amendment:

With the adoption of the RZC, language was changed to require short subdivisions to complete improvements prior to recording. Previously short subdivisions were allowed to bond for improvements and record. The change was made to address situations where short plats were recorded, and lots created and sold off without improvements being completed. While the change provided some additional protection for potential home/lot purchasers, the result is that for short plats, building permits cannot be issued until improvements are complete, lengthening the timeline for building and substantially increasing carry costs for the developer.

Benefits:

This amendment would reduce development costs and the overall timeline for short plats by allowing building to occur at the same time as infrastructure completion. This amendment is consistent with the Housing Choices priority of the Community Strategic Plan that focuses on reducing development cost as a mechanism to make housing more affordable.

Fiscal:

Current Code Text:

**21.74.020.L Land Division Standards
Improvements, Completion, or Guarantee.**

1. Short Subdivisions. Short subdivision improvements must be deemed substantially complete by the City, with all fire and safety items constructed, before the final short subdivision may be recorded. The applicant shall financially guarantee installation of any remaining improvements not completed before short plat recording pursuant to the provisions of RZC 21.76.090.F, *Performance Assurance*.
2. All Other Land Divisions. For all land divisions other than short subdivisions, the applicant shall either complete the required improvements before the land division is finally approved or the applicant shall financially guarantee installation of the same pursuant to the provisions set forth in RZC 21.76.090.F, *Performance Assurance*.

Recommendation:

**21.74.020.L Land Division Standards
Improvements, Completion, or Guarantee.**

- ~~1. Short Subdivisions. Short subdivision improvements must be deemed substantially complete by the City, with all fire and safety items constructed, before the final short subdivision may be recorded. The applicant shall financially guarantee installation of any remaining improvements not completed before short plat recording pursuant to the provisions of RZC 21.76.090.F, *Performance Assurance*.~~
2. All Other Land Divisions. For all land divisions other than short subdivisions, the applicant shall either complete the required improvements before the land division is finally approved or the applicant shall financially guarantee installation of the same pursuant to the provisions set forth in RZC 21.76.090.F, *Performance Assurance*.

Staff Contact:

Lisa Rigg

Amendment

Title Request

Remove two step short plat approval process

Type:

Typographical Error, Change timeline/process

Amendment to Current Code:

[21.74.030 Decision Criteria and Procedures](#)

Addition to Code:

Rationale for Amendment:

The short plat approval expiration was changed in the RZC to a phased expiration, with CCR completion required within one year and completion and recording within two years. This is proving to be difficult as many short plats are not meeting the requirement for CCR approval within one year. Changing to a two-year approval process without the CCR completion requirement will give more flexibility to developers and ensure that projects do not expire prematurely.

Benefits:

The amendment would provide more flexibility and improvements to the timeline for short plat development, which reduces costs for an applicant. This amendment is consistent with the Housing Choices priority of the Community Strategic Plan that focuses on reducing development cost as a mechanism to make housing more affordable.

Fiscal:

Current Code Text:

21.74.030.D.4 Decision Criteria and Procedures

Short subdivision approval shall expire pursuant to the following:

1. One year from the date of the Technical Committee Notice of Decision if construction drawings, required under RZC 21.76.090.F, *Performance Assurance*, have not been completed and approved by the City. No extensions shall be granted.
2. Two years from the date of the Technical Committee Notice of Decision if the short plat has not been recorded. A single one-year extension may be granted by the Technical Committee if the applicant has attempted in good faith to submit the final short plat within the two-year period; provided, however, that the applicant must file a written request for extension at least 30 days prior to expiration of the two-year period.

Recommendation:

21.74.030.D.4 Decision Criteria and Procedures

Short subdivision approval shall expire pursuant to the following:

- ~~1. One year from the date of the Technical Committee Notice of Decision if construction drawings, required under RZC 21.76.090.F, *Performance Assurance*, have not been completed and approved by the City. No extensions shall be granted.~~
2. Two years from the date of the Technical Committee Notice of Decision if the short plat has not been recorded. A single one-year extension may be granted by the Technical Committee if the applicant has attempted in good faith to submit the final short plat within the two-year period; provided, however, that the applicant must file a written request for extension at least 30 days prior to expiration of the two-year period.

Staff Contact:

Lisa Rigg

Amendment

Title Request

Special notification requirements in residential zones

Type:

Missing Information, Inadvertent Omission

Amendment to Current Code:

21.08.380 Special Requirements - Residential Land Adjacent to BP, MP, and I Zones

Addition to Code:

Rationale for Amendment:

Amendments to the code establishing the NDD1, MDD3 and MDD5 zones inadvertently missed making corresponding updates to this section. The three zones provide for predominantly residential uses. Therefore, the required notice that applies in "R" or residential zones also applies to other residential zones like NDD1, MDD3 and MDD5.

Benefits:

Clarifying the code would improve the understanding of the notice requirement of behalf of staff, customers of the code, owners and operators of new uses in non-residential zones adjacent to residential zones, and residents of residential zones.

Fiscal:

Providing notice to owners and residents in new developments located in residential zones within 300 feet of Business Park, Manufacturing Park, Northeast Design District 2 or 3, and Industrial zones is intended to clarify expectations and may result in a reduction of complaints against the allowed uses and typical operations occurring within the higher intensity zones. This requirement was originally intended to apply as now being proposed for amendment and as being implemented in other portions of the City.

Current Code Text:

21.08.380.B Applicability. Notification as described in this division shall be required when:

1. A site is developed in a Residential zone that was created from an existing Business Park, Manufacturing Park or Industrial zone;
2. A site is developed in a Residential zone that is adjacent to or within 300 feet of a Business Park, Manufacturing Park, Northeast Design District 2 or 3, or Industrial zone (measured from the edge nearest the BP, MP, NDD2, NDD3, or I zone); or
3. A residential development is created within an existing BP, MP, NDD2, NDD3, or I zone.

Recommendation:

21.08.380.B Applicability. Notification as described in this division shall be required when:

1. A site is developed in a Residential zone, as identified in RZC 21.04.030, Comprehensive Allowed Uses Chart, that was created from an existing Business Park, Manufacturing Park or Industrial zone;
2. A site is developed in a Residential zone, as identified in RZC 21.04.030, Comprehensive Allowed Uses Chart, that is adjacent to or within 300 feet of a Business Park, Manufacturing Park, Northeast Design District 2 or 3, or Industrial zone (measured from the edge nearest the BP, MP, NDD2, NDD3, or I zone); or
3. A residential development is created within an existing BP, MP, NDD2, NDD3, or I zone.

Staff Contact:

Jeff Churchill

Redmond Zoning Code Cleanup - Phase II
Amendments to Redmond Zoning and Municipal Codes
August 7, 2019

Amendment

Title Request

Rapid charging station restrictions

Type:

Missing Information

Amendment to Current

[Article I, allowed use tables throughout](#)

Code:

Addition to Code:

Rationale for Amendment:

The existing regulations do not define what a "residential zone" is. This can create confusion for staff and other code users.

The amendment would ensure clarity for staff and for customers of the code.

Benefits:

Fiscal:

Current Code Text:

[Multiple sections, provided in Attachment 4](#)

Recommendation:

[Multiple sections, provided in Attachment 4](#)

Staff Contact:

Jeff Churchill

Amendment

Title Request

Garbage and Recycling Enclosures

Type:

Missing Information, New Conditions

Amendment to Current Code:

[21.38.020 Garbage and Recycling Enclosures](#)

Addition to Code:

21.38.020 Garbage and Recycling Enclosures

Rationale for Amendment:

The proposed changes will provide clarity to developers and alignment with city and regional waste management and recycling goals and objectives. The changes focus on strengthening City code to ensure that adequate space is provided for garbage and recycling, requiring garbage and recycling to be co-located, and ensuring drainage from outdoor garbage and recycling enclosures won't impact the City's stormwater system. The proposed changes will help to ensure a clean and green community through better management of garbage and recycling in outdoor spaces. The proposed changes related to space requirements for garbage and recycling enclosures align with King County's space requirement that include 1.5 square feet/unit for recycling. Regional trends are towards more space for recycling and composting with other jurisdictions (Federal Way, Shoreline) requiring even more space. Co-location of recycling and garbage collection containers has been shown to be a key predictor of recycling success (and helps minimize contamination). Adding the requirement to co-locate garbage and recycling will help Redmond meet strategic planning goals related to waste diversion.

Benefits:

The Redmond Zoning Code will be aligned with the Stormwater Technical Notebook Section 8.9.3 which requires adequate space in new or re-development projects for garbage and recycling, which will help the City achieve its strategic planning and regional objectives to increase waste diversion. Removing this conflict improves code clarity and ease of code administration.

Fiscal:

Most Downtown and Overlake mixed use development projects choose to site their garbage and recycling collection areas within the building, therefore the cumulative fiscal impacts to development projects is low or can be mitigated by siting garbage and recycling within the parking structure.

Current Code Text:

[Provided in Attachment 5](#)

Recommendation:

[Provided in Attachment 5](#)

Staff Contact:

Aaron Moldver

Redmond Zoning Code Cleanup - Phase II
Amendments to Redmond Zoning and Municipal Codes
August 7, 2019

Amendment

Title Request

Retirement Residences, restore omitted language

Type:

Missing Information, Reference

Amendment to Current

21.08.370 Retirement Residences

Code:

21.08.370 Retirement Residences

Addition to Code:

Rationale for Amendment:

The language was omitted from the RZC when updated from the Redmond Community Development Guide. Providing the correct information/reference will save staff and other users' time.

Benefits:

This amendment will provide additional clarity to the RZC.

Fiscal:

The amendment will have a positive fiscal impact in that it will reduce staff time when trying to obtain complete information from the RZC.

Current Code Text:

Retirement residence facilities developed under these provisions shall not be entitled to any other senior housing density bonuses, including those described in RZC.

Recommendation:

Retirement residence facilities developed under these provisions shall not be entitled to any other senior housing density bonuses, including those described in RZC [21.20.030 D. Affordable Housing or RZC 21.20.070 A. Affordable Senior Housing.](#)

Staff Contact:

Sarah Stiteler

Redmond Zoning Code Cleanup - Phase II
Amendments to Redmond Zoning and Municipal Codes
August 7, 2019

Amendment

Title Request

Multifamily Tax Exemption Council Completed

Type:

New Conditions

Amendment to Current Code:

[21.20 Affordable Housing \(multiple sections\)](#)

Addition to Code:

Rationale for Amendment:

The Multifamily Tax Exemption (MFTE) ordinance was not adopted at the time of the Marymoor Subarea Plan. The following language was included in RZC 21.30 in the event the amendment was not passed: "to the extent the same is adopted by the City Council". The MFTE was subsequently adopted on July 18, 2017 (ord. 2892(AM)) rendering this language unnecessary and potentially misleading.

Benefits:

The amendment clarifies the code, ensuring that confusion regarding a past City Council action is avoided. The City Council previously took action on this topic, rendering the portion of code moot.

Fiscal:

Though there are no direct fiscal impacts as a result of this amendment, furthering enhancements that clarify the City's code and its implementation can have a positive impact on efficiency for staff and customers.

Current Code Text:

RZC 21.20.030.B. Certain provisions in this section such as affordability levels and bonuses may not apply or may be superseded as otherwise specified in RZC 21.20, *Affordable Housing* or RMC Chapter 3.38 Multifamily Housing Property Tax Exemption to the extent the same is adopted by the City Council.

RZC 21.20.050.B.4. In making a decision on alternative compliance, the Administrator will consider the value of any City incentives available to the project, such as property tax exemptions established in RMC Chapter 3.38 to the extent the same is adopted by the City Council.

Recommendation:

RZC 21.20.030.B. Certain provisions in this section such as affordability levels and bonuses may not apply or may be superseded as otherwise specified in RZC 21.20, *Affordable Housing* or RMC Chapter 3.38 Multifamily Housing Property Tax Exemption ~~to the extent the same is adopted by the City Council.~~

RZC 21.20.050.B.4. In making a decision on alternative compliance, the Administrator will consider the value of any City incentives available to the project, such as property tax exemptions established in RMC Chapter 3.38 ~~to the extent the same is adopted by the City Council.~~

Staff Contact:

Sarah Stiteler

Amendment

Title Request

Critical Area Buffer Width Variance

Type:

Typographical Error, Missing Information

Amendment to Current

Code:

[21.76.070 Land Use Actions and Decision Criteria](#)

Addition to Code:

Rationale for Amendment:

In 2011, this Variance (first adopted in 2005) was to be removed from section 21.64 and was directed to be placed in 21.76 so that all procedures were located in a single chapter of the Redmond Zoning Code (RZC). The language was removed from 21.64 and inadvertently omitted from addition to the RZC 21.76 for final adoption.

Benefits:

The benefits include the ability to execute the code as intended and the ability to gain greater mitigation and restoration, when appropriate for a site while also allowing responsible development where otherwise unavailable.

Fiscal:

This amendment provides accuracy thus enhancing staff's and the customer's efficiency in administering and using the code.

Current Code Text: n/a

Recommendation:

Critical Area Buffer Width Variances.

A variance from buffer width requirements may be granted by the City subject to the variance criteria listed below:

1. There are special circumstances applicable to the subject property or to the intended use such as shape, topography, location or surroundings that do not apply generally to other properties and which support the granting of a variance from the buffer width requirements; and
2. Such buffer width variance is necessary for the preservation and enjoyment of a substantial property right or use possessed by other similarly situated property but which because of special circumstances is denied to the property in question; and
3. The granting of such buffer width variance will not be materially detrimental to the public welfare or injurious to the property or improvement;
4. The granting of the buffer width variance will not significantly impact the subject critical area;
5. The decision to grant the variance includes the best available science and gives special consideration to conservation and protection measures necessary to preserve or enhance anadromous fish habitat; and
6. The granting of the variance is consistent with the general purpose and intent of the Comprehensive Plan and adopted development regulations.

Staff Contact:

Sarah Pyle

Amendment

Title Request

Tree Preservation Plan- Plat Recording

Type:

removal

Amendment to Current Code:

[21.74.030 Decision Criteria and Procedures](#)

Addition to Code:

Rationale for Amendment:

This requirement no longer is in alignment with current state procedures for surveying changes and therefore has created an unnecessary, additional burden on property owners and a draw on staff resources. The original intent of this code can now be managed through an administrative process.

Benefits:

An administrative process will continue to ensure that trees are protected and that any removals are approved by the appropriate decision makers in accordance with the City's tree regulations (RZC 21.72 Tree Protection) that are currently adopted.

Fiscal:

This process currently costs an applicant approx. \$12,000.00 in fees and preparation for a minor change to a plan such as, due to a tree's death or removal for any cause including emergency or infrastructure. This code section has created many additional hours of staff time and procedure that would be made more efficient through the proposed amendment. This amendment is consistent with the Housing Choices priority of the Community Strategic Plan that focuses on reducing development cost as a mechanism to make housing more affordable. Substantive outcomes will not change as a result of this amendment. Staff will continue to adhere to tree replacement requirements (RZC 21.72 Tree Protection) intended to increase the City's tree canopy over time.

Current Code Text:

A. Application Submittal Requirements.

1. *Scope.* This section sets forth the requirements that must be met in order for applications for approvals governed by this chapter to be considered complete.
2. *Preliminary Subdivisions.* In order to be considered complete, each application for preliminary subdivision approval shall contain the following:
 1. A completed General Application Form and Project Contact Form;
 2. The required application fees;
 3. A small-scale vicinity map (suitable for public notice purposes);
 4. A completed SEPA/CAO Fee Worksheet;
 5. A CAO Report, if required in RZC 21.64, *Critical Areas Regulations*, of these regulations;
 6. For large sites, key plat map showing the entire site on one large sheet;
 7. A set of preliminary plat plans showing the proposed layout of all lots, tracts, parcels, and streets;
 8. A Preliminary Storm Water Report;
 9. A SEPA Application Form, together with a completed City of Redmond SEPA Checklist;
 10. A traffic study, if required by the Public Works Department;
 11. A title report or plat certificate for all parcels involved;
 12. Density calculations indicating maximum and minimum density requirements for the proposal and including density bonus calculations, if applicable; (m) A transportation certificate of concurrency or, if no such certificate has been issued at the time of application, all information required for a transportation concurrency determination under RZC 21.17.010, *Transportation Concurrency*.
 13. A reduced site plan showing proposed lot layout (suitable for public notice purposes); and
 14. A tree preservation plan if trees are proposed to be removed as part of the proposal.

Recommendation:

A. Application Submittal Requirements.

...

- 13. A reduced site plan showing proposed lot layout (suitable for public notice purposes), ~~and~~
- ~~14. A tree preservation plan if trees are proposed to be removed as part of the proposal.~~

Staff Contact:

Sarah Pyle

Amendment

Title Request

[Tree Preservation Plan- Notice of Application](#)

Type:

Typographical Error

Amendment to Current Code:

[21.76.080 Notices](#)

Addition to Code:

Rationale for Amendment:

The plan creates confusion due to its early preliminary design stage. Projects at the stage of providing a Notice of Application (NOA) are not required to be compliant in order to have the NOA issued. This portion of code has also created additional process and costs without benefit.

Benefits:

The amendment would remove confusion on behalf of staff and customers of the code.

Fiscal:

It is anticipated that the amendment would result in minor cost savings to applicant. Staff’s review and administration of this code would also be enhanced by providing clarity and removing the step. This amendment is consistent with the Housing Choices priority of the Community Strategic Plan that focuses on reducing development cost as a mechanism to make housing more affordable.

Current Code Text:

21.76.080 NOTICES

- A. **Purpose.** The purpose of this chapter is to maximize public input into the development process by providing for broad public notice of development applications, meetings, hearings, and decisions. This chapter establishes the procedures for the giving of public notices associated with development applications.
- B. **Notice of Application.**
 - 1. Notice of application for Type II, Type III, Type IV, and Type V permits shall be provided within 14 days of the Determination of Completeness pursuant to RZC [21.76.040](#), *Time Frames for Review*, except for Certificates of Appropriateness. Notice shall be provided as indicated in subsection B.2 below. If any open record pre-decision hearing is required for the requested project permit(s), the Notice of Application shall be provided at least 21 days prior to the open record hearing.
 - 2. Notice of Application Requirements for Type II, Type III, Type IV, and Type V Review. All Type II, Type III, Type IV, and Type V permits require both mailed and posted notice.

3. Mailed Notice.

- a. Mailings shall include a mailed Notice of Application to owners and occupants of property within 500 feet of the project site or 20 property owners, whichever is greater. Mailed notice shall include the following information. See [RZC 21.68, Shoreline Master Program](#), for additional requirements for Shoreline Substantial Development Permits, Shoreline Conditional Use Permits and Shoreline Variances.
 - i. The date of application and the date of the Notice of Application;
 - ii. A description of the proposed project action and a list of the project permits included in the application; and, if applicable, a list of any studies requested under RCW 36.70B.070;
 - iii. The identification of other permits not included in the application, to the extent known by the City;
 - iv. The identification of existing environmental documents that evaluate the proposed project, and, if not otherwise stated on the document providing Notice of Application, the location where the application and any studies can be reviewed;
 - v. A statement of the limits of the public comment period;
 - vi. A statement of the right of any person to comment on the application, receive notice of and participate in any hearings, request a copy of the decision once made, and any appeal rights;
 - vii. The date, time, place, and type of meeting, if applicable, and if it is scheduled at the date of notice of the application;
 - viii. A statement of the preliminary determination of consistency, if one has been made at the time of notice, and of those development regulations that will be used for project mitigation;
 - ix. A map depicting the boundaries of the project site and, when applicable, a site map showing the proposal;
 - x. A copy of the preliminary tree preservation plan, when applicable;
- a. Any other information determined appropriate by the City, such as the City's SEPA threshold determination, if complete at the time of issuance of the Notice of Application.

Recommendation:

21.76.080 Notices

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9. A map depicting the boundaries of the project site and, when applicable, a site map showing the proposal; and

~~10. A copy of the preliminary tree preservation plan, when applicable;~~

~~10.~~ Any other information determined appropriate by the City, such as the City's SEPA threshold determination, if complete at the time of issuance of the Notice of Application.

Staff Contact:

Sarah Pyle

Amendment

Title Request

ADU Exemption from Public Improvements

Type:

Missing Information

Amendment to Current Code:

21.17.010 Adequate Public Facilities and Services Required

Addition to Code:

Rationale for Amendment:

This section provides for an exception for accessory dwelling units in the context of new residential construction from the required installation of public improvements for permit approval. However, the section does not provide the same exception for residential remodeling and additions. This omission was unintended and should be corrected through an exception regarding all construction of accessory dwelling units from RZC section 21.17.010.F.

Benefits:

This proposed exception for the development of accessory dwelling units has the potential to establish a simpler and more efficient process and thereby, an incentive for the development of additional accessory dwelling units throughout the City. This amendment is consistent with the Housing Choices priority of the Community Strategic Plan that focuses on reducing development cost as a mechanism to make housing more affordable.

Fiscal:

This proposal for exception would lessen the cost of construction for applicants wishing to remodel or construct an addition to an existing single-family residence. Though new construction of accessory dwelling units appreciated an exception from the required construction of public improvements, the same exception was not extended to applicants proposing remodels or additions to existing residential residences. In its current form, the code requires the installation of said improvements in advance of final approval or occupancy and may have functioned as a disincentive regarding this type of construction.

Current Code Text:

RZC 21.17.010.F Adequate Streets, Sidewalks, and Trails. Except as provided in RZC 21.17.010.B.3, it shall be a condition of approval for development permits that public improvements, including paving, curbs, sidewalks, storm drainage, street lights, and underground utilities (except as provided for in RZC 21.17.020), conforming to the standards adopted by the Technical Committee shall be installed by the applicant prior to final approval or occupancy as follows:

1. This subsection shall apply to:
 - a. New commercial, industrial or residential construction (multifamily and new single-family on infill lot, except for accessory dwelling units)
 - b. New subdivisions
 - c. Dedication of private streets
 - d. Remodeling or additions to existing commercial, industrial, or multifamily residential buildings or conversions to these uses that increases gross floor area by 20 percent or greater, or any alterations or repairs which exceed 100 percent of the value of the previously existing structure.
 - e. Remodeling or additions to existing single-family residential buildings that increases the gross floor area by 100 percent or more, or any alterations or repairs which exceed 100 percent of the value of the previously existing structure. The decision maker may waive this requirement if any of the conditions set forth in subsection 21.17.010.B.3 are present.

Recommendation:

RZC 21.17.010.F Adequate Streets, Sidewalks, and Trails. Except as provided in RZC 21.17.010.B.3, it shall be a condition of approval for development permits that public improvements, including paving, curbs, sidewalks, storm drainage, street lights, and underground utilities (except as provided for in RZC 21.17.020), conforming to the standards adopted by the Technical Committee shall be installed by the applicant prior to final approval or occupancy as follows. Construction of new or remodeling of an existing accessory dwelling unit shall be exempt from this section.

1. This subsection shall apply to:

- a. New commercial, industrial or residential construction (multifamily and new single-family on infill lot, ~~except for accessory dwelling units~~)
- b. New subdivisions
- c. Dedication of private streets
- d. Remodeling or additions to existing commercial, industrial, or multifamily residential buildings or conversions to these uses that increases gross floor area by 20 percent or greater, or any alterations or repairs which exceed 100 percent of the value of the previously existing structure.
- e. Remodeling or additions to existing single-family residential buildings that increases the gross floor area by 100 percent or more, or any alterations or repairs which exceed 100 percent of the value of the previously existing structure. The decision maker may waive this requirement if any of the conditions set forth in subsection 21.17.010.B.3 are present.

Staff Contact:

Kim Dietz

Amendment	
Title Request	Affordable Housing Units
Type:	Typographical Error, Accuracy and Reference
Amendment to Current Code:	<u>21.20.030 Affordable Housing – General Requirements and Incentives</u>
Addition to Code:	

Rationale for Amendment:

RZC 21.20.030.G states that affordable housing units shall not be included in the total number of affordable housing units. This directly conflicts with RZC 21.20.030.C and Comp Plan UC-5 that at least 10% of the units must be affordable housing units.

Benefits:

The amendment provides clarity in the code for administration of the Affordable Housing regulations. By clarifying the calculation of required affordable housing units based on housing units, staff and customers will have consistent understanding of the procedures through which affordable housing is established by new development. This amendment is consistent with the Housing Choices priority of the Community Strategic Plan that focuses on reducing development cost as a mechanism to make housing more affordable.

Fiscal: The amendment is anticipated to reduce the time involved in administering the portion of code and in processing the permit application and to ensure that affordable housing objectives in the Comprehensive Plan are met.

Current Code Text:

21.20.030 General Requirements and Incentives

A. Pursuant to RCW 36.70A.540, the City finds that the higher income levels specified in the definition of “affordable housing” set forth in the definitions section of this Zoning Code are necessary to address local housing market conditions in the City. The income levels specified in the definitions section of this Zoning Code shall therefore be used in lieu of the “low-income household” income levels set forth in RCW 36.70A.540.

B. Certain provisions in this section such as affordability levels and bonuses may not apply or may be superseded as otherwise specified in **RZC 21.20**, *Affordable Housing* or RMC Chapter 3.38 Multifamily Housing Property Tax Exemption to the extent the same is adopted by the City Council.

C. At least 10 percent of the units in new housing developments in those areas specified in RZC **21.20.020**, *Applicability*, of 10 units or greater must be affordable housing units.

D. At least one bonus market-rate unit is permitted for each affordable housing unit provided, up to 15 percent above the maximum allowed density. For example, if the maximum allowed density for the site is 20 units per acre, the density bonus shall not exceed three units per acre, yielding a total allowed density, with bonus, of 23 units per acre, or 20 units + 15 percent bonus = 23 units. In areas where density limitation is expressed as a Floor Area Ratio (FAR), density bonuses will be calculated as an equivalent FAR bonus.

- E. Each low-cost affordable housing unit provided counts as two affordable housing units for the purpose of satisfying the affordable unit requirement under subsection RZC 21.20.030.B of this section. For purposes of computing bonus market-rate units under subsection RZC 21.20.030.D of this section, two bonus market-rate units are permitted for each low-cost affordable housing unit provided, up to 20 percent above the maximum density permitted on the site.
- F. The number of required affordable housing units is determined by rounding fractional numbers up to the nearest whole number from 0.5. In single-family zones, the required number of affordable housing units shall be calculated as a minimum of 10 percent of the greater of: (1) proposed dwelling units on the site, excluding cottage housing density bonus or other bonuses, or (2) net buildable area multiplied by the site's allowed density.
- G. The affordable housing units and, if applicable, any bonus market-rate units shall not be included in the total number of the housing units when determining the number of required affordable housing units.

Recommendation:

21.20.030 General Requirements and Incentives

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- G. ~~The affordable housing units and, if~~ applicable, any bonus market-rate units shall not be included in the total number of the housing units when determining the number of required affordable housing units.

Staff Contact:

Scott Reynolds