



Memorandum

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

File No. AM No. 25-100
Type: Consent Item

TO: Members of the City Council
FROM: Mayor Angela Birney
DEPARTMENT DIRECTOR CONTACT(S):

Public Works	Aaron Bert	425-556-2786
--------------	------------	--------------

DEPARTMENT STAFF:

Public Works	Douglas M De Vries	Utilities Engineering Manager
Public Works	Chris Stenger	Deputy Public Works Director

TITLE:

Adoption of an Ordinance Amending Redmond Municipal Code for Utilities

- a. Ordinance No. 3222: An Ordinance of the City of Redmond, Washington, Amending Redmond Municipal Code (RMC) Sections 13.04.280, 13.08.015, 13.08.032, 13.16.010, 13.16.020, 13.16.040, 13.16.050, 13.17.020, 13.17.040, 13.18.040, 13.18.050, 15.24.060, Adding Middle Housing Definitions to Water, and Sewer Rates, and Stormwater and Charges; Providing for Severability, and Establishing an Effective Date

OVERVIEW STATEMENT:

Council will be asked to approve proposed changes to RMC code to update the code for Middle Housing zoning impacts to utility infrastructure, connections, and billing to align with changes in the City of Redmond Zoning Code regarding changes to residential regulations pertaining to Middle Housing.

In general, these changes are being made to:

- Align with Housing Policies - This update supports the city's efforts to encourage Middle Housing development, increasing housing options and affordability.
- Ensure Fair Utility Billing - The change clarifies how utility charges are assessed, preventing inconsistencies, and ensuring each resident is billed fairly.
- Support Housing Growth - By providing clear utility billing guidelines, the city reduces barriers to Middle Housing development, making it easier for property owners and developers to invest in diverse housing solutions.

The sections to be modified are shown in Appendix A.

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

REQUESTED ACTION:

☐ Receive Information

☐ Provide Direction

☒ Approve

REQUEST RATIONALE:

- **Relevant Plans/Policies:**
Redmond 2050 Comprehensive Plan: Housing Element
RMC Chapter 13: Water and Sewers
RMC Chapter 15.24: Clearing, Grading, and Stormwater Management
- **Required:**
In 2023, HB 1110 was signed into Washington State Law that was intended to address the state's housing shortage and providing more affordable options. The housing policies in the Redmond 2050 Comprehensive Plan (adopted in 2024) were updated to implement this law.
- **Council Request:**
None
- **Other Key Facts:**
Middle Housing is a new zoning designation that allows greater density in Single Family Residential Areas. This increased density increases demand and the number system connection and the amount of impervious area. These changes to the RMC accommodate the greater density introduced by Middle Housing. Use of this fee structure is intended as a transitional measure. A more comprehensive rate study, planned for later this year, will review and establish a permanent utility fee structure specifically for Middle Housing.

OUTCOMES:

The proposed changes will facilitate the implementation of Middle Housing Code changes.

COMMUNITY/STAKEHOLDER OUTREACH AND INVOLVEMENT:

- **Timeline (previous or planned):**
The timeline for influential sources related to the development of this item have included:
 - 2018-20: Puget Sound Regional Council VISION 2050
 - 2020-21: Redmond Housing Needs Assessment
 - 2020-21: Redmond Housing Action Plan
 - Redmond Housing Action Plan Questionnaire
 - 2020-21: Redmond Community Strategic Plan
 - 2021-23: King County Countywide Planning Policies Updates
 - 2021-24: Redmond 2050 - Housing Element Updates
 - 2024: Planning Commission Review of Residential Regulations
 - March 27, 2024: Public Hearing
- **Outreach Methods and Results:**
Redmond 2050 outreach methods have included:
 - Redmond 2050 Website
 - Digital City Hall Lobby
 - Let's Connect questionnaires, idea boards, and other tools
 - Press releases and social media
 - Short videos and posting of recordings of workshops

- Yard signs and Posters
- Utility Bill inserts
- Email newsletters to multiple City lists and partner organizations
- Hiring of Eastside for All for intensive, focused community engagement
- Stakeholder input and Focus group meetings
- Hybrid and remote workshops and interviews
- Tabling at community events
- Pop-up events in community spaces and workplaces
- Translation of selected materials
- Community Advisory Committee input
- Technical Advisory Committee input
- Planning Commission public hearings
- Human Services Commission meetings
- Other boards & Commissions meetings
- Mailed property owner notifications

Quarterly engagement summaries are available at [redmond.gov/1495](https://www.redmond.gov/1495/Engagement-Summaries)
<<https://www.redmond.gov/1495/Engagement-Summaries>>

- **Feedback Summary:**
N/A

BUDGET IMPACT:

Total Cost:

No expected changes to budget.

Approved in current biennial budget: ☐ Yes ☐ No ☒ N/A

Budget Offer Number:

N/A

Budget Priority:

Healthy and Sustainable

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

If yes, explain:

N/A

Funding source(s):

N/A

Budget/Funding Constraints:

N/A

☐ **Additional budget details attached**

COUNCIL REVIEW :

Previous Contact(s)

Date	Meeting	Requested Action
3/18/2025	Committee of the Whole - Planning and Public Works	Receive Information
6/3/2025	Committee of the Whole - Planning and Public Works	Receive Information

Proposed Upcoming Contact(s)

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

Time Constraints:

These code changes are needed to be in place for review of Middle Housing Submittals.

ANTICIPATED RESULT IF NOT APPROVED:

If not approved, there may be a delay in reviewing middle housing related building permit applications.

ATTACHMENTS:

Attachment A: Draft Ordinance amending RMC 13 and 15

Attachment B: RMC 13 & 15 Change Log