



PLANNING COMMISSION REPORT AND RECOMMENDATION TO CITY COUNCIL

November 1, 2023

Project File Number:	LAND-2023-00112 SEPA-2023-00113
Proposal Name:	Phase 2 of Amendments to the Redmond Zoning and Municipal Codes as Periodic Rewrite of Redmond's Development Regulations
Applicant:	City of Redmond
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FINDINGS OF FACT

Public Hearing and Notice

a. Planning Commission Study Sessions and Public Hearing Dates

- i. The City of Redmond Planning Commission held study sessions on April 26, 2023; May 24, 2023; September 13 and 27, 2023; October 25, 2023; and November 1, 2023.
- ii. The City of Redmond Planning Commission held a public hearing on the proposed amendments on September 27, 2023. Verbal and written comments were received and are provided as Attachment C Public Comment Matrix.

b. Notice and Public Involvement

The public hearing notice was published in the Seattle Times on September 6, 2023 in accordance with RZC 21.76.080 Review Procedures. Notice was also provided by including the hearing schedule in Planning Commission agendas and extended agendas, distributed by email to various members of the public and various agencies. Additional public outreach included:

- i. Email to Code Clean-Up Parties of Record;
- ii. Posting on the Redmond Zoning Code Rewrite project webpage; and
- iii. Notice of the Public Hearing sent through city E-News.

Redmond Zoning Code Text Amendment Summary and Criteria

The City is proposing an amendment to the Redmond Zoning and Municipal Codes that address formatting and organization, transparency and accessibility of the code, community requests, process improvement, consistency with state law, general corrections of cross-references, phrasing, and grammar, and ensure consistency with Comprehensive Plan policies. Amendments involve RZC Chapters 21.06, 21.08, 21.10, 21.13, 21.14, 21.16, 21.24, 21.41, 21.57, 21.76; associated definitions in RZC 21.78; and RMC Titles 5, 9, 7, and 13. . The full amendments are provided as Attachment D: Proposed Zoning and Municipal Code Amendments

Planning Commission Report – Findings and Conclusions

Phase 2 of Amendments to the Redmond Zoning and Municipal Codes as Periodic Rewrite of Redmond's Development Regulations

November 1, 2023

Staff Analysis

RZC 21.76.070 AE – TEXT AMENDMENT	MEETS/ DOES NOT MEET CRITERIA
All amendments to the RZC processed under this section shall be in conformance with the Comprehensive Plan.	Meets

In addition, staff analysis is provided in Attachments B and C to the Technical Committee's August 30, 2023 Report.

Recommended Conclusions of the Technical Committee

On August 30, 2023, the Technical Committee reviewed amendments to the Redmond Zoning and Municipal Codes, identified as **Attachment A to the Technical Committee Report**, and found the amendments to be **consistent** with applicable review criteria and therefore recommended **approval with no additional conditions**.

RECOMMENDED CONCLUSIONS**The Planning Commission has reviewed:**

- A. *Applicable criteria for approval: RZC 21.76.070 Criteria for Evaluation and Action, and*
- B. *The Technical Committee Report (**Attachment A**).*

Recommendation

The Planning Commission reviewed the amendments to the Redmond Zoning Code, identified as **Attachment A to the Technical Committee Report**, and found the amendments to be **consistent** with applicable review criteria and therefore recommended **approval with modifications**.

Included in the Commission's recommendation is the following amendment to the Technical Committee's recommendations to amend the Redmond Zoning Code:

- Clarify the allowance of ambulatory and outpatient services in the Northwest Design District (NWDD):
 - Amend RZC 21.04.030 Comprehensive Allowed Uses Chart to identify the allowed use in Table 21.04.030C Comprehensive Allowed Uses Chart: Mixed Use Zones; and
 - Amend RZC 21.14.080 Northwest Design District to identify the allowed use, parking ratio, and special regulations in tables 21.14.080.2 General Allowed Uses and Cross-References in NWDD Zone (Nonresidential) and 21.14.080B Allowed Uses and Basic Development Standards.

The Planning Commission recommended subsequent consideration and discussion with the Commission in response to David Morton's September 27, 2023 public testimony. The following points should be addressed in coordination with relevant topics as they are presented in the future for the Commission's review and recommendations:

- Describe spill or accident response protocols and operations for land uses located in CARA I and II;
- Define risk management including planning, protocols, and implementation for the CARA;
- Identify whether the city is considering any additional prohibitions to land use activities in CARA I and II; and
- Describe recharge within the CARA, particularly CARA II, and the relationship to wells.

The Planning Commission also commented on the Technical Committee's recommendations to amend the Redmond Municipal Code, as provided to the Commission for reference only. Commissioner's suggested including refinements to RMC 7.04.154 Beekeeping for coordination with state legislation and to recognize statewide management and protection plans of pollinator species.

Planning Commission Report – Findings and Conclusions

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Planning Commission Vice-Chair

Attachments

- A. Technical Committee Report**
- B. Public Hearing Notice**
- C. Public Comment Matrix**
- D. Proposed Amendments to the Redmond Zoning Code**
- E. Planning Commission Issues Matrix (if needed)**