



Memorandum

Date: 6/17/2025
Meeting of: City Council

File No. AM No. 25-099
Type: Consent Item

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	Seraphie Allen	Deputy Director
Planning and Community Development	Jeff Churchill	Long Range Planning Manager
Planning and Community Development	Kimberly Dietz	Principal Planner
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Planning and Community Development	Ian Lefcourte	Senior Planner

TITLE:

Adoption of Ordinances and a Resolution to Conclude Work on the Redmond 2050: 2025 Code Package, 2025 Housing Amendments, and Downtown Redmond Center Plan

- a. Ordinance No. 3217: An Ordinance of the City of Redmond, Washington, Amending Chapter 3.10 of the Redmond Municipal Code to Correct Inadvertent Deletions and Make Minor Edits to Improve Clarity, Providing for Severability, and Establishing an Effective Date
- b. Ordinance No. 3218: An Ordinance of the City of Redmond, Washington, Amending Chapter 3.38 of the Redmond Municipal Code to Implement Redmond 2050, the Periodic Update of the Comprehensive Plan, Providing for Severability, and Establishing an Effective Date
- c. Ordinance No. 3219: An Ordinance of the City of Redmond, Washington, Amending Chapter 7.04 of the Redmond Municipal Code to Account for New Zoning Designations Created as Part of the Redmond 2050 Comprehensive Plan Update, Updating Code References, Providing for Severability, and Establishing an Effective Date
- d. Ordinance No. 3220: An Ordinance of the City of Redmond, Washington, Amending Title 21 of the Redmond Municipal Code, Known as the Redmond Zoning Code, to Implement Redmond 2050, the Periodic Update of the Redmond Comprehensive Plan, Providing for Severability, and Establishing an Effective Date
- e. Ordinance No. 3221: An Ordinance of the City of Redmond, Washington, Adopting the Downtown Redmond

Center Plan, Providing for Severability, and Establishing an Effective Date

- f. Resolution No. 1607: A Resolution of the City of Redmond, Washington, Updating the Affordable Housing Payment-In-Lieu Schedule for the Neighborhood Residential Zone Pursuant to Chapter 21.20 of the Redmond Zoning Code and Establishing an Effective Date

OVERVIEW STATEMENT:

Staff recommends that the Council adopt ordinances and a resolution to conclude work on the Redmond 2050: 2025 Code Package, 2025 Housing Amendments, and Downtown Redmond Center Plan. The following ordinances and resolutions are attached:

- Attachment A: Ordinance amending RMC 3.10, Impact Fees
- Attachment B: Ordinance amending RMC 3.38, Multifamily Housing Property Tax Exemption
- Attachment C: Ordinance amending RMC 7.04, Animal Control
- Attachment D: Ordinance amending the Redmond Zoning Code
- Attachment E: Ordinance adopting the Downtown Redmond Center Plan
- Attachment F: Resolution amending the Affordable Housing Payment In Lieu Schedule for the Neighborhood Residential Zone

Staff is also including a table of minor changes that have occurred since the Planning Commission's recommendation (Attachment G) and an updated issues matrix (Attachment H). The following resources are also available and were sent by email to Councilmembers in April:

- [Planning Commission Report for 2025 Code Package Part 3, Design Standards](https://www.redmond.gov/DocumentCenter/View/37391/2025_04-23---Redmond-2050---2025-Code-Pkg-Part-3---Design-Standards)
<https://www.redmond.gov/DocumentCenter/View/37391/2025_04-23---Redmond-2050---2025-Code-Pkg-Part-3---Design-Standards> and [Report Appendices](https://www.redmond.gov/DocumentCenter/View/37392/2025_04-23---Redmond-2050---2025-Code-Pkg-Part-3---Design-Standards---PC-Report-Appendices) <https://www.redmond.gov/DocumentCenter/View/37392/2025_04-23---Redmond-2050---2025-Code-Pkg-Part-3---Design-Standards---PC-Report-Appendices>.
- [Planning Commission Report for 2025 Housing Amendments and Report Appendices](https://www.redmond.gov/DocumentCenter/View/37407/2025-Housing-Amendments---PC-Report-and-Appendices)
<<https://www.redmond.gov/DocumentCenter/View/37407/2025-Housing-Amendments---PC-Report-and-Appendices>>.

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

REQUESTED ACTION:

☐ **Receive Information** ☐ **Provide Direction** ☒ **Approve**

REQUEST RATIONALE:

- **Relevant Plans/Policies:**
Design Standards: Comprehensive Plan policies CD-1 and CD-4 concerning adoption of design standards that incorporate universal design principles, CD-2 concerning meeting the needs of all community members, CD-6 concerning design review standards and processes, CD-7 and CD-8 concerning the purpose and objectives of design standards, and CD-10 concerning Americans with Disabilities Act (ADA) standards.

Housing: Comprehensive Plan policies HO-7 and HO-14 concerning removing regulatory barriers to housing diversity, promoting a broad range of housing types, and expanding capacity for middle housing. The amendments support the residential zoning consolidation of LU-24.
- **Required:**

Design standards must be updated to align with RCW 36.70A.630 requirements for ascertainable, clear, and objective standards.

Housing regulations must be updated to align with two recently-adopted state laws.

- **Council Request:**

N/A

- **Other Key Facts:**

N/A

OUTCOMES:

Adopting updates to design standards in June will align design standards with updated Comprehensive Plan policies, ensure consistency with state law, and set the stage for additional work in 2025-26 as approved in the biennial budget.

Adopting the housing amendments will further align residential regulations with updated Comprehensive plan policies, comply with state law, improve clarity of code, streamline development, and reduce barriers to the development of middle housing.

COMMUNITY/STAKEHOLDER OUTREACH AND INVOLVEMENT:

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

Community outreach and involvement on the policies that underpin updated design standards and residential regulations occurred over multiple years as part of Redmond 2050. Community and stakeholder involvement in the standards themselves is occurring in Q1 and Q2 2025.

- **Outreach Methods and Results:**

Monthly Redmond 2050 Technical Advisory Committee meetings, a community workshop on Feb. 4, 2025, and Planning Commission public hearings and study sessions.

- **Feedback Summary:**

- These code amendments are highly anticipated.
- Community members and stakeholders are looking forward to the additional flexibility and creativity that the amendments would allow.
- Stakeholders identified areas where additional clarity or flexibility is desired.
- Stakeholders had questions about how design standards relate to the green building program, incentive program, and other parts of the code.
- The Planning Commission desired a clear pathway for iconic buildings to be reviewed and approved.
- Stakeholders appreciated the reduction of barriers to middle housing, and noted existing transportation requirements that inhibit middle housing.
- Stakeholders appreciated the improved clarity.

BUDGET IMPACT:

Total Cost:

\$5,350,743 is the total value of the Community and Economic Development offer, which includes the staff time devoted to this work.

Approved in current biennial budget:

☒ **Yes**

☐ **No**

☐ **N/A**

Budget Offer Number:

0000304 - Community and Economic Development

Budget Priority:

Vibrant and Connected

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

If yes, explain:

N/A

Funding source(s):

General Fund

Budget/Funding Constraints:

N/A

☐ Additional budget details attached

COUNCIL REVIEW:

Previous Contact(s)

Date	Meeting	Requested Action
11/19/2024	Business Meeting	Approve
4/1/2025	Committee of the Whole - Planning and Public Works	Receive Information
4/22/2025	Committee of the Whole - Parks and Environmental Sustainability	Provide Direction
5/13/2025	Study Session	Provide Direction
6/3/2025	Committee of the Whole - Planning and Public Works	Provide Direction

Proposed Upcoming Contact(s)

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

Time Constraints:

Local jurisdictions must comply with the ascertainability, clarity, and objectivity standards in RCW 36.70A.630 by June 30, 2025.

Local jurisdictions must comply with two recently-adopted provisions of state law - RCW 35A.21.440 concerning conversion of existing buildings for residential use, and RCW 36.70A.535 concerning co-Living residential uses - by December 31, 2025.

ANTICIPATED RESULT IF NOT APPROVED:

If not approved, the Redmond Zoning Code will not continue to advance Redmond 2050 policies or be consistent with state law.

ATTACHMENTS:

Attachment A: Ordinance amending RMC 3.10, Impact Fees

Attachment B: Ordinance amending RMC 3.38, Multifamily Housing Property Tax Exemption

Attachment C: Ordinance amending RMC 7.04, Animal Control

Attachment D: Ordinance amending the Redmond Zoning Code

Exhibits 1-31: Repealed and Amended Chapters of the Redmond Zoning Code

Attachment E: Ordinance adopting the Downtown Redmond Center Plan

Exhibit 1: Downtown Redmond Center Plan

Attachment F: Resolution amending the Affordable Housing Payment In Lieu Schedule for the Neighborhood Residential Zone

Attachment G: Changes since Planning Commission Recommendation

Attachment H: Council Discussion Topics