



Legislation Text

**File #:** AM No. 21-024, **Version:** 1

**TO:** Members of the City Council

**FROM:** Mayor Angela Birney

**DEPARTMENT DIRECTOR CONTACT(S):**

Planning and Community Development	Carol Helland	425-556-2107
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**DEPARTMENT STAFF:**

Planning and Community Development	Sarah Pyle	Manager, Community Development and Implementation
Planning and Community Development	Kimberly Dietz	Senior Planner

**TITLE:**

Adoption of Ordinances for the Redmond Zoning and Municipal Code - Annual Cleanup

- a. Ordinance No. 3028: An Ordinance of the City of Redmond, Washington, Amending the Redmond Zoning Code to Address Clarity and Conciseness of the Code, Ensure Accuracy Between Code Sections and References, and Account for New Conditions Necessary Due to Updates in City, State, and Federal Regulations, Providing for Severability and Establishing an Effective Date
- b. Ordinance No. 3029: An Ordinance of the City of Redmond, Washington, Amending Section 3.10.030 Definitions of the Redmond Municipal Code to Add Definitions of "Dwelling Unit," Multi-Family Dwelling Unit, and Single-Family Dwelling Unit, Providing for Severability and Establishing an Effective Date
- c. Ordinance No. 3030: An Ordinance of the City of Redmond, Washington, Amending Chapter 3.38 Multifamily Housing Property Tax Exemption of the Redmond Municipal Code to Define and Reference Area Median Income, Providing for Severability and Establishing an Effective Date
- d. Ordinance No. 3031: An Ordinance of the City of Redmond, Washington, Amending Chapter 13.06 Stormwater Management Code of the Redmond Municipal Code to Make Minor Corrections and Changes to References, Providing for Severability and Establishing an Effective Date
- e. Ordinance No. 3032: An Ordinance of the City of Redmond, Washington, Amending Subsection 13.07.100(A)(1) Wellhead Protection Performance Standards of the Redmond Municipal Code to Make Minor Corrections And Changes, Providing For Severability and Establishing an Effective Date

**OVERVIEW STATEMENT:**

Adoption of ordinances amending the Redmond Zoning Code (Attachment C) and Redmond Municipal Code (Attachments D, E, F, and G) to incorporate minor, non-substantive corrections. The proposed amendments, included as

Attachment A, are recommended by the Redmond Planning Commission as periodic cleanup to portions of the Redmond Zoning Code (RZC) and Redmond Municipal Code (RMC). The amendments provide for clarity and conciseness; ensure accuracy between code sections and references; and account for new conditions including previously adopted amendments to functional plans, technical manuals, and State and Federal regulations.

**Additional Background Information/Description of Proposal Attached**

**REQUESTED ACTION:**

**Receive Information**                       **Provide Direction**                       **Approve**

**REQUEST RATIONALE:**

- **Relevant Plans/Policies:**  
Redmond Zoning Code, Redmond Municipal Code, Redmond Comprehensive Plan
- **Required:**
  - WAC 365-196-800
  - Comprehensive Plan policies PI-11 and PI-12
  - RZC 21.76.070.AE and 21.76.050.K
  - Individual amendments also identify relevance based on the City’s adopted plans including the Community Strategic Plan and relevance based on State and Federal regulations
- **Council Request:**  
During the January 5, 2021 Staff Report, Councilmembers requested the addition of the Redmond Zoning and Municipal Code - Annual Cleanup to their next available consent agenda. At that time, Councilmembers Forsythe, Kritzer, and Carson also requested additional information regarding the topics raised during the City Council’s December 8, 2020, Committee of the Whole, Planning and Public Works meeting. The two discussion topics: sign standards and affordable housing are reflected in Attachment B. Council Issues Matrix. Staff responded to the topics within the Issues Matrix as well as during the meeting, and the City Council closed both items.
- **Other Key Facts:**  
This proposal represents an annual process through which the City addresses minor amendments to the City’s Zoning and Municipal Codes. Previous amendments in this manner were adopted by the City Council as follows:
  - November 30, 2019 (Ord. 2978);
  - April 27, 2019 (Ords. 2958, 2959, 2960, 2960); and
  - October 6, 2015 (Ord. 2803, eff. Oct 17, 2015).

**OUTCOMES:**

As a normal course of business, City staff record code errors, discrepancies, and ambiguities as they are discovered by staff and by customers. The cleanup process also includes identifying potential code updates due to changed conditions, for conformance with new state or federal regulation, and alignment with emerging technologies or practices. A clear, concise, and timely code supports customers and staff during implementation of regulations as applied to public and private development. Efficiencies and cost savings to customers of the code are anticipated as a result of this annual code maintenance procedure.

**COMMUNITY/STAKEHOLDER OUTREACH AND INVOLVEMENT:**

- **Timeline (previous or planned):**

Community and stakeholder outreach and involvement included three primary phases:

- Preliminary amendment organization and internal review (April to August 2020)
- Formal review through the Type VI Legislative Process (21.76.050 PERMIT TYPES AND PROCEDURES) including the SEPA comment and appeal period (August to October 2020)
- Planning Commission review and public hearing (October 2020)

- **Outreach Methods and Results:**

- Individual amendments involved relevant stakeholders during the initial development of preliminary draft amendments
  - Individual draft amendments reflective of input from stakeholders (ex. Pet Waste Code)
- Discussion of amendments and annual code cleanup process with Master Builders
  - Government Affairs Manager and five developers in attendance
  - No questions or concerns were raised
- City E-News informational posting
  - No questions or concerns were raised
- Project webpage providing a record of amendment series' development and review: <https://www.redmond.gov/671/Proposed-Minor-Code-Changes>
  - Project announcements (webpage redirect) posted at Zoning Code; Development; and Public Hearing Notices webpages
  - No questions or concerns were raised
- Email and published notice distributed to parties of record, interested parties, and the community regarding SEPA and the Planning Commission's public hearing
  - Direct distribution by email to 11 parties
  - One email response clarifying content of cleanup series
- Planning Commission review process and public hearing at the Commission's October 21 and 28, 2020 meeting
  - No public comments
  - No public testimony provided
- City Council Proceedings notice published in Seattle Times and provided via email to Parties of Record on January 26, 2021

- **Feedback Summary:**

In summary, no comments or concerns were raised during the amendment series' development, organization, and formal review to-date. The community/stakeholder outreach and involvement was comprehensive and focused to ensure communication with current and future customers of the Development Services Center.

**BUDGET IMPACT:**

**Total Cost:**

This administrative process involves staff time with no additional funding. The anticipated fiscal impacts of individual amendments are discussed within the Amendment Series report, representing the Planning Commission's recommendation. In general, the minor, non-substantive nature of the recommended amendments, with a focus on increasing the codes' predictability, are anticipated to reduce the cost of doing business.

**Approved in current biennial budget:**       **Yes**       **No**       **N/A**

**Budget Offer Number:**

Community Development - 000250 and Development Services - 000244

**Budget Priority:**

Vibrant & Connected

**Other budget impacts or additional costs:**     Yes             No             N/A

*If yes, explain:*

N/A

**Funding source(s):**

General fund and permitting and development fees. Relevant fees are discussed within the narrative for the individual amendments.

**Budget/Funding Constraints:**

N/A

Additional budget details attached

**COUNCIL REVIEW:**

**Previous Contact(s)**

Date	Meeting	Requested Action
12/8/2020	Committee of the Whole - Planning and Public Works	Provide Direction
1/5/2021	Business Meeting	Provide Direction

**Proposed Upcoming Contact(s)**

Date	Meeting	Requested Action
N/A	None proposed at this time	N/A

**Time Constraints:**

The 2020 Redmond Zoning and Municipal Code Annual Code Cleanup includes one amendment to the City’s Accessory Dwelling Unit regulations per Engrossed Substitute Senate Bill 6617. This State law requires that, by July 1, 2021, any city within a county planning under the GMA must adopt or amend ordinances, regulations, or other official controls that do not require the provision of off-street parking for ADUs within one-quarter of a mile from a major transit stop.

**ANTICIPATED RESULT IF NOT APPROVED:**

Beginning July 1, 2021, the new Accessory Dwelling Units requirements, per Engrossed Substitute Senate Bill 6617 (as set forth in RCW 36.70A.697) apply and take effect in any GMA city that has not adopted or amended such regulations and supersede, preempt, and invalidate any conflicting local development regulations.

**ATTACHMENTS:**

Attachment A: Redmond Planning Commission’s November 18, 2020 Report and Recommendation to the City Council ( [link <https://www.redmond.gov/DocumentCenter/View/16110/PC-Report\\_Annual-Code-Cleanup-PDF>](https://www.redmond.gov/DocumentCenter/View/16110/PC-Report_Annual-Code-Cleanup-PDF) )

Attachment B: City Council Final Issues Matrix

Attachment C: Ordinance Amending Sections and Subsections of the Redmond Zoning Code

Attachment D: Ordinance Amending RMC Title 3 Revenue and Finance Chapter 3\_10

Attachment E: Ordinance Amending RMC Title 3 Revenue and Finance Chapter 3\_38

Attachment F: Ordinance Amending RMC Title 13 Water and Sewers Chapter 13\_06

Attachment G: Ordinance Amending RMC Title 13 Water and Sewers Chapter 13\_07