

City of Redmond



Agenda

Monday, August 3, 2026

4:30 PM

Special Meeting Notice and Agenda

City Hall: 15670 NE 85th St; or Listen at 510-335-7371

Committee of the Whole - Planning and Public Works

Committee Members

Jessica Forsythe, Presiding Officer

Vanessa Kritzer

Angie Nuevacamina

Sayna Parsi

Vivek Prakriya

Menka Soni

Melissa Stuart

For this meeting, the public can attend in person or listen live at 510-335-7371. No live streaming will be available.

AGENDA

ROLL CALL

A. Action Items - 5 minutes

1. Interlocal Agreement Governing Inspections in King County [CM 26-479](#)
Fire District 34
[Attachment A: King County Fire Inspection ILA 2026-2036](#)
[Attachment B: Summary of Changes](#)

Department: Fire, 5 minutes

Requested Action: Consent, September 1st

B. Feedback for Committee of the Whole - 5 minutes

1. 2026 Annual Code Cleanup [CM 26-478](#)
[Attachment A: Annual Code Cleanup Planning Commission Report](#)
[Attachment B: Annual Code Cleanup Appendices](#)

Department: Planning and Community Development, 5 minutes

Requested Action: Committee of the Whole - Planning and Public Works, September 1st

C. Informational - 5 minutes

1. 2026 Q1 Q2 Fire Prevention Performance Data [CM 26-480](#)
[Attachment A: Presentation](#)

Department: Fire, 5 minutes

Requested Action: Informational

D. Read Only - N/A

ADJOURNMENT



Memorandum

Date: 8/3/2026

Meeting of: Committee of the Whole - Planning and Public Works

File No. CM 26-479

Type: Committee Memo

TO: Committee of the Whole - Planning and Public Works

FROM: Mayor Angela Birney

DEPARTMENT DIRECTOR CONTACT(S):

Fire	Adrian Sheppard, Fire Chief	425-556-2200
Fire	Ameé Virelle, Deputy Fire Chief	425-556-2200

DEPARTMENT STAFF:

Fire	Rich Gieseke	Fire Marshal
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TITLE:

Interlocal Agreement Governing Inspections in King County Fire District 34

OVERVIEW STATEMENT:

Requesting council approval to renew an existing 10-year interlocal agreement allowing Redmond Fire to conduct inspections and issue fire code operational permits within the boundaries of King County Fire District 34.

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

REQUESTED ACTION:

☐ **Receive Information**

☒ **Provide Direction**

☐ **Approve**

REQUEST RATIONALE:

- **Relevant Plans/Policies:**
Community Risk Assessment & Standards of Cover (2022-2027)
- **Required:**
N/A
- **Council Request:**
N/A
- **Other Key Facts:**
N/A

OUTCOMES:

This interlocal agreement transfers the authority to conduct annual inspections for code compliance and preplanning within the jurisdictional boundaries of King County Fire District 34. This is the first renewal of an existing 10-year ILA.

Inspections within the Fire District reduce the risk to responders and businesses, increase safety and are in line with the Department's Standards of Cover.

COMMUNITY/STAKEHOLDER OUTREACH AND INVOLVEMENT:

- **Timeline (previous or planned):**
N/A
- **Outreach Methods and Results:**
N/A
- **Feedback Summary:**
N/A

BUDGET IMPACT:

Total Cost:

No cost to current budget; costs are recovered within the existing service contract with King County 34.

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

Budget Offer Number:

0000283

Budget Priority:

Safe and Resilient

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

If yes, explain:

N/A

Funding source(s):

Existing Fire District 34 service contract

Budget/Funding Constraints:

N/A

☐ Additional budget details attached

COUNCIL REVIEW:

Previous Contact(s)

Date	Meeting	Requested Action
N/A	Item has not been presented to Council	N/A

Proposed Upcoming Contact(s)

Date	Meeting	Requested Action
9/1/2026	Business Meeting	Approve

Time Constraints:

Current ILA expires on October 27, 2026, failure to complete the renewal prior to this day will cause a delay in scheduled inspections until the effective date of the successor agreement.

ANTICIPATED RESULT IF NOT APPROVED:

If the proposed interlocal agreement is not approved, the authority for Redmond Fire to conduct inspections will revert to the King County Fire Marshals office. Historically, the number and frequency of annual inspections completed by the County has been less than completed by Redmond Fire. The inability to inspect for code compliance and pre-planning will decrease the knowledge level of existing buildings and hazards in Fire District 34.

ATTACHMENTS:

Attachment A: King County Fire Inspection ILA 2026-2036

Attachment B: Summary of Changes - King County ILA for Inspections

INTERLOCAL AGREEMENT
BETWEEN
KING COUNTY
AND
CITY OF REDMOND FIRE DEPARTMENT RELATING TO THE
ADMINISTRATION OF THE
FIRE CODE OPERATIONAL PERMIT PROGRAM IN
UNINCORPORATED KING COUNTY

THIS INTERLOCAL AGREEMENT RELATING TO THE ADMINISTRATION OF THE FIRE CODE OPERATIONAL PERMIT PROGRAM ("Agreement") is made and entered into this date by and between King County, a home rule charter county in the State of Washington, (the "County") and City of Redmond Fire Department ("RFD"), a municipal corporation/political subdivision in the State of Washington ("Service Provider").

WHEREAS the County maintains all local governmental authority and jurisdiction to adopt, interpret and amend the International Fire Code ("IFC") within its unincorporated areas; and

WHEREAS, the County adopted King County Code Title 17, also known as the Fire Code of King County ("KCC Title 17"), to set fire safety standards within its unincorporated areas; and

WHEREAS KCC 17.04.230.3 authorizes the County Fire Marshal to delegate fire prevention inspections authority to the Chiefs of the King County Fire Districts and City Fire Departments within the County ("Chiefs") through inter-local agreement; and

WHEREAS the County and Service Provider agree that the Service Provider is in the best position to administer and perform inspections of the Fire Code Operational Permit Program on behalf of the County; and

WHEREAS the Service Provider possesses authority to provide the services identified in this Agreement pursuant to RCW 19.27.050; RCW 52.12.031(7), and RCW 52.26.090(1); and

WHEREAS it is the parties' intent that, except to the extent specifically delegated herein, any and all discretionary decision-making authority delegated to the County by RCW Title 19 including but not limited to code enforcement action shall remain with the County; and

WHEREAS, this Agreement is authorized by the State Building Code, Chapter 19.27 RCW, and the Inter-local Cooperation Act, Chapter 39.34 RCW.

NOW THEREFORE, in consideration of the terms and provisions herein, the County and the Service Provider agree to the following:

1. Authorization to Administer Sections of International Fire Code.

1.1 Authorization. The Fire Marshal hereby authorizes and delegates to the Chief of the Service Provider the administrative authority to conduct KCC Title 17 inspections in accordance with IFC Sections 105 and 107, and KCC Title 17 as it may be subsequently amended, on behalf of the County within the unincorporated areas as described in this Agreement (the “Program”). The Program will be conducted for those operational permits required by IFC 105 and as required by the County.

1.1.1 General Inspection Authority. The Service Provider shall have the authority to perform building and property inspections that it deems necessary to provide fire prevention services and pre-fire planning inspection for properties that do not require an operational permit as identified in the Program. No inspection fee or permit shall be required for any building and property inspected beyond the requirements of the Program. The scope of the Program may be periodically amended by written mutual agreement between the County and Service Provider, as allowed by State and County codes.

1.1.2 Designation. For the purposes of this Agreement, the County designates the Service Provider’s Fire Chief as the County’s Fire Chief and the Service Provider’s Fire Chief or designee as the fire code official within the area described in Section 1.1.3.

1.1.3 Service Area. The Service Provider shall be responsible for administering the Program in the unincorporated area of King County identified in Exhibit A (“Service Area”).

1.2 Collection of Fees. In consultation with the County Fire Marshal or the Permitting Division Director in the Department of Local Services, the Service Provider shall establish an annual fee schedule that does not exceed the County’s fee schedule. The Service Provider shall be responsible for assessing and collecting any and all fees charged under the Program and shall have the authority to retain and expend all fees collected under this Agreement.

1.2.1 Annual Fee Adjustment. The Service Provider may adjust its fee schedule each year, on a January 1st to December 31st cycle, by the amount equal to the percentage increase in the Consumer Price Index (All Wage Earners) for Seattle-Tacoma-Bellevue as reported in June, provided that the adjustment does not cause the Service Provider’s fee schedule to exceed the County’s fee schedule.

1.3 Applicable Codes and Standards. The County delegates to the Service Provider all authority under the KCC Title 17 and the Washington Administrative Code (WAC) Chapter 51-54A necessary to implement and fulfill the provisions of this Agreement.

2. Administration and Implementation of the Program.

2.1 Scope. The Service Provider shall maintain a master list of fire operational permits identified in the Program in the Service Area. The County shall provide a list of fire operational permits previously issued by the County within 45 days of initial execution of this Agreement. The Service Provider shall maintain a list of all permit applications, inspection records and permits issued under the Agreement, and provide the same to the County upon request. The Service Provider is authorized to release all inspection records to the Washington State Rating Bureau upon request.

2.2 Permit File. At the Service Provider’s request, the County shall provide the Service Provider with a copy of its fire inspection permit file or any related permit file for any property identified on the master list. The County will provide this information at no cost to the Service Provider.

2.3 Application Submittal. The County shall direct all requests for operational fire permits within the Service Area directly to the Service Provider. The Service Provider shall establish the permit application requirements and utilize its permit application form. The Service Provider shall receive and process all fire operational permit applications for properties within the Service Area.

2.4 Inspections. The Service Provider shall conduct permit inspections within the scope of this Agreement at least once annually but has the discretion to inspect more frequently. The Service Provider shall establish and utilize its inspection form.

2.4.1 Inspection Procedures. The County and the Service Provider shall adhere to the following conditions to ensure coordination of the Service Provider's inspections identified as part of the Program.

- a) The Service Provider will determine if a valid permit is held by the owner of the occupancy requiring a permit. If a valid permit is not held, the Service Provider shall inform the owner of the occupancy that a Permit Application Form must be completed and filed with the Service Provider.
- b) If the owner of the occupancy denies the Service Provider the right of entry, the Service Provider will forward the occupancy name, address, date of the denied entry and a brief written narrative of the circumstances to the County Fire Marshal for further action.
- c) If, after three attempts within ninety days (90) days, the Service Provider is unable to make contact with the owner of the occupancy, the Service Provider will forward the occupancy name, address and a brief written narrative of the circumstances including dates of attempts made to the County Fire Marshal, or as otherwise directed by the County, for further action.
- d) The County shall promptly provide a written status report on all code enforcement matters within the Service Area upon request. The Service Provider is not obligated to perform additional inspections to any occupancy that has been forwarded to the County for code enforcement, until such time as County enforcement actions have been completed.

2.4.2 Violations of the Fire Code. The County and the Service Provider shall adhere to the following conditions to ensure coordination with the County's fire code enforcement efforts.

- a) If the Service Provider identifies a code violation(s) during an inspection, the Service Provider shall document the violation(s) with any and all specific code citation(s) on the inspection form and will issue a written inspection notice to the responsible party. The Service Provider will schedule a re-inspection of the occupancy.
- b) If the Service Provider determines that a violation constitutes an immediate danger to life or property, the Service Provider shall immediately contact the County Fire Marshal and post a do not occupy placard, stop work notice or other emergency order at the Service Provider's discretion.
- c) The Service Provider shall work with the responsible party until the corrections are made, until no further progress is made in correcting the violations, or until 90 days has elapsed from the initial inspection, whichever comes first. If the responsible party is

unable to achieve required corrections as described above, the Service Provider shall forward the responsible party name, list of violations, and a brief written narrative of the circumstances to the Fire Marshal for code enforcement actions.

- d) The County shall promptly provide a written status report on all code enforcement matters within the Service Provider's Service Area upon request.

2.5 Permit Issuance. The Service Provider shall issue operational permits to applicants once all applicable fire codes and standards have been met and any fees have been paid. Permits will not be issued until all code violations are corrected and fees are received.

2.6 Form Review and Approval. Upon request of the County, the Service Provider shall provide documents for review by the County.

2.7 County Assistance.

2.7.1 Interpretation of Code. The Service Provider shall consult with the County Fire Marshal if any questions regarding the interpretation or application of the KCC Title 17 necessary to carry out the provisions of this Agreement arise. The County retains authority to make all discretionary decisions required by the KCC Title 17 and, if necessary, to reverse or modify any discretionary decisions made by the Service Provider in its performance under this Agreement.

2.7.2 Requests for Assistance. During the inspection process, there may be occasions that the Service Provider will request assistance from the County to ensure consistency in code application. The County will provide an initial response to all such requests for assistance within five (5) business days of receipt.

2.7.3 Code Appeals. In the event the owner of the occupancy at issue or other responsible party should wish to appeal any decision made by the Service Provider under this Agreement, the Service Provider shall direct the owner to file its appeal with the County. Service Provider shall assist in the code enforcement appeal process as requested by the County. The County shall provide the Service Provider, in writing, the outcome of the code appeal.

2.7.4 Access to Information. The County shall allow the Service Provider full access to the County's held records required to carry out any provision of this Agreement.

2.7.5 Construction Related Activities. The County issues development permits which include related activities such as installation of tanks, racking, and spray booths. An Operational Fire Permit would be required for these processes. The County shall notify the Service Provider that a permit application was received which would require an Operational Permit to be issued by the Service Provider. This notification is to ensure coordination between the County and the Service Provider. At application processing and after final approval, the County shall provide the Service Provider with the permit number, scope of work, business name.

2.7.6 KCC Title 17 Updates. The County may consider future amendments to KCC Title 17 when requested by the Service Providers to clarify the provisions of this Agreement or streamline their efforts to carry out the provisions of this Agreement.

3. Agreement Administration. The Permitting Division Director, or authorized designee, and the Fire Chief of the Service Provider, or authorized designee, shall administer this Agreement. The County

and the Service Provider agree to review the provision of this Agreement annually, starting on or about January 31, 2027.

4. Modifications to Agreement. Pursuant to Section 8.7 this Agreement may be amended in writing as mutually agreed by the parties. All terms and conditions of the Agreement shall otherwise remain in full force and effect.

5. Duration. This Agreement shall be effective from the date signed by both the King County Executive, or authorized designee, and the Mayor of Redmond, or authorized designee, and shall remain effective for a period of 10 years, unless terminated earlier as provided in Section 6.

6. Termination. Either party may terminate this Agreement with thirty (30) days advance written notice of the intent to terminate to the other party at the address listed below. The Service Provider agrees to provide the County with a status of all inspection activities for properties listed on the master list in an electronic format upon termination.

7. Indemnification. The County is transferring certain fire prevention administrative duties as stated in this Agreement to the Service Provider to obtain the localized expertise that the Service Provider acknowledges and warrants its personnel possess. The Service Provider acknowledges and warrants it and its personnel can perform the fire prevention administrative duties transferred in this Agreement in an efficient and cost-effective manner. Service Provider personnel performing services under this Agreement are not King County employees and shall not be considered King County employees for any purpose related to this Agreement. The County and Service Provider agree to indemnify, defend, and hold the other party harmless from any and all claims for personal injury, property damage, costs and reasonable attorney's fees, or other claims of any nature whatsoever arising out of the negligent acts, omissions or performance of its personnel in carrying out services contracted to be provided under this Agreement. Indemnification under this Agreement includes each party's agents or employees against the other party, notwithstanding any immunity that might otherwise have been available to the Service Provider by virtue of the Worker's Compensation Act, Title 51 RCW. The parties have specifically negotiated this waiver of Title 51 protection.

8. Miscellaneous.

8.1 No Separate Entity Created. This Agreement does not establish a separate legal entity, joint board, joint venture, or administrative section for the purpose of acquiring, managing, or disposing of property, or incurring any other financial obligation.

8.2 Property Ownership. This Agreement does not provide for jointly owned property. All property owned or hereafter acquired by either party to enable it to perform the services required under this Agreement shall remain the property of the acquiring party in the event of the termination of this Agreement.

8.3 No Third-Party Beneficiaries. This Agreement is entered into for the benefit of the parties hereto. No third-party beneficiaries are intended by this Agreement, and no other person or entity shall have any right of action or interest in this Agreement based on any provision set forth herein.

8.4 Filing/Website. A completed copy of this Agreement shall be included on the Service Provider's website and recorded with the King County Recorder's Office. It shall be listed by subject on the County's website or other electronically retrievable public source.

8.5 Non-Waiver of Breach. The failure of either party to insist upon strict performance of any of the covenants and agreements contained in this Agreement, or to exercise any option conferred by this Agreement in one or more instances shall not be construed to be a waiver or relinquishment of those covenants, agreements, or options, and the same shall be and remain in full force and effect.

8.6 Dispute Resolution. If agreement cannot be reached regarding interpretation or implementation of any provision of this Agreement, the parties should attempt to use an informal dispute resolution process such as mediation, through an agreed-upon mediator and process, to resolve the disagreement. If the parties engage in mediation all costs for mediation services will be divided equally between the parties and each party will be responsible for the costs of its own legal representation.

8.7 Amendments. No provision of this Agreement may be amended or modified except by written agreement signed by the parties.

8.8 Entire Agreement. The written terms and provisions of this Agreement, together with any Exhibits attached hereto, shall supersede all prior communications, negotiations, representations or agreements, either verbal or written of any officer or other representative of each party, and such statements shall not be effective or be construed as entering into or forming a part of or altering in any manner this Agreement. All of the Exhibits are hereby made part of this Agreement.

8.9 Severability. If any section of this Agreement is adjudicated to be invalid, such action shall not affect the validity of any section not so adjudicated.

8.10 Interpretation. Any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not apply in interpreting this Agreement. The language in this Agreement shall be interpreted as to its fair meaning and not strictly for or against any party.

8.11 Notice. All communications regarding this Agreement shall be sent to the parties at the addresses listed on the signature page of this Agreement, unless notified to the contrary. Any written notice hereunder shall become effective upon personal service or three (3) business days after the date of mailing by registered or certified mail, and shall be deemed sufficiently given if sent to the addressee at the address stated in this Agreement or such other address as may be hereafter specified in writing.

8.12 Non-Exclusive Agreement. The parties to this Agreement shall not be precluded from entering into similar agreements with other municipal corporations and/or other service providers.

8.13 Service Limitations. The services provided under this Agreement represent an extension and expansion of services the Service Provider owes to the general public. Neither party intends to create a special relationship or special duty to any individual or group of individuals.

IN WITNESS WHEREOF, the parties have caused this Agreement to be signed and shall be effective as of last date signed by both parties. .

Girmay Zahilay

King County Executive

Date: _____

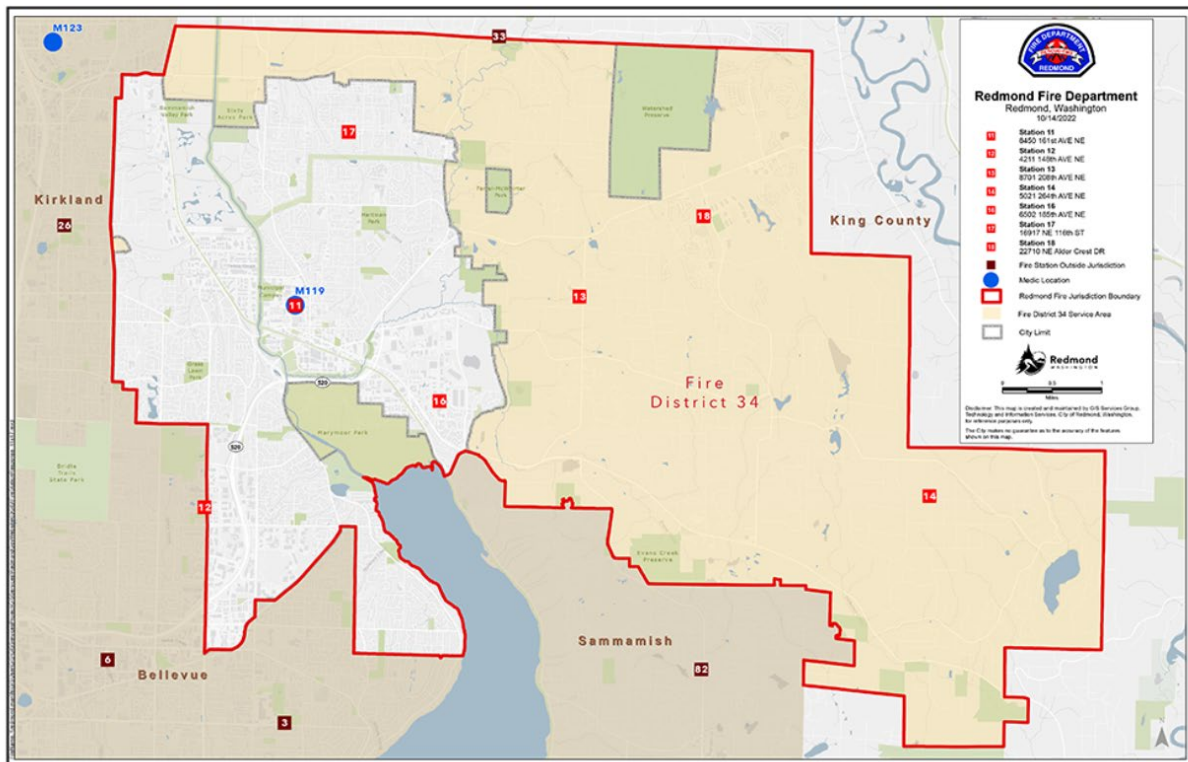
Mayor, City of Redmond

Date: _____

Exhibit A

Map of Fire District

District Map



July 20, 2026

Recommendation:

Approve the proposed Interlocal Agreement with King County. The agreement renews the existing 10-year partnership for administration of fire operational permits and contains primarily administrative updates. No significant changes to City responsibilities are proposed.

Purpose:

Renew the existing 10 year interlocal agreement with King County that authorizes the Redmond Fire Department to administer fire code operational permits and inspections within King County Fire District 34.

The proposed agreement is primarily an administrative update and renewal of the existing 10-year interlocal agreement. It preserves the existing operational permit program while updating references to current codes, County departments, and administrative procedures. No significant expansion of City responsibilities or reduction of County authority is proposed.

Key Changes:

- Updates Fire Code references to match current code editions
- Aligns annual fee adjustment with the calendar year
- Clarifies County enforcement responsibilities
- Improves coordination between County permitting and Fire Prevention during development review
- Creates a process for requesting future King County code updates

The proposed agreement modernizes administrative procedures while continuing the successful partnership between King County and the Redmond Fire Department. The agreement does not significantly change program responsibilities or operational practices.



Fire Prevention Division

Redmond Fire Department

15670 NE 85th St

Redmond, WA 98052



Memorandum

Date: 8/3/2026

Meeting of: Committee of the Whole - Planning and Public Works

File No. CM 26-478

Type: Committee Memo

TO: Committee of the Whole - Planning and Public Works

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	Lauren Alpert	Senior Planner

TITLE:

2026 Annual Code Cleanup

OVERVIEW STATEMENT:

Staff recommend that the City Council adopt an ordinance amending the Redmond Zoning Code (RZC) to clarify various requirements to improve usability of the RZC for staff, customers, and community members. See Attachment A, pp. 1-2, for a summary of the code amendments included in this package.

The Planning Commission reviewed and held a public hearing on this package of amendments and recommends approval.

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

REQUESTED ACTION:

☐ **Receive Information**

☒ **Provide Direction**

☐ **Approve**

REQUEST RATIONALE:

• **Relevant Plans/Policies:**

- Redmond 2050 PI-17: "Prepare and maintain development regulations that implement Redmond's Comprehensive Plan and include all significant development requirements. Ensure that the regulations are clearly written and can be efficiently and effectively carried out. Avoid duplicative or inconsistent requirements. Ensure that the development regulations can be accessed, understood, and used to the greatest extent possible by all people."
- Redmond 2050 CR-34: "Support, develop, and implement building and energy codes and policies that reduce energy waste, reduce the embodied carbon of materials, reduce stormwater runoff, phase out

natural gas use, and expand clean energy.”

- Economic Development Strategic plan
- Tourism Strategic Plan

- **Required:**

N/A

- **Council Request:**

N/A

- **Other Key Facts:**

Each year City staff reviews potential amendments to the RZC and collects the “minor” amendments into an annual code cleanup package.

OUTCOMES:

The outcome of the annual code cleanup package is to correct typos and references, codify administrative interpretations, and clarify ambiguities in the code.

COMMUNITY/STAKEHOLDER OUTREACH AND INVOLVEMENT:

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

A draft was published on Redmond’s Annual Code Cleanup website on June 3. The Planning Commission had a study session on June 10 and a public hearing on June 24, 2026.

- **Outreach Methods and Results:**

The draft was published on the Redmond website and published in city’s monthly newsletters.

- **Feedback Summary:**

N/A

BUDGET IMPACT:

Total Cost:

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

Approved in current biennial budget:

☒ **Yes**

☐ **No**

☐ **N/A**

Budget Offer Number:

0000304: Community/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):

N/A

Budget/Funding Constraints:

N/A

☐ Additional budget details attached

COUNCIL REVIEW:

Previous Contact(s)

Date	Meeting	Requested Action
N/A	Item has not been presented to Council	N/A

Proposed Upcoming Contact(s)

Date	Meeting	Requested Action
9/1/2026	Committee of the Whole - Planning and Public Works	Provide Direction
9/15/2026	Business Meeting	Approve

Time Constraints:

N/A

ANTICIPATED RESULT IF NOT APPROVED:

The result if not approved is the code will continue lack clarity in the identified areas.

ATTACHMENTS:

Attachment A: Annual Code Cleanup Planning Commission Report

Attachment B: Annual Code Cleanup Planning Commission Report Appendices



PLANNING COMMISSION REPORT AND RECOMMENDATION TO CITY COUNCIL

July 22, 2026

Project File Number:	LAND-2026-00145 SEPA-2026-00143
Proposal Name:	2026 Annual Code Cleanup
Applicant:	City of Redmond
Staff Contacts:	Lauren Alpert, Senior Planner 425-556-2460

FINDINGS OF FACT

Public Hearing and Notice

a. **Planning Commission Study Sessions and Public Hearing Dates**

- The City of Redmond Planning Commission held a study session on June 10 and June 24, 2026.
- The City of Redmond Planning Commission held a public hearing on the proposed amendments on June 24, 2026. One public comment was received.

b. **Notice and Public Involvement**

The public hearing notice was published in the Seattle Times on June 3, 2026 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.

Redmond Zoning Code Amendment Summary and Criteria Evaluation

The City of Redmond is proposing amendments to the Redmond Zoning Code (RZC) to clarify various requirements to improve usability of the RZC for staff, customers, and community members. The amendments are summarized in the table below.

Chapter (s)	Item	Description
RZC 21.70.150	SEPA Substantive Authority	Update list of referenced plans.
RZC 21.76.050 and RZC 21.76.070	Development Agreements	Clarify that development agreements are not permits.
RCZ 21.76.070.B	Permit Application Approval Criteria	Remove requirement for land use permits to be consistent with comprehensive plan.
RZC 21.04	Land Use Clarifications	Remove "boarding house." Correct MP use allowances. Delete duplicative paragraph.

		Narrow application of requirement for 75% indoor activity. Clarify food truck hours for Neighborhood zones.
RZC 21.36	Clarify Open Space Requirements	Re-establish residential open space requirement. Distinguish between common open space and required pedestrian access.
RZC 21.78	Definitions	Revise “culvert” definition. Remove “small lot short plat” definition.
RZC 21.12, 21.13, 21.36, 21.76, 21.55	Misc. Minor	Remove incorrect reference in 21.12. Update zone names in 21.13, 21.36, and 21.76. Delete extra word in 21.55 table title. Correct typos and update headers in 21.55
RZC 21.32	Landscape Area Requirements	Change narrative to match table contents.
RZC 21.76	MPD Procedures	Clarify that master planned development (MPD) amendments that meet the criteria for administrative modifications can be processed using a Type II process.
RZC 21.67	Green Building	Fix errors and make minor improvements for clarity.
Appendix 3	Update Language in Appendix 3	Change outdated language in Appendix 3.A.1 and change sewer to wastewater.

The full amendments are provided as Attachment A: Recommended Amendments to the Redmond Zoning Code.

Staff Analysis

The staff analysis for this proposal can be found in Attachment A to the Technical Committee Report.

Recommended Conclusions of the Technical Committee

On June 3, 2026, the Technical Committee reviewed amendments to the Redmond Zoning Code, as documented in Appendix D, and found the amendments to be consistent with applicable review criteria and therefore recommended approval.

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 (*Appendix D*).

Summary of Planning Commission Discussion Issues

The Commission asked for clarification on updates to development agreements, open space changes, and updated language in sustainability chapters. There was a discussion on the intent of removing comprehensive plan from the Land Use Actions and Design Criteria (21.756.070)

Recommendation

The Planning Commission finds the amendments to the Redmond Zoning Code, to be consistent with applicable review criteria and therefore recommended approval as shown in Attachment A.



Carol Helland, Director
Planning and Community Development



Susan Weston
Planning Commission Chair

Attachments

A. Recommended Amendments to the Redmond Zoning Code

Appendices

- A. Planning Commission Issues Matrix
- B. Public Hearing Notice
- C. Planning Commission Meeting Minutes
- D. Technical Committee Report with Exhibits

REDMOND ZONING CODE

Code Amendment Summary

Opens Space Clarifications (21.36)

Subject Matter Expert	<i>Odra Cárdenas, Beckye Frey, Matthew Allen</i>
Author	<i>Odra Cárdenas, Beckye Frey</i>
Policy Basis for Amendment	<i>Clarifications only. PI-17 concerning clear regulations</i>
Relevant Code Portions	21.36.100B.4 Combining Common Open Space and Pedestrian Access 21.36.100F Marymoor Village Center. 21.36.300C Requirement (Residential Open Space)

Proposed Amendment Overview & Rationale

The proposed amendments are minor clarifications only:

RZC 21.36.100B.4 Combining Common Open Space and Pedestrian Access Provides clarity on application and replacing vague language with clear dimensions	This section allows certain pathways to be counted as part of the required open space area, but does not have a clear distinction between amenity pathways and required street improvements such as sidewalks and mid-block passages. Some applicants interpret public right-of-way, sidewalks, mid-block passages, planting strips, etc. as counting towards required open space. The code should explicitly state that Common Open Space does not apply to right-of-way, sidewalks, or other required pedestrian or public realm requirements. Replace "wider" with a clear minimum length, width, depth, etc. and where this would be measured from.
21.36.100.F.3 Replaces a zoning district name that does not exist anymore (MDD5)	The zoning districts were consolidated as part of Redmond 2050, and some district names were inadvertently left unchanged when the code was updated. This amendment corrects one of those errors.
21.36.300.C Clarifies the open space standard by removing reference to old zones and old link	The open space requirements are shown in table 21.36.300.C.1 but the language has not been updated to reflect that we consolidated all the residential zoning districts (still states "as shown for each residential zone. (See RZC Chapter 21.08)."). The cleanup removes the old references and provides clarity.

Key Decision Points (as applicable)

- None to date.

Stakeholder Feedback to Date

- None to date.

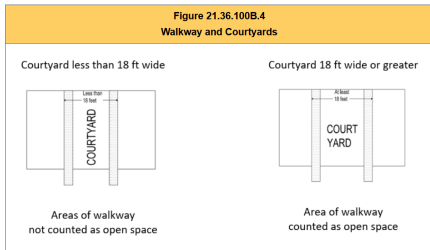
EXISTING CODE:

RZC 21.36.100.B.4 Combining Common Open Space and Pedestrian Access.
Parking areas, driveways, fire lanes, service access, and pedestrian access are not counted as

WORKING AMENDMENT:

~~Areas not counted as Common Open Space-Combining Common Open Space and Pedestrian Access. Parking areas, driveways, fire lanes, service access, and pedestrian access are not counted as common open space; except that if the total width of the~~

common open space; except that if the total width of the common usable open space is 18 feet or wider the area of any pedestrian path or walkway traversing through the open space may be considered as common usable open space. See Figure 21.36.100B.4.



~~common usable open space is 18 feet or wider the area of any pedestrian path or walkway traversing through the open space may be considered as common usable open space.~~

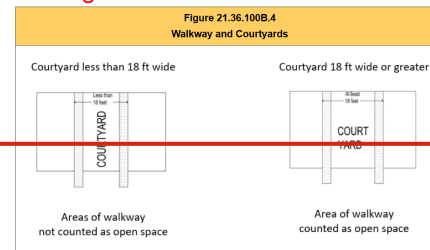
Areas Not Counted as Common Open Space

The following areas are not common open space:

1. Areas used for vehicle parking, vehicle access, or vehicle circulation, including areas needed for service vehicle access, such as access for vector trucks, fire apparatus, or similar vehicles.
2. Street frontage improvements and other required right-of-way improvements, including sidewalks, planting strips, landscape strips, and similar improvements along vehicle-oriented streets or outside the designated open space area.

This exclusion does not apply to pedestrian paths or trails located within and integrated into a designated open space area.

~~See Figure 21.36.100B.4~~



21.36.100.F.3 Configuration of Usable Open Space for Ground-Oriented Residential Uses in the MDD5 Zone.

21.36.100.F.3. Configuration of Usable Open Space for Ground-Oriented Residential Uses in the ~~MDD5~~ MME Zone.

21.36.300C Requirement.

The minimum outdoor open space requirement establishes the minimum percentage of a lot or a development that must provide outdoor open space, as shown for each residential zone. (See RZC Chapter 21.08).

21.36.300C

C. Requirement. ~~The minimum outdoor open space requirement establishes the minimum percentage of a~~ A residential lot or a development ~~that~~ must provide a minimum of 20 percent of the project limits as outdoor open space, ~~as shown for each residential zone. (See RZC Chapter 21.08).~~

PROPOSED AMENDMENT:

REDMOND ZONING CODE

Code Amendment Summary

Development Agreements

Subject Matter Expert	<i>Jeff Churchill</i>
Author	<i>Glenn Coil</i>
Policy Basis for Amendment	<i>PI-17 concerning clear development regulations.</i>
Relevant Code Portions	RZC 21.76.050 and 21.76.070

Proposed Amendment Overview

The amendment clarifies that development agreements are exercises of contract authority and are not project permit applications or project permits.

Rationale

Project permit applications and development agreements are fundamentally different. Cities are required, to one degree or another, to process and make decisions on project permit applications according to prescriptive procedures set forth in chapter 36.70B RCW. By contrast, under state law development agreements are contracts (not permits), are voluntary, and are bound by relatively few procedural requirements.

In the Redmond Zoning Code, this distinction is not clear. The amendment makes it clear.

Key Decision Points (as applicable)

- Whether to identify development agreements under one of the process types. Decision: no, because development agreements are not project permits.
- How much procedural detail to include in the 21.76.070 concerning development agreements. Decision: rely mostly on state law for procedural requirements.

Stakeholder Feedback to Date

- None to date.

EXISTING CODE:

Table 21.76.050B Classification of Permits and Decisions		
Permit Type	Process Type	RMC Section (if applicable)
Administrative Interpretation	I	
... [list of permits types in alpha order] ...	...	
Development Agreement	V	
... [list of permits types in alpha order] ...	...	
Zoning Code Amendment (that requires a Comprehensive Plan Amendment)	VI	

21.76.070.L

L. **Development Agreement.**

1. *Purpose.* The purpose of this section is to provide a mechanism whereby developers and the City can be certain that upon approval a project may proceed in accordance with existing policies and regulations, and that public facilities and services will be adequate to serve existing and new development at such time as development occurs. Development agreements are authorized by RCW [36.70B.170](#), et seq.
2. *Scope.* Any person having ownership or control of real property within the City desiring to enter may apply for a development agreement in order to set forth the development standards and other provisions that will apply to and govern and vest the development, use, and mitigation of the development of the real property for the duration specified in the agreement.
3. *Decision Criteria.* A development agreement may be entered into if the following criteria are met:

- a. The agreement must be consistent with the applicable development regulations for the property;
- b. All impacts of the development must be mitigated by the measures set forth in the agreement or the agreement must provide a mechanism for analyzing and mitigating such impacts as they occur;
- c. The agreement must reserve the City's authority to impose new or different regulations to the extent required by a serious threat to public health and safety;
- d. The duration of the agreement must be reasonable in light of the anticipated build-out period for the proposed development and the needs of the City; and
- e. The agreement must be in the public interest and provide a public benefit.

4. *Approving Deviations.* The City Council may approve deviations from development standards through a development agreement when the agreement concerns the design, construction, or operation of high-capacity transit facilities constructed by or for a regional transit authority established by Chapter [81.112](#) RCW, except for surface parking lots outside of the high-capacity transit right-of-way and identified station sites. In approving such deviations, the City Council must find that the deviations facilitate the design, construction, or operation of high-capacity transit facilities in Redmond, and that the development agreement meets the provisions of subsection [\(3\)\(b\)](#) through [\(3\)\(e\)](#) of this section.

WORKING AMENDMENT:

Table 21.76.050B Classification of Permits and Decisions		
Permit Type	Process Type	RMC Section (if applicable)
Administrative Interpretation	I	
... [list of permits types in alpha order] ...	...	

Table 21.76.050B Classification of Permits and Decisions		
Permit Type	Process Type	RMC Section (if applicable)
Development Agreement	V	
... [list of permits types in alpha order] ...	...	
Zoning Code Amendment (that requires a Comprehensive Plan Amendment)	VI	

21.76.070.L

L. *Development Agreement.*

1. *Purpose.* The purpose of this section is to provide a mechanism whereby developers and the City can be certain that upon approval a project may proceed in accordance with existing policies and regulations, and that public facilities and services will be adequate to serve existing and new development at such time as development occurs. Development agreements are authorized by RCW [36.70B.170](#), et seq.

2. *Scope.* Any person having ownership or control of real property within the City desiring to enter may apply for a development agreement in order to set forth the development standards and other provisions that will apply to and govern and vest the development, use, and mitigation of the development of the real property for the duration specified in the agreement.

3. Nature of development agreements. Development agreements are an exercise of the City's police power and contract authority. They are not project permits as defined in RCW 36.70B.020 and are not subject to the review timelines adopted in this chapter. Development agreements are voluntary, are approved by the City Council after a public hearing, and are recorded in accordance with RCW 36.70B.170 et seq.

4 3. *Decision Criteria.* A development agreement may be entered into if the following criteria are met:

- a. The agreement must be consistent with the applicable development regulations for the property;
- b. All impacts of the development must be mitigated by the measures set forth in the agreement or the agreement must provide a mechanism for analyzing and mitigating such impacts as they occur;
- c. The agreement must reserve the City's authority to impose new or different regulations to the extent required by a serious threat to public health and safety;
- d. The duration of the agreement must be reasonable in light of the anticipated build-out period for the proposed development and the needs of the City; and
- e. The agreement must be in the public interest and provide a public benefit.

5.4. Approving Deviations. The City Council may approve deviations from development standards through a development agreement when the agreement concerns the design, construction, or operation of high-capacity transit facilities constructed by or for a regional transit authority established by Chapter [81.112](#) RCW, except for surface parking lots outside of the high-capacity transit right-of-way and identified station sites. In approving such deviations, the City Council must find that the deviations facilitate the design, construction, or operation of high-capacity transit facilities in Redmond, and that the development agreement meets the provisions of subsection [\(3\)\(b\)](#) through [\(3\)\(e\)](#) of this section.

PROPOSED AMENDMENT:

REDMOND ZONING CODE

Code Amendment Summary

Green Building Program

Subject Matter Expert	Jenny Lybeck
Author	Jenny Lybeck
Policy Basis for Amendment	CR-34. Support, develop, and implement building and energy codes and policies that reduce energy waste, reduce the embodied carbon of materials, reduce stormwater runoff, phase out natural gas use, and expand clean energy.
Relevant Code Portions	21.67.020 21.67.030

Proposed Amendment Overview

Rationale

Staff are proposing changes to improve clarity, consistency, and accuracy of RZC 21.67. Updates are underway to Appendix 10, and proposed edits support further alignment with Appendix 10 and RZC 21.55.

Key Decision Points (as applicable)

None to date

Stakeholder Feedback to Date

None to date

EXISTING CODE:

21.67.020 Applicability.

- A. The provisions of RZC Chapter 21.67 apply city-wide to new multifamily, mixed-use, and commercial developments.
- B. Building Types. The GBP applies to all building types.
- C. Green building elements are mandatory per Table 21.67.020 and RZC Appendix 10.

Table 21.67.020. Applicability of Green Building Mandatory Elements

Applicability of Requirement	In Centers	Outside Centers By Development Type		
(M = Mandatory, O = Optional)	All Development Types	Nonresidential	Mixed-Use	Multifamily

1. Building Performance Standard				
a. Achieve any Green Building Rating or Certification System that requires energy modeling.	M	O	O	O
b. Compliance with WA State Clean Buildings Performance Standard and exceed state requirements at Level 2 EUI within 24 months. See RZC Appendix 10.	M	O	O	M
c. Share energy benchmarking data with City via Energy Star Portfolio Manager to demonstrate energy targets have been achieved.	M	M	M	M
2. Energy Conservation and Management				
a. Comply with all requirements of the Washington State Energy Code, including additional requirements identified in Section C, Table 1, Section 3 of RZC Appendix 10.	M	M	M	O
b. Earn Green Lease Leaders Certification Silver or Greater.	M	O	O	O
3. Embodied Carbon				
Minimum reduction of 10 percent.	M	M	M	M
4. EV Parking				
Provide EV-ready parking per RZC Appendix 10 (above mandatory EV parking).	M	M	M	M

(Ord. 3186; Ord. 3220)

21.67.030 Program Requirements.

A. Compliance Procedures. RZC 21.67.030 establishes criteria for using total building performance to comply with the GBP. Compliance with the GBP requires the following:

1. The use of ANSI/ASHRAE/IES Standard 100-2018 Energy Efficiency in Existing Buildings as adopted by reference with the exceptions noted in WAC Chapter 194-50, the Washington Clean Buildings Performance Standard;
2. Compliance with WAC Chapter 194-50 as amended by RZC Appendix 10;
3. The relevant amendments to WAC Chapter 194-50 shall be published in RZC Appendix 10, Green Building Program Requirements;
4. Achievement of an annual EUI, as determined using RZC Appendix 10, Green Building Program Requirements;

5. Certification with a third-party Green Building Rating or Certification System that requires energy performance modeling, performed by a registered design professional, able to demonstrate and report a modeled EUI that meets the EUI_t described in RZC Chapter 21.67;

6. Compliance with the Washington State Energy Code, including additional requirements identified in RZC Appendix 10, Green Building Program Requirements.

B. The detailed GBP requirements shall be published in RZC Appendix 10, Green Building Program Requirements.

C. **Qualification Process.** An eligible project shall qualify for the GBP upon determination by the Administrator or designee that it has submitted a complete application and third-party verification confirming all GBP requirements, as outlined in RZC Appendix 10, Green Building Program Requirements.

D. **WAC Chapter 194-50 – Washington Clean Buildings Performance Standard.** The GBP requires all qualifying projects, regardless of gross floor area, to prove compliance with WAC Chapter 194-50 as amended by RZC Appendix 10. Two levels of EUI_t values specific to this program have been adopted and are the basis of compliance.

1. The applicant shall use the methods described in Section 7.2, “Determining Energy Use Intensity Target (EUI_t)” to develop the project EUI_t as required by WAC Chapter 194-50.

2. The applicant shall use RZC Appendix 10, Section F, Table 2, in place of WAC Chapter 194-50, Table 7-1, Normative Annex Z, when developing the project EUI_t.

3. All other WAC Chapter 194-50 compliance procedures remain the same, except for the compliance date, which is described in Section E.4.c of RZC Appendix 10, Green Building Program Requirements.

4. Projects shall demonstrate to the Administrator the following:

a. The calculated EUI_t;

b. The projected gross floor area of each building activity type, as defined in WAC Chapter 194-50;

c. Achievement of Level 1 or Level 2 EUI_t targets for annual energy use as described in Section E.4.b of RZC Appendix 10, Green Building Program Requirements.

E. **Modeled Performance.** The applicant shall demonstrate compliance with Washington State Energy Code and the applicant shall model expected energy performance by submitting to the Administrator a report from an independent, third-party Green Building Rating or Certification System demonstrating a predicted energy use intensity (EUI) of the proposed design in kBtu/ft²/yr that is lower than or equal to the calculated EUI_t as described in RZC 21.67.030.

F. **Measured Performance Outcome.** Demonstrate compliance with the GBP by documenting that the proposed building has achieved an annual energy use that is within 10 percent of the EUI_t based on metered energy use after occupancy, as described in RZC 21.67.030.E, and further detailed in RZC Appendix 10, Green Building Program Requirements. (Ord. 2652; Ord. 2858; Ord. 3028; Ord. 3186; Ord. 3220. Formerly 21.67.040)

WORKING AMENDMENT:

21.67.020 Applicability.

A. The provisions of RZC Chapter 21.67 apply city-wide to new multifamily, mixed-use, and commercial developments.

B. Building Types. The GBP applies to all building types.

C. Green building elements are mandatory per Table 21.67.020 and RZC Appendix 10.

Table 21.67.020. Applicability of Green Building Mandatory Elements

Applicability of Requirement	In Centers	Outside Centers By Development Type		
(M = Mandatory, O = Optional)	All Development Types	Nonresidential	Mixed-Use	Multifamily
1. Building Performance Standard				
a. Achieve any Green Building Rating or Certification System that requires energy modeling.	M	O	O	O
b. Comply with all requirements of the Washington State Energy Code, including additional requirements identified in Section C.1.b Table 1, Section 3 of RZC Appendix 10.	M	M	M	O
b. c. Compliance with WA State Clean Buildings Performance Standard and exceed state requirements at Level 2 EUI within 24 months. See RZC Appendix 10.	M	O	O	M
2. Energy Conservation and Management				
e. a Share energy benchmarking data with City via Energy Star Portfolio Manager to demonstrate energy targets have been achieved.	M	M	M	M
a. Comply with all requirements of the Washington State Energy Code, including additional requirements identified in Section C, Table 1, Section 3 of RZC Appendix 10.	M	M	M	O
b. Earn Green Lease Leaders Certification Silver or G greater.	M	O	O	O
3. Embodied Carbon Reduction				
Benchmark embodied carbon and demonstrate a minimum reduction of 10 percent.	M	M	M	M
4. EV Parking Electric Vehicle Charging Infrastructure				
Provide EV-ready parking per RZC Appendix 10 (above mandatory EV parking).	M	M	M	M

(Ord. 3186; Ord. 3220)

21.67.030 Program Requirements.

A. Compliance Procedures. RZC 21.67.030 establishes criteria for using total building performance to comply with the GBP. Compliance with the GBP requires the following:

1. The use of ANSI/ASHRAE/IES Standard 100-2018 Energy Efficiency in Existing Buildings as adopted by reference with the exceptions noted in WAC Chapter 194-50, the Washington Clean Buildings Performance Standard;
2. Compliance with WAC Chapter 194-50 as amended by RZC Appendix 10;
- ~~3. The relevant amendments to WAC Chapter 194-50 shall be published in RZC Appendix 10, Green Building Program Requirements;~~
- ~~3. 4.~~ Achievement of an annual EUI, as determined using RZC Appendix 10, ~~Green Building Program Requirements~~;
- ~~4. 5.~~ Certification with a third-party Green Building Rating or Certification System that requires energy performance modeling, performed by a registered design professional, able to demonstrate and report a modeled EUI that meets the EUIt described in RZC [Appendix 10 Chapter 21.67](#);
- ~~5. 6.~~ Compliance with the Washington State Energy Code, including additional requirements identified in RZC Appendix 10, ~~Green Building Program Requirements~~.

B. The detailed GBP requirements shall be published in RZC Appendix 10, ~~Green Building Program Requirements~~.

C. **Qualification Process.** An eligible project shall qualify for the GBP upon determination by the Administrator or designee that it has submitted a complete application and third-party verification confirming all GBP requirements, as outlined in RZC Appendix 10, ~~Green Building Program Requirements~~.

D. **WAC Chapter 194-50 – Washington Clean Buildings Performance Standard.** The GBP requires all qualifying projects, regardless of gross floor area, to prove compliance with WAC Chapter 194-50 as amended by RZC Appendix 10. Two levels of EUIt values specific to this program have been adopted and are the basis of compliance.

1. The applicant shall use the methods described in [WAC Chapter 194-50](#) Section 7.2, “Determining Energy Use Intensity Target (EUIt)” to develop the project EUIt ~~as required by~~.
2. The applicant shall use RZC Appendix 10, ~~Section F, Table 2~~, in place of WAC Chapter 194-50, Table 7-1, Normative Annex Z, when developing the project EUIt.
3. All other WAC Chapter 194-50 compliance procedures remain the same, except for the compliance date, which is described in Section [C.1.c.i and Section D E.4.e](#) of RZC Appendix 10, ~~Green Building Program Requirements~~.
4. Projects shall demonstrate to the Administrator the following:
 - a. The calculated EUIt;
 - b. The projected gross floor area of each building activity type, as defined in WAC Chapter 194-50;
 - c. Achievement of Level 1 or Level 2 EUIt targets for annual energy use as described in Section E.4.b of RZC Appendix 10, ~~Green Building Program Requirements~~.
 - [d. All other GBP compliance procedures are outlined in Appendix 10.](#)

E. **Modeled Performance.** The applicant shall demonstrate compliance with Washington State Energy Code and the applicant shall model expected energy performance by submitting to the Administrator a report from an independent, third-party Green Building Rating or Certification System demonstrating a predicted energy use intensity (EUI) of the proposed design in kBtu/ft²/yr that is lower than or equal to the calculated EUIt as described in RZC 21.67.030.

F. **Measured Performance Outcome.** Demonstrate compliance with the GBP by documenting that the proposed building has achieved an annual energy use that is within 10 percent of the EUI based on metered energy use after occupancy, as described in RZC 21.67.030.E, and further detailed in RZC Appendix 10, ~~Green Building Program Requirements~~. (Ord. 2652; Ord. 2858; Ord. 3028; Ord. 3186; Ord. 3220. Formerly 21.67.040)

PROPOSED AMENDMENT:

REDMOND ZONING CODE

Code Amendment Summary

Land Use Clarifications and Minor Edits (RZC 21.04)

Subject Matter Expert	Kim Dietz, Beckye Frey
Author	Lauren Alpert, Beckye Frey
Policy Basis for Amendment	<i>Comprehensive plan, economic development strategic plan, tourism strategic plan, public safety plan</i>
Relevant Code Portions	21.04.0100 Residential Use Table. 21.04.0200 Non-Residential Use Table. 21.04.2170 Manufacturing and Wholesale Trade. 21.04.4030.D Food Trucks and Other Mobile Vendors

Proposed Amendment Overview

Clarifications and corrections per the table below:

Location / Rationale	Existing code:	Working amendment:
21.04.0100 Residential Use Table Removing reference to boarding house (not defined and not part of lodging category)	Bed and breakfast inn or boarding house	Bed and breakfast inn or boarding house
21.04.0200 Nonresidential Use Table. Previous amendment restricts manufacturing uses in part of Marymoor but this contradicts policies and codes allowing area to continue uses as area transitions.	Manufacturing and wholesale trade row, MME shows as "N"	Edits "N" to read " <u>L 1, 2</u> " – the same as MMC and MMM
21.04.2170 Manufacturing and Wholesale Trade. Delete duplicative section	B. Retail sales of goods manufactured on the premises, or accessory or secondary to the primary manufacturing and wholesale trade use, are permitted. Area devoted to retail sales shall not exceed the lesser of 10 percent of combined gross floor area or 1,000 square feet. F. Retail sales of goods manufactured on the premises, or accessory or secondary to the primary manufacturing and wholesale trade use, are permitted. Area devoted to retail sales shall not exceed the lesser of 10 percent of combined gross floor area or 1,000 square feet.	F. Retail sales of goods manufactured on the premises, or accessory or secondary to the primary manufacturing and wholesale trade use, are permitted. Area devoted to retail sales shall not exceed the lesser of 10 percent of combined gross floor area or 1,000 square feet. F. G. One caretaker residence per parcel is permitted as an accessory use, and shall not exceed 1,500 square feet.

21.04.2170 Manufacturing and Wholesale Trade. Clarify that indoor activity requirement does not apply in MP or I zone.	A. At least 75 percent of business activity by area must be conducted indoors, including storage of materials used in business activity.	A. <u>Except in the MP and I zones, at</u> At least 75 percent of business activity by area must be conducted indoors, including storage of materials used in business activity.
21.04.4030D Food Trucks and Other Mobile Vendors This clarification will increase staff and applicant understanding and increase predictability for residential neighborhoods.	Operation may be open to customers from 6:00 a.m. to 10:00 p.m. except in neighborhood zones operation shall not exceed eight hours per day and four days per week.	Operation may be open to customers from 6:00 a.m. to 10:00 p.m. except in neighborhood zones, <u>where the</u> operation shall not exceed eight hours per day and four days per week.

Key Decision Points (as applicable)

N/A

Stakeholder Feedback to Date

Internal stakeholders – project review planners and planners on call

External stakeholders- owners of food trucks and residents of neighborhood zones

EXISTING CODE:

See above.

WORKING AMENDMENT:

See above.

PROPOSED AMENDMENT:

REDMOND ZONING CODE

Code Amendment Summary

Landscape Area Requirements

Subject Matter Expert	<i>Alex Hunt</i>
Author	<i>Lauren Alpert</i>
Policy Basis for Amendment	<i>Comprehensive Plan</i>
Relevant Code Portions	RZC 21.32.040

Proposed Amendment Overview

RZC 21.32.040 asserts that "minimum landscape area requirements are set forth in Table 21.32.040". However, that is not accurate. Minimum landscape standards are set forth in the development regulations for individual zones. Table 21.32.040 only establishes how much of the required landscape area may be hardscape.

Rationale

Correct an error in the code.

Key Decision Points (as applicable)

None to date.

Stakeholder Feedback to Date

None to date.

EXISTING CODE:

Minimum landscape area requirements are set forth in Table 21.32.040.

Table 21.32.040. Minimum Landscaping Requirements

Landscaping Standard	Location Applicable	Maximum Hardscape, as Percentage of Required Landscaped Area*
General	All	N/A
Urban Landscaping Standard (RZC 21.32.070)	Overlake, Downtown, and Marymoor Village Centers	50%
	Neighborhood Multifamily, Corridor Mixed-Use, and Urban Mixed-Use Zones	35%

Residential Landscaping Standard (RZC 21.32.080)	Neighborhood Residential and Neighborhood Mixed-Use Zones	N/A
	Urban Recreation, Semi-Rural Residential	N/A
Nonresidential Landscaping Standard (RZC 21.32.090)	Business Park, Manufacturing, Industrial Zones	25%

*Maximum amount of impervious or hardscaped landscape area (such as patios, plazas, walkways, walls and fences, water features such as fountain or pool; excluding sidewalks).

WORKING AMENDMENT:

Minimum landscape area requirements are set forth in this chapter and in the development regulations established in RZC Article I. The maximum percentage of landscape area that may consist of hardscape is set forth in Table 21.32.040.

Table 21.32.040. ~~Minimum Landscaping Requirements~~ Maximum Hardscape in Landscape Area

Landscaping Standard	Location Applicable	Maximum Hardscape, as Percentage of Required Landscaped Area*
General	All	N/A
Urban Landscaping Standard (RZC 21.32.070)	Overlake, Downtown, and Marymoor Village Centers	50%
	Neighborhood Multifamily, Corridor Mixed-Use, and Urban Mixed-Use Zones	35%
Residential Landscaping Standard (RZC 21.32.080)	Neighborhood Residential and Neighborhood Mixed-Use Zones	N/A
	Urban Recreation, Semi-Rural Residential	N/A
Nonresidential Landscaping Standard (RZC 21.32.090) <u>(RZC 21.14)</u>	Business Park, Manufacturing, Industrial Zones	25%

*Maximum amount of impervious or hardscaped landscape area (such as patios, plazas, walkways, walls and fences, water features such as fountain or pool; excluding sidewalks).

PROPOSED AMENDMENT:

REDMOND ZONING CODE

Code Amendment Summary

Misc Cleanups

Subject Matter Expert	Ian Lefcourte, Beckye Frey, Jenny Lybeck
Author	Beckye Frey
Policy Basis for Amendment	<i>Clarifications and corrections only.</i> <i>PI-17 concerning clear regulations</i>
Relevant Code Portions	21.12.500 Overlake Development Standards 21.13.100 Marymoor Village Center Zones 21.13.150 Transition to New Standards 21.55.200 Affordable Housing. 21.55.300 Green Building 21.76.070.P Master Planned Development (MPD)

Proposed Amendment Overview

Clarifications, removing old names, etc. All minor edits, as shown in table below:

Location / Rationale	Existing code:	Working amendment:
21.12.500 Overlake Development Standards Delete reference to section that no longer exists	Maximum Height With Incentives note: See RZC 21.12.600 for incentive related adjustments to building height.	See RZC 21.12.600 for incentive related adjustments to building height.
21.13.100 Marymoor Village Center Zones and 21.13.150 Transition to New Standards Remove old naming convention	References to the old Marymoor Design District	Replace with Marymoor Village Center , as used throughout this chapter
21.55.200 Affordable Housing Remove extra word	Table 21.55.200. Affordable Housing Incentive Options Description	Table 21.55.200. Affordable Housing Incentive Options Description
21.55.300 Green Building Incentives Update headers and clean up typos	Achieve all requirements of the 2021 ESEC, including specific building envelope requirements identified in Table 1 Section 3 of Appendix 10. Headers Provide water sub-metering for each unit.	Achieve all requirements of the 2021 E WSEC, including specific building envelope requirements identified in Table 1 Section 3 of Appendix 10. Headers should read: Building Performance - Green Building Certification - Washington State Energy Code Prescriptive Pathway - Modified Washington State Clean Buildings Performance Standard

		Energy Storage, Conservation, and Management Energy Management - All Electric Building - Electric Ready Building - Green Leasing - Energy Storage System - Renewable Energy Electric Vehicles Charging Infrastructure Water, Stormwater, and Trees Embodied Carbon Provide water sub-metering for each unit.
21.76.070.P Master Planned Development (MPD) <i>Remove old naming convention</i>	b. Required in the Overlake Metro Center, Marymoor Village Center, and Northeast Design District for all projects encompassing at least three acres;	b. Required in the Overlake Metro Center, Marymoor Village Center, and Northeast Design District for all projects encompassing at least three acres;

Key Decision Points (as applicable)

N/A

Stakeholder Feedback to Date

N/A

PROPOSED AMENDMENT:

REDMOND ZONING CODE

Code Amendment Summary

MPD Amendments

Subject Matter Expert	Jeff Churchill
Author	Glenn Coil
Policy Basis for Amendment	PI-17 concerning clear regulations.
Relevant Code Portions	RZC 21.76.070.P.4

Proposed Amendment Overview

The amendment clarifies that master planned development (MPD) amendments that meet the criteria for administrative modifications can be processed using a Type II process.

Rationale

The code is not clear and could be interpreted to require that MPD's originally approved by the City Council are required to receive approval for amendments, even if the amendments would otherwise be considered administrative modifications.

Key Decision Points (as applicable)

- None to date.

Stakeholder Feedback to Date

- None to date.

EXISTING CODE:

P. **Master Planned Development (MPD).**

4. *Procedures.* MPDs shall be processed using the following procedures:

- a. MPDs in the Overlake Metro Center, Marymoor Village Center, and Northeast Design District that are larger than three acres in size and MPDs in the Downtown that are larger than 10 acres in size shall follow a Type V process as set forth in RZC 21.76.050.J.

- i. A recommendation from the Administrator shall be required.
 - ii. The applicant shall host one neighborhood meeting, pursuant to RZC 21.76.060.C. The neighborhood meeting shall be held no later than 60 days before the public hearing.
 - iii. MPD approval extensions and MPD amendments that meet the criteria for administrative modifications shall be reviewed under RZC 21.76.090, Post-Approval Actions.
- b. All other MPDs shall follow the process that is followed for the underlying land use permit. For example, an MPD that accompanies a site plan entitlement would follow a Type II process.
- i. A neighborhood meeting to gather public input shall be held prior to the applicant making a formal application for the underlying land use permit.
 - ii. MPD approval extensions and MPD amendments that meet the criteria for administrative modifications shall be reviewed under RZC 21.76.090.D, Administrative Modifications.
- c. A master plan shall be completed prior to approval of any subdivision, binding site plan, or issuance of land use permit approval for any development. The following actions are exempt from this requirement:
- i. Alterations to a building that qualify for review as an administrative modification under RZC 21.76.090.D.
 - ii. Public projects, such as parks, utility, and street improvements, including subdivision of property for land acquisition, or acquisition of other property rights required for such projects.
 - iii. Actions exempt from subdivision requirements as listed in RZC 21.74.010.B.2.
 - iv. Relocation of structures displaced by public projects.

WORKING AMENDMENT:

P. **Master Planned Development (MPD).**

4. *Procedures.* MPDs shall be processed using the following procedures:

- a. MPDs in the Overlake Metro Center, Marymoor Village Center, and Northeast Design District that are larger than three acres in size and MPDs in the Downtown that are larger than 10 acres in size shall follow a Type V process as set forth in RZC 21.76.050.J.
 - i. A recommendation from the Administrator shall be required.
 - ii. The applicant shall host one neighborhood meeting, pursuant to RZC 21.76.060.C. The neighborhood meeting shall be held no later than 60 days before the public hearing.
 - iii. **The provisions of RZC 21.76.090.D.2 notwithstanding.** MPD approval extensions and MPD amendments that meet the criteria for administrative modifications shall be reviewed under **~~RZC 21.76.090, Post-Approval Actions~~ RZC 21.76.090.D, Administrative Modifications.**
- b. All other MPDs shall follow the process that is followed for the underlying land use permit. For example, an MPD that accompanies a site plan entitlement would follow a Type II process.
 - i. A neighborhood meeting to gather public input shall be held prior to the applicant making a formal application for the underlying land use permit.
 - ii. MPD approval extensions and MPD amendments that meet the criteria for administrative modifications shall be reviewed under RZC 21.76.090.D, Administrative Modifications.
- c. A master plan shall be completed prior to approval of any subdivision, binding site plan, or issuance of land use permit approval for any development. The following actions are exempt from this requirement:
 - i. Alterations to a building that qualify for review as an administrative modification under RZC 21.76.090.D.

- ii. Public projects, such as parks, utility, and street improvements, including subdivision of property for land acquisition, or acquisition of other property rights required for such projects.
- iii. Actions exempt from subdivision requirements as listed in RZC 21.74.010.B.2.
- iv. Relocation of structures displaced by public projects.

PROPOSED AMENDMENT:

REDMOND ZONING CODE

Code Amendment Summary

Permit Application Approval Criteria

Subject Matter Expert	Jeff Churchill
Author	Glenn Coil
Policy Basis for Amendment	<i>PI-17 concerning clear development regulations.</i>
Relevant Code Portions	RZC 21.76.070.B

Proposed Amendment Overview

Amends RZC 21.76.070.B such that all land use permits must demonstrate consistency with adopted development regulations. References to the comprehensive plan are removed.

Rationale

Under state law, development regulations must be consistent with the comprehensive plan. Comprehensive Plans are to be used for measuring consistency only for lack of development regulations.

Key Decision Points (as applicable)

- None to date.

Stakeholder Feedback to Date

- None to date.

EXISTING CODE:

B. *Criteria Applicable to All Land Use Permits.*

1. *Purpose.* The purpose of this section is to provide general criteria that ensure overall consistency between proposed land use permits, and applicable regulations, and the Comprehensive Plan.

2. *Scope.* The decision criteria below shall apply to all land use permits.

3. *Criteria.*

a. *Consistency.* Land use permits are reviewed by the City to determine consistency between the proposed project and the applicable regulations and Comprehensive Plan provisions.

i. A proposed project's consistency with the City's development regulations shall be determined by consideration of:

A. The type of land use;

- B. The level of development, such as units per acre or other measures of density;
- C. Availability of infrastructure, including public facilities and services needed to serve the development; and
- D. The character of the development, such as development standards.

ii. Upon review of a land use permit and accompanying site plan, the decision maker shall determine whether building design and/or site design complies with the following provisions:

- A. The Comprehensive Plan, RZC 21.02, *Preface*, RZC Article I, *Zone-Based Regulations*, RZC Article II, *Citywide Regulations*, and the Appendices that carry out these titles;
- B. The provisions of RMC Title 15, Buildings and Construction, that affect building location and general site design;
- C. The Washington State Environmental Policy Act (SEPA) if not otherwise satisfied;
- D. RZC Article VI, *Review Procedures*, to the extent it provides the procedures to ensure compliance with the requirements in subsections B.3.a.ii.B and B.3.a.ii.C of this section.
- E. Both within and outside Transition Overlays, decision makers authorized by the RZC to decide upon discretionary approvals may condition such approvals and development permits, including but not limited to site plan approvals, to minimize adverse impacts on other properties and uses, and to carry out the policies of the Comprehensive Plan.

b. *Limitations on Review.* During project review, the City shall not reexamine alternatives to or hear appeals on the items identified in subsection B.3.a.i of this section, except for issues of code interpretation.

c. *Burden and Nature of Proof.* The burden of proof for demonstrating that the application is consistent with the applicable regulations is on the proponent. The project application must be supported by proof that it conforms to the applicable elements of the City's development regulations and the Comprehensive Plan, and that any significant adverse environmental impacts have been adequately addressed.

WORKING AMENDMENT:

B. *Criteria Applicable to All Land Use Permits.*

1. *Purpose.* The purpose of this section is to provide general criteria that ensure overall consistency between proposed land use permits, and applicable regulations, ~~and the Comprehensive Plan.~~

2. *Scope.* The decision criteria below shall apply to all land use permits.

3. *Criteria.*

a. *Consistency.* Land use permits are reviewed by the City to determine consistency between the proposed project and the applicable regulations ~~and Comprehensive Plan provisions.~~

i. A proposed project's consistency with the City's development regulations shall be determined by consideration of:

- A. The type of land use;
- B. The level of development, such as units per acre or other measures of density;

- C. Availability of infrastructure, including public facilities and services needed to serve the development; and
 - D. The character of the development, such as development standards.
- ii. Upon review of a land use permit and accompanying site plan, the decision maker shall determine whether building design and/or site design complies with the following provisions:
- A. ~~The Comprehensive Plan~~, RZC 21.02, *Preface*, RZC Article I, *Zone-Based Regulations*, RZC Article II, *Citywide Regulations*, and the Appendices that carry out these titles;
 - B. The provisions of RMC Title 15, Buildings and Construction, that affect building location and general site design;
 - C. The Washington State Environmental Policy Act (SEPA) if not otherwise satisfied;
 - D. RZC Article VI, *Review Procedures*, to the extent it provides the procedures to ensure compliance with the requirements in subsections B.3.a.ii.B and B.3.a.ii.C of this section.
 - E. Both within and outside Transition Overlays, decision makers authorized by the RZC to decide upon discretionary approvals may condition such approvals and development permits, including but not limited to site plan approvals, to minimize adverse impacts on other properties and uses, and to carry out the policies of the Comprehensive Plan.
- b. *Limitations on Review*. During project review, the City shall not reexamine alternatives to or hear appeals on the items identified in subsection B.3.a.i of this section, except for issues of code interpretation.
- c. *Burden and Nature of Proof*. The burden of proof for demonstrating that the application is consistent with the applicable regulations is on the proponent. The project application must be supported by proof that it conforms to the applicable elements of the City's development regulations ~~and the Comprehensive Plan~~, and that any significant adverse environmental impacts have been adequately addressed.

PROPOSED AMENDMENT:

REDMOND ZONING CODE

Code Amendment Summary

SEPA Substantive Authority

Subject Matter Expert	<i>Jeff Churchill</i>
Author	<i>Glenn Coil</i>
Policy Basis for Amendment	<i>PI-17 concerning clear regulations.</i>
Relevant Code Portions	RZC 21.70.150

Proposed Amendment Overview

The amendment updates the list of documents that are the basis for the City's exercise of SEPA substantive authority.

Rationale

Keeping the list of documents up to date ensure the City is able to effectively conduct environmental review.

Key Decision Points (as applicable)

- None to date.

Stakeholder Feedback to Date

- None to date.

EXISTING CODE:

21.70.150 Substantive Authority.

A. As its basis for exercising substantive authority under SEPA, the City of Redmond adopts WAC 197-11-650 through 197-11-660, WAC 197-11-900 through 197-11-906, and WAC 197-11-158, as now existing or hereinafter amended, by reference. Substantive authority is the regulatory authority under SEPA to condition or deny a proposal in order to mitigate or avoid environmental impacts clearly identified in environmental documents.

B. For the purposes of RCW 43.21C.060 and WAC 197-11-660(a), the following policies, plans, rules, regulations, and all amendments thereto, are designated as potential bases for the

exercise of the City's substantive authority under SEPA, subject to the provisions of RCW 43.21C.240:

1. RCW Chapter 43.21C, *State Environmental Policy Act*;
2. Six-Year Transportation Improvement Program;
3. RMC Title 6, Health and Sanitation;
4. RMC Title 7, Animals;
5. RMC Title 10, Vehicles and Traffic;
6. RMC Title 12, Streets and Sidewalks;
7. RMC Title 13, Water and Sewers;
8. RMC Title 15, Buildings and Construction;
9. RMC Title 21, Zoning Code;
10. The City of Redmond Comprehensive Plan;
11. The City of Redmond Parks, Arts, Recreation, Culture and Conservation (PARCC) Plan;
12. The City of Redmond Water System Plan;
13. The City of Redmond General Sewer Plan;
14. Natural Resources Capital Improvement Plan;
15. Regional Stormwater Facilities Plan;
16. Comprehensive Flood Hazard Management Plan;
17. The City of Redmond Transportation Master Plan; and
18. The City of Redmond Fire Service Master Plan.

WORKING AMENDMENT:

21.70.150 Substantive Authority.

A. As its basis for exercising substantive authority under SEPA, the City of Redmond adopts WAC 197-11-650 through 197-11-660, WAC 197-11-900 through 197-11-906, and WAC 197-11-158, as now existing or hereinafter amended, by reference. Substantive authority is the regulatory authority under SEPA to condition or deny a proposal in order to mitigate or avoid environmental impacts clearly identified in environmental documents.

B. For the purposes of RCW 43.21C.060 and WAC 197-11-660(a), the following policies, plans, rules, regulations, and all amendments thereto, are designated as potential bases for the exercise of the City's substantive authority under SEPA, subject to the provisions of RCW 43.21C.240:

1. RCW Chapter 43.21C, *State Environmental Policy Act*;
2. Six-Year Transportation Improvement Program;
3. RMC Title 6, Health and Sanitation;
4. RMC Title 7, Animals;
5. RMC Title 10, Vehicles and Traffic;
6. RMC Title 12, Streets and Sidewalks;
7. RMC Title 13, Water and Sewers;
8. RMC Title 15, Buildings and Construction;
9. RMC Title 21, Zoning Code;
10. The City of Redmond Comprehensive Plan;
11. The City of Redmond Parks, Arts, Recreation, Culture and Conservation (PARCC) Plan;
12. The City of Redmond Water System Plan;
13. The City of Redmond General **Wastewater Sewer** Plan;
14. Natural Resources Capital Improvement Plan;
15. Regional Stormwater Facilities Plan;
16. Comprehensive Flood Hazard Management Plan;

17. The City of Redmond Transportation Master Plan; ~~and~~

18. The City of Redmond Fire Service Master Plan; ~~and~~

19. The Fire Department Functional Plan; and

20. The Capital Facilities Plan 2050 – General Government.

PROPOSED AMENDMENT:

REDMOND ZONING CODE

Code Amendment Summary

Small Lot Short Plat Definition

Subject Matter Expert	Jeff Churchill
Author	Glenn Coil
Policy Basis for Amendment	PI-17 concerning clear regulations.
Relevant Code Portions	RZC 21.78.280

Proposed Amendment Overview

The amendment eliminates the definition of “small lot short plat.”

Rationale

This definition became obsolete with the creation of the Neighborhood Residential zone and implementation of middle housing as part of Ordinance 3186 adopted on Nov. 19, 2024.

Key Decision Points (as applicable)

- None to date.

Stakeholder Feedback to Date

- None to date.

EXISTING CODE:

21.76.280

Small Lot Short Plat. The short subdivision of a lot that does not meet the minimum average lot size for the underlying zone and subject to the criteria in RZC 21.74.030.B.1.

WORKING AMENDMENT:

21.76.280

~~Small Lot Short Plat. The short subdivision of a lot that does not meet the minimum average lot size for the underlying zone and subject to the criteria in RZC 21.74.030.B.1.~~

PROPOSED AMENDMENT:

REDMOND ZONING CODE

Code Amendment Summary

Amendment name

Subject Matter Expert	<i>Cindy Wellborn</i>
Author	<i>Lauren Alpert</i>
Policy Basis for Amendment	<i>Provide clarity to stakeholders including applicants, city leaders, hearing examiner, and staff. The definition also in compliance with the Washington State regulations.</i>
Relevant Code Portions	<i>21.78 C definitions 21.64.020</i>

Proposed Amendment Overview

- Revises definition of culvert.

Rationale

- Adding clarity for users of the code.
- It complies with Washington state and federal regulations.

Key Decision Points (as applicable)

N/A

Stakeholder Feedback to Date

N/A

EXISTING CODE:

Culvert. A structure, typically under a roadway, rail line, trail or embankment, that is used to convey flow from a natural channel or drainage ditch.

WORKING AMENDMENT:

Culvert. A structure, ~~typically under a roadway or pipe which is designed to convey stormwater through an obstacle such as beneath a road,~~ rail line, trail or embankment, ~~that is used to convey flow from a natural channel or drainage ditch.~~ Culverts can be classified as either fish passage or standard.

PROPOSED AMENDMENT:

Culvert. A structure or pipe which is designed to convey stormwater through an obstacle such as beneath a road, railway, trail or embankment. Culverts can be classified as either fish passage or standard.

REDMOND ZONING CODE

Code Amendment Summary

Amendment name

Subject Matter Expert	<i>Cindy Wellborn</i>
Author	<i>Lauren Alpert</i>
Policy Basis for Amendment	<i>Increase clarity in the code and update to current language standards</i>
Relevant Code Portions	<i>Appendix 3.A.1</i>

Proposed Amendment Overview

Change outdated language in Appendix 3.A.1 and change language around sewer to wastewater.

Rationale

Adding clarity for users of the code and updating to current language standards.

Key Decision Points (as applicable)

N/A

Stakeholder Feedback to Date

Public Works utilities staff.

EXISTING CODE:

1. *Purpose.* The purpose of these design standards is to provide a reference to City of Redmond's requirements for the design and installation of improvements to the water and sewer systems. No extension or modifications to the City's utility system shall be made without the approval of construction drawings prepared in accordance with these standards.

WORKING AMENDMENT:

1. *Purpose.* The purpose of these design standards is to provide a reference to City of Redmond's requirements for the design and installation of improvements to the water and ~~wastewater sewer~~ **wastewater** systems. No extension or modifications to the City's utility system shall be made without the approval of construction drawings prepared in accordance with these standards.

PROPOSED AMENDMENT:

Item	Discussion Notes	Issue Status
1. Development Agreements Aparna	<u>Commission Discussion</u> How can development agreements be both voluntary but also have city contract authority? Do projects that are in development agreements go through a public hearing? If a project chose not to do a development agreement, would a project be required to do a public hearing if it was a certain scale? <u>Staff Comments</u> Development agreements authorized in and subject to state law: RCW 36.70B.170 through .210. Development agreements are contracts and that is how they are characterized in state law. A property owner and the city choose to enter into a development agreement, neither are required to enter into a development agreement. Once a development agreement is created it is treated as a contract and is binding. Development agreements are subject to a public hearing per RCW 36.70B.200. The proposed changes in the RZC will not change the requirement that the review process require a public hearing. Development applications that require public hearings are those where the zoning code requires a public hearing. For example, permit types III, IV, V, VI all require a public hearing prior to a decision.	Opened 6.10 Closed 6.24
2. Open Space Weston, Van Niman	<u>Commission Discussion</u> Where do open space changes apply? What is the impact of the changes related to parking and what is driving that change? What is the math on the changes related to pedestrian pathways? <u>Staff Comments</u> Changes to RZC 21.36.100.B.4 and 21.36.100.F.3 apply to mixed-use and multifamily structures that are not considered middle housing.	Opened 6.10 Closed 6.24

Item	Discussion Notes	Issue Status
	RZC 21.36.100.B.4 addresses combining common open space and pedestrian access including parking areas. Applicants have been interpreting public right-of-way, sidewalks, mid-block passages, planting strips, etc. as counting towards required open space. The update more explicitly makes the distinction between amenity pathways and required street improvements. The provision updates the language around vehicle parking to state: "Areas dedicated to vehicle parking, access, and circulation - including areas dedicated to service vehicle access, such as access for vactor trucks and/or fire apparatus - may not be counted as common open space." This increases clarity on what can counted toward required open space. Changes in RZC 21.36.100.F.3 fix an obsolete zone name. Changes in RZC 21.36.300.C re-establish a 20 percent outdoor open space requirement for residential development. This requirements was formerly included in each zone, but it was accidentally omitted during Redmond 2050 updates as zones were consolidated and chapters were reformatted. The cleanup removes the old references and provides additional clarity on the requirement.	
3.	Sustainability Weston <u>Commission Discussion</u> Clarify if there are any changes in the meaning of sustainability regulations. Is there any versioning that happened? <u>Staff Comments</u> There are no changes in the meaning of sustainability regulations, the green building text updates improved consistency of references especially to support edits being made in Appendix 10. This included updating various headers and references in RZC 21.55.300 for the Green Building Incentives and RZC 21.67 Green Building Code.	Opened 6.10 Closed 6.24
4.	Permit Application Approval Criteria Woodyear <u>Commission Discussion</u> What is the reasoning behind removing "Comprehensive Plan" from RZC 21.76.070.B? What was the intent? Is the expectation that SB 6026 becomes the operation standard for evaluating land use proposals? <u>Staff Comments</u> Under the Growth Management Act, land use and development regulations must be consistent with the comprehensive plan. It is redundant to have applicants proposing development demonstrate	Opened 6.09 Closed 6.24

Item	Discussion Notes	Issue Status
	consistency with development regulations and the comprehensive plan. It is also problematic because comprehensive plan policies are broad, may be implemented in many ways, and generally are not suitable as decision criteria for land use applications. Using them creates uncertainty for applicants, staff, and community members. By contrast, requiring compliance with regulations, which by law must be consistent with the comprehensive plan, promotes predictability. Under GMA, the proper way to resolve conflicts about how policies are implemented is through the code amendment process. SB 6026 did not impact this decision. The proposed change does <i>not</i> impact how the City reviews changes to comprehensive plan policies and zoning regulations. There are specific decision criteria for those actions that can be found in RZC 21.76.070.J (comprehensive plan), 21.76.070.AE (zoning code text), and 21.76.070.AF (zoning map). All the criteria reference consistency with the comprehensive plan.	



NOTICE OF PUBLIC HEARING
CITY OF REDMOND

Redmond Zoning Code Amendment:
2026 Annual Code Cleanup (LAND-2026-00145; SEPA-2026-00143)

The City of Redmond Planning Commission will hold a Public Hearing at Redmond City Hall Council Chambers, 15670 NE 85th Street, Redmond, Washington on **June 24, 2026, at 7 p.m.** or as soon thereafter, on:

SUBJECT: Zoning Code Amendment for 2026 Annual Code Cleanup. Project number LAND-2026-00145; SEPA-2026-00143

REQUESTED ACTION: Planning Commission recommendation on the proposed amendment to the Redmond Zoning Code.

PUBLIC PARTICIPATION: Join in-person at City Hall, watch live at redmond.gov/RCTV, Comcast channel 21, Zipl channel 34, on facebook.com/CityofRedmond, or listen live by phone by calling 510-335-7371.

Public comment can be provided in-person or by phone during the meeting by providing a name and phone number to PlanningCommission@redmond.gov no later than 5 p.m. on the day of the hearing.

Written public comments should be submitted prior to the hearing by email to PlanningCommission@redmond.gov no later than 5 p.m. on the hearing date. Comments may also be sent by mail to: Planning Commission, MS: 4SPL, P.O. Box 97010, Redmond, Washington, 98073-9710.

A copy of the proposal is available at redmond.gov/671/Proposed-Minor-Code-Changes. If you have any comments, questions, or would like to be a Party-of-Record on this proposal, **please contact Lauren Alpert, Senior Planner, 425-556-2460, lalpert@redmond.gov.**

If you are hearing or visually impaired, please notify Planning Department staff at 425-556-2441 one week in advance of the hearing to arrange for assistance.

LEGAL NOTICE: June 3, 2026

MEETING MINUTES

REDMOND PLANNING COMMISSION MEETING

Wednesday, June 24, 2026 – 7:00 p.m.

1. Call to Order & Roll Call – 7:00 p.m.

Commissioners Present:	Chair Susan Weston, Vice-Chair Jeannine Woodyear, Commissioners Adam Coleman, Bryan Copley, Tara Van Niman (virtual), and Aparna Varadharajan (virtual)
Commissioners Absent:	Commissioner Denice Gagner (Excused)
Staff Present:	Lauren Alpert, Jeff Churchill, Glenn Coil, and Chris Wyatt
Recording Secretary:	Carolyn Garza, LLC

2. Approval of the Agenda

Chair Weston noted a numbering error on the agenda and asked that items currently numbered five and seven be switched in order of presentation.

- *Motion to approve the agenda as amended by Vice-Chair Woodyear. Motion seconded by Commissioner Copley. The Motion passed unanimously.*

3. Approval of Meeting Minutes & Summaries

- *Motion by Commissioner Copley to approve the June 10, 2026 Meeting Summary. Motion seconded by Vice-Chair Woodyear. The Motion passed unanimously.*

4. Items from the Audience (General)

- **David Morton**, Redmond 98053, stated concern regarding protecting Critical Aquifer Recharge Areas (CARA) with intensifying pressure on CARAs by development and no formally managed Aquifer Recharge program to offset.

5. 2026-27 Annual Comprehensive Plan Docket – Recommendation/Report Approval

Senior Planner Coil presented the topic.

Chair Weston closed the written comment portion of the Public Hearing.

- *Motion by Commissioner Copley to approve the Planning Commission Recommendation of the 2026-27 Comprehensive Plan Docket. Motion seconded by Commissioner Coleman. The Motion passed unanimously.*
- *Motion by Commissioner Coleman to approve the Report on the 2026-27 Comprehensive Plan Docket. Motion seconded by Commissioner Copley. The Motion passed unanimously.*

6. 2026 Annual Code Cleanup – Public Hearing and Study Session

Public Hearing

- **David Morton**, Redmond 98053, asked, regarding amendment RZC 21 76 070 B, if the Comprehensive Plan will serve as interpretive guidance in permit review and if so should be stated explicitly, and asked regarding RZC 21 36 300 C, a standard accidentally omitted during the Redmond 2050 Zone Consolidation, if there have been consequences due to the omission and for transparency regarding the interim period. The revised culvert definition related to stream and habitat work is appreciated. Written responses to questions prior to the July 8, 2026 Study Session were requested.

Chair Weston closed the verbal portion of the Public Hearing. The written portion remained open.

Study Session

Senior Planner Alpert stated that answers to questions asked during the Public Hearing would be added to the Issues Matrix for the next meeting.

Regarding Development Agreements, Commissioner Aparna stated that the issue could be closed.

Regarding Open Space, Chair Weston and Commissioner Van Niman stated that the issue could be closed.

Regarding Sustainability Regulations, Chair Weston stated that the issue could be closed.

Regarding the Comprehensive Plan in RZC 21 76, Vice-Chair Woodyear asked for clarification that the zoning code and amendment process is the standard by which land use proposals are evaluated and Senior Planner Alpert replied yes. Vice-Chair Woodyear stated that the issue could be closed.

- *Motion by Commissioner Copley to create a Report approving the 2026 Annual Code Cleanup. Motion seconded by Vice-Chair Woodyear. The Motion passed unanimously.*

Senior Planner Alpert stated that the only item on the Agenda for July 8, 2026 is the Report Approval and suggested cancelling the July 8, 2026 meeting, moving the Report Approval to the July 22, 2026 meeting. Chair Weston stated agreement.

7. Staff & Commissioner Updates

Senior Planner Alpert stated that emails have been sent regarding a Speed Study being conducted in Redmond and encouraged everyone to participate.

A Grid Capacity Study presentation was given to City Council.

Chair Weston was thanked for attending the City Council Study Session on Temporary Non-Commercial Signs and stated that work will be ongoing. Commissioner Coleman asked if clean-up had been discussed and Chair Weston replied no, due to no programmatic oversight. Commissioner Copley thanked Commissioner Gagner and Commissioner Aparna for raising the questions of permit necessity.

Chair Weston stated that the Speed Study includes an interactive map for flagging known issues and asked that Commissioners share with networks and communities.

Feedback can be given regarding proposed Tree Regulation code changes on [Letsconnectredmond.com](https://letsconnectredmond.com).

Commissioner Coleman stated having sent an email to Commissioners regarding e-bikes and asked if the email had been received. Chair Weston replied that the email had not been received yet. Commissioner Coleman stated having questions regarding policy and enforcement of new state law.

Senior Planner Alpert stated that two Youth Advisors for the coming school year have been selected, required to attend one meeting per month alternately with an August orientation and asked to be informed of coming Commissioner vacations or absences.

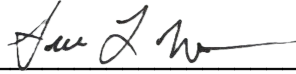
8. Adjourn

- *Motion by Vice-Chair Woodyear to adjourn at 7:27 p.m. Motion seconded by Commissioner Coleman. The Motion passed unanimously.*

Minutes approved on:

July 22, 2026

Planning Commission Chair

A handwritten signature in black ink, appearing to read "Joe Z. W.", is written above a solid black horizontal line.



TECHNICAL COMMITTEE REPORT AND RECOMMENDATION TO THE PLANNING COMMISSION

June 3, 2026

Project File Number:	LAND-2026-00145; SEPA-2026-00143	
Proposal Name:	2026 Annual Code Cleanup	
Applicant:	City of Redmond	
Staff Contacts:	Lauren Alpert, Senior Planner	425-556-2460

TECHNICAL COMMITTEE COMPLIANCE REVIEW AND RECOMMENDATION

Technical Committee shall make a recommendation to the Planning Commission for all Type VI reviews (RZC 21.76.060.E). The Technical Committee's recommendation shall be based on the decision criteria set forth in the Redmond Zoning Code. Review Criteria: *RZC 21.76.070.AE Zoning Code Amendment -Text*

REDMOND ZONING CODE AMENDMENT SUMMARY

The City of Redmond is proposing amendments to the Redmond Zoning Code (RZC) to clarify various requirements to improve usability of the RZC for staff, customers, and community members. The amendments are summarized in the table below.

Chapter (s)	Item	Description
RZC 21.70.150	SEPA Substantive Authority	Update list of referenced plans.
RZC 21.76.050 and RZC 21.76.070	Dev Agreements	Clarify that development agreements are not permits.
RCZ 21.76.070.B	Permit Application Approval Criteria	Remove requirement for land use permits to be consistent with comprehensive plan.
RZC 21.04	Land Use Clarifications	Remove "boarding house." Correct MP use allowances. Delete duplicative paragraph. Narrow application of requirement for 75% indoor activity. Clarify food truck hours for Neighborhood zones.
RZC 21.36	Clarify Open Space Requirements	Re-establish residential open space requirement. Distinguish between common open space and required pedestrian access.

RZC 21.78	Definitions	Revise "culvert" definition. Remove "small lot short plat" definition.
RZC 21.12, 21.13, 21.36, 21.76, 21.55	Misc. Minor	Remove incorrect reference in 21.12. Update zone names in 21.13, 21.36, and 21.76. Delete extra word in 21.55 table title. Correct typos and update headers in 21.55
Appendix 3	Update Language in Appendix 3	Change outdated language in Appendix 3.A.1 and change sewer to wastewater.
RZC 21.32	Landscape Area Requirements	Change narrative to match table contents.
RZC 21.76	MPD Procedures	Clarify that master planned development (MPD) amendments that meet the criteria for administrative modifications can be processed using a Type II process.
RZC 21.67	Green Building	Fix errors and make minor improvements for clarity.

RZC 21.76.070.AE - TEXT AMENDMENT CRITERIA

**MEETS/
DOES
NOT MEET**

All amendments to the RZC processed under this section shall be in conformance with the Comprehensive Plan.

Meets

STATE ENVIRONMENTAL POLICY ACT (SEPA)

The lead agency for this proposal has determined that the requirements of environmental analysis, protection, and mitigation measures have been adequately addressed through the City's regulations and Comprehensive Plan together with applicable state and federal laws. Additionally, the lead agency has determined that the proposal does not have a probable significant adverse impact on the environment as described under SEPA. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2). This decision was made after review of a completed environmental checklist and other information on file with the lead agency.

- ❖ In accordance with WAC 197-11-340(2) an opportunity for comment and appeal period was provided from **July 17 to August 14**

DEPARTMENT OF COMMERCE NOTIFICATION

The City notified the Washington State Department of Commerce of its intent to adopt amendments to development regulations on June 3, 2026.

STAFF RECOMMENDATION

Based on the compliance review of the decision criteria set forth in RZC 21.76.070.AE Zoning Code Amendment - Text, staff recommends approval of the proposed amendments. Staff compliance review and analysis is provided in Attachment A.

TECHNICAL COMMITTEE RECOMMENDATION

The Technical Committee has reviewed the proposed amendments identified in Attachment B and finds the amendments to be consistent with review criteria in RZC 21.76.070.AE Zoning Code Amendment - Text.

REVIEWED AND APPROVED BY



Carol Helland,
Planning and Community Development
Director



Aaron Bert,
Public Works Director

Attachments

- A. Staff Compliance Review and Analysis
- B. Proposed Redmond Zoning Code Amendments



ATTACHMENT A: STAFF COMPLIANCE REVIEW AND ANALYSIS
2026 Annual Code Cleanup
LAND-2026-00145; SEPA-2026-00143

Redmond Zoning Code Text Amendment Criteria (RZC 21.76.070.AE)

CRITERION	ANALYSIS
All amendments to the RZC processed under this section shall be in conformance with the Comprehensive Plan.	Meets. The proposed amendments correct errors and improve code clarity. Making the amendments is consistent with Comprehensive Plan policy PI-17, which reads: <i>Prepare and maintain development regulations that implement Redmond's Comprehensive Plan and include all significant development requirements. Ensure that the regulations are clearly written and can be efficiently and effectively carried out. Avoid duplicative or inconsistent requirements. Ensure that the development regulations can be accessed, understood, and used to the greatest extent possible by all people.</i> The Green Building amendments are consistent with Comprehensive Plan Policy CR-34, which reads: <i>Support, develop, and implement building and energy codes and policies that reduce energy waste, reduce the embodied carbon of materials, reduce stormwater runoff, phase out natural gas use, and expand clean energy.</i> The Land Use Clarifications are also consistent with the Economic Development Strategic Plan, Tourism Strategic Plan, and Public Safety Plan.

REDMOND ZONING CODE

Code Amendment Summary

Opens Space Clarifications (21.36)

Subject Matter Expert	<i>Odra Cárdenas, Beckye Frey, Matthew Allen</i>
Author	<i>Odra Cárdenas, Beckye Frey</i>
Policy Basis for Amendment	<i>Clarifications only. PI-17 concerning clear regulations</i>
Relevant Code Portions	21.36.100B.4 Combining Common Open Space and Pedestrian Access 21.36.100F Marymoor Village Center. 21.36.300C Requirement (Residential Open Space)

Proposed Amendment Overview & Rationale

The proposed amendments are minor clarifications only:

RZC 21.36.100B.4 Combining Common Open Space and Pedestrian Access Provides clarity on application and replacing vague language with clear dimensions	This section allows certain pathways to be counted as part of the required open space area, but does not have a clear distinction between amenity pathways and required street improvements such as sidewalks and mid-block passages. Some applicants interpret public right-of-way, sidewalks, mid-block passages, planting strips, etc. as counting towards required open space. The code should explicitly state that Common Open Space does not apply to right-of-way, sidewalks, or other required pedestrian or public realm requirements. Replace "wider" with a clear minimum length, width, depth, etc. and where this would be measured from.
21.36.100.F.3 Replaces a zoning district name that does not exist anymore (MDD5)	The zoning districts were consolidated as part of Redmond 2050, and some district names were inadvertently left unchanged when the code was updated. This amendment corrects one of those errors.
21.36.300.C Clarifies the open space standard by removing reference to old zones and old link	The open space requirements are shown in table 21.36.300.C.1 but the language has not been updated to reflect that we consolidated all the residential zoning districts (still states "as shown for each residential zone. (See RZC Chapter 21.08)."). The cleanup removes the old references and provides clarity.

Key Decision Points (as applicable)

- None to date.

Stakeholder Feedback to Date

- None to date.

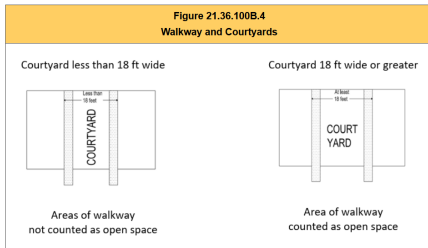
EXISTING CODE:

RZC 21.36.100.B.4 Combining Common Open Space and Pedestrian Access.
Parking areas, driveways, fire lanes, service access, and pedestrian access are not counted as

WORKING AMENDMENT:

~~Areas not counted as Common Open Space-Combining Common Open Space and Pedestrian Access. Parking areas, driveways, fire lanes, service access, and pedestrian access are not counted as common open space; except that if the total width of the~~

common open space; except that if the total width of the common usable open space is 18 feet or wider the area of any pedestrian path or walkway traversing through the open space may be considered as common usable open space. See Figure 21.36.100B.4.



~~common usable open space is 18 feet or wider the area of any pedestrian path or walkway traversing through the open space may be considered as common usable open space. Areas dedicated to vehicle parking, access, and circulation - including areas dedicated to service vehicle access, such as vector trucks and/or fire apparatus - may not be counted as common open space. Right of Way required improvement, sidewalks, or planting strips outside of an open space area also do not qualify, while pedestrian pathways located within and integrated into the open space can count towards common open space.~~
~~See Figure 21.36.100B.4~~

~~<Delete figure and move this as its own subsection to 21.36.400.B Site Planning>~~

21.36.100.F.3 Configuration of Usable Open Space for Ground-Oriented Residential Uses in the MDD5 Zone.

21.36.100.F.3. Configuration of Usable Open Space for Ground-Oriented Residential Uses in the ~~MDD5~~ MME Zone.

21.36.300C Requirement.

The minimum outdoor open space requirement establishes the minimum percentage of a lot or a development that must provide outdoor open space, as shown for each residential zone. (See RZC Chapter 21.08).

21.36.300C

C. Requirement. ~~The minimum outdoor open space requirement establishes the minimum percentage of a~~ A residential lot or a development ~~that~~ must provide a minimum of 20 percent of the project limits as outdoor open space, ~~as shown for each residential zone. (See RZC Chapter 21.08).~~

PROPOSED AMENDMENT:

REDMOND ZONING CODE

Code Amendment Summary

Development Agreements

Subject Matter Expert	<i>Jeff Churchill</i>
Author	<i>Glenn Coil</i>
Policy Basis for Amendment	<i>PI-17 concerning clear development regulations.</i>
Relevant Code Portions	RZC 21.76.050 and 21.76.070

Proposed Amendment Overview

The amendment clarifies that development agreements are exercises of contract authority and are not project permit applications or project permits.

Rationale

Project permit applications and development agreements are fundamentally different. Cities are required, to one degree or another, to process and make decisions on project permit applications according to prescriptive procedures set forth in chapter 36.70B RCW. By contrast, under state law development agreements are contracts (not permits), are voluntary, and are bound by relatively few procedural requirements.

In the Redmond Zoning Code, this distinction is not clear. The amendment makes it clear.

Key Decision Points (as applicable)

- Whether to identify development agreements under one of the process types. Decision: no, because development agreements are not project permits.
- How much procedural detail to include in the 21.76.070 concerning development agreements. Decision: rely mostly on state law for procedural requirements.

Stakeholder Feedback to Date

- None to date.

EXISTING CODE:

Table 21.76.050B Classification of Permits and Decisions		
Permit Type	Process Type	RMC Section (if applicable)
Administrative Interpretation	I	
... [list of permits types in alpha order] ...	...	
Development Agreement	V	
... [list of permits types in alpha order] ...	...	
Zoning Code Amendment (that requires a Comprehensive Plan Amendment)	VI	

21.76.070.L

L. **Development Agreement.**

1. *Purpose.* The purpose of this section is to provide a mechanism whereby developers and the City can be certain that upon approval a project may proceed in accordance with existing policies and regulations, and that public facilities and services will be adequate to serve existing and new development at such time as development occurs. Development agreements are authorized by RCW [36.70B.170](#), et seq.
2. *Scope.* Any person having ownership or control of real property within the City desiring to enter may apply for a development agreement in order to set forth the development standards and other provisions that will apply to and govern and vest the development, use, and mitigation of the development of the real property for the duration specified in the agreement.
3. *Decision Criteria.* A development agreement may be entered into if the following criteria are met:

- a. The agreement must be consistent with the applicable development regulations for the property;
- b. All impacts of the development must be mitigated by the measures set forth in the agreement or the agreement must provide a mechanism for analyzing and mitigating such impacts as they occur;
- c. The agreement must reserve the City's authority to impose new or different regulations to the extent required by a serious threat to public health and safety;
- d. The duration of the agreement must be reasonable in light of the anticipated build-out period for the proposed development and the needs of the City; and
- e. The agreement must be in the public interest and provide a public benefit.

4. *Approving Deviations.* The City Council may approve deviations from development standards through a development agreement when the agreement concerns the design, construction, or operation of high-capacity transit facilities constructed by or for a regional transit authority established by Chapter [81.112](#) RCW, except for surface parking lots outside of the high-capacity transit right-of-way and identified station sites. In approving such deviations, the City Council must find that the deviations facilitate the design, construction, or operation of high-capacity transit facilities in Redmond, and that the development agreement meets the provisions of subsection [\(3\)\(b\)](#) through [\(3\)\(e\)](#) of this section.

WORKING AMENDMENT:

Table 21.76.050B Classification of Permits and Decisions		
Permit Type	Process Type	RMC Section (if applicable)
Administrative Interpretation	I	
... [list of permits types in alpha order] ...	...	

Table 21.76.050B Classification of Permits and Decisions		
Permit Type	Process Type	RMC Section (if applicable)
Development Agreement	V	
... [list of permits types in alpha order] ...	...	
Zoning Code Amendment (that requires a Comprehensive Plan Amendment)	VI	

21.76.070.L

L. *Development Agreement.*

1. *Purpose.* The purpose of this section is to provide a mechanism whereby developers and the City can be certain that upon approval a project may proceed in accordance with existing policies and regulations, and that public facilities and services will be adequate to serve existing and new development at such time as development occurs. Development agreements are authorized by RCW [36.70B.170](#), et seq.

2. *Scope.* Any person having ownership or control of real property within the City desiring to enter may apply for a development agreement in order to set forth the development standards and other provisions that will apply to and govern and vest the development, use, and mitigation of the development of the real property for the duration specified in the agreement.

3. Nature of development agreements. Development agreements are an exercise of the City's police power and contract authority. They are not project permits as defined in RCW 36.70B.020 and are not subject to the review timelines adopted in this chapter. Development agreements are voluntary, are approved by the City Council after a public hearing, and are recorded in accordance with RCW 36.70B.170 et seq.

4 3. *Decision Criteria.* A development agreement may be entered into if the following criteria are met:

- a. The agreement must be consistent with the applicable development regulations for the property;
- b. All impacts of the development must be mitigated by the measures set forth in the agreement or the agreement must provide a mechanism for analyzing and mitigating such impacts as they occur;
- c. The agreement must reserve the City's authority to impose new or different regulations to the extent required by a serious threat to public health and safety;
- d. The duration of the agreement must be reasonable in light of the anticipated build-out period for the proposed development and the needs of the City; and
- e. The agreement must be in the public interest and provide a public benefit.

5.4. Approving Deviations. The City Council may approve deviations from development standards through a development agreement when the agreement concerns the design, construction, or operation of high-capacity transit facilities constructed by or for a regional transit authority established by Chapter [81.112](#) RCW, except for surface parking lots outside of the high-capacity transit right-of-way and identified station sites. In approving such deviations, the City Council must find that the deviations facilitate the design, construction, or operation of high-capacity transit facilities in Redmond, and that the development agreement meets the provisions of subsection [\(3\)\(b\)](#) through [\(3\)\(e\)](#) of this section.

PROPOSED AMENDMENT:

REDMOND ZONING CODE

Code Amendment Summary

Green Building Program

Subject Matter Expert	Jenny Lybeck
Author	Jenny Lybeck
Policy Basis for Amendment	CR-34. Support, develop, and implement building and energy codes and policies that reduce energy waste, reduce the embodied carbon of materials, reduce stormwater runoff, phase out natural gas use, and expand clean energy.
Relevant Code Portions	21.67.020 21.67.030

Proposed Amendment Overview

Rationale

Staff are proposing changes to improve clarity, consistency, and accuracy of RZC 21.67. Updates are underway to Appendix 10, and proposed edits support further alignment with Appendix 10 and RZC 21.55.

Key Decision Points (as applicable)

None to date

Stakeholder Feedback to Date

None to date

EXISTING CODE:

21.67.020 Applicability.

- A. The provisions of RZC Chapter 21.67 apply city-wide to new multifamily, mixed-use, and commercial developments.
- B. Building Types. The GBP applies to all building types.
- C. Green building elements are mandatory per Table 21.67.020 and RZC Appendix 10.

Table 21.67.020. Applicability of Green Building Mandatory Elements

Applicability of Requirement	In Centers	Outside Centers By Development Type		
(M = Mandatory, O = Optional)	All Development Types	Nonresidential	Mixed-Use	Multifamily

1. Building Performance Standard				
a. Achieve any Green Building Rating or Certification System that requires energy modeling.	M	O	O	O
b. Compliance with WA State Clean Buildings Performance Standard and exceed state requirements at Level 2 EUI within 24 months. See RZC Appendix 10.	M	O	O	M
c. Share energy benchmarking data with City via Energy Star Portfolio Manager to demonstrate energy targets have been achieved.	M	M	M	M
2. Energy Conservation and Management				
a. Comply with all requirements of the Washington State Energy Code, including additional requirements identified in Section C, Table 1, Section 3 of RZC Appendix 10.	M	M	M	O
b. Earn Green Lease Leaders Certification Silver or Greater.	M	O	O	O
3. Embodied Carbon				
Minimum reduction of 10 percent.	M	M	M	M
4. EV Parking				
Provide EV-ready parking per RZC Appendix 10 (above mandatory EV parking).	M	M	M	M

(Ord. 3186; Ord. 3220)

21.67.030 Program Requirements.

A. Compliance Procedures. RZC 21.67.030 establishes criteria for using total building performance to comply with the GBP. Compliance with the GBP requires the following:

1. The use of ANSI/ASHRAE/IES Standard 100-2018 Energy Efficiency in Existing Buildings as adopted by reference with the exceptions noted in WAC Chapter 194-50, the Washington Clean Buildings Performance Standard;
2. Compliance with WAC Chapter 194-50 as amended by RZC Appendix 10;
3. The relevant amendments to WAC Chapter 194-50 shall be published in RZC Appendix 10, Green Building Program Requirements;
4. Achievement of an annual EUI, as determined using RZC Appendix 10, Green Building Program Requirements;

5. Certification with a third-party Green Building Rating or Certification System that requires energy performance modeling, performed by a registered design professional, able to demonstrate and report a modeled EUI that meets the EUI_t described in RZC Chapter 21.67;

6. Compliance with the Washington State Energy Code, including additional requirements identified in RZC Appendix 10, Green Building Program Requirements.

B. The detailed GBP requirements shall be published in RZC Appendix 10, Green Building Program Requirements.

C. **Qualification Process.** An eligible project shall qualify for the GBP upon determination by the Administrator or designee that it has submitted a complete application and third-party verification confirming all GBP requirements, as outlined in RZC Appendix 10, Green Building Program Requirements.

D. **WAC Chapter 194-50 – Washington Clean Buildings Performance Standard.** The GBP requires all qualifying projects, regardless of gross floor area, to prove compliance with WAC Chapter 194-50 as amended by RZC Appendix 10. Two levels of EUI_t values specific to this program have been adopted and are the basis of compliance.

1. The applicant shall use the methods described in Section 7.2, “Determining Energy Use Intensity Target (EUI_t)” to develop the project EUI_t as required by WAC Chapter 194-50.

2. The applicant shall use RZC Appendix 10, Section F, Table 2, in place of WAC Chapter 194-50, Table 7-1, Normative Annex Z, when developing the project EUI_t.

3. All other WAC Chapter 194-50 compliance procedures remain the same, except for the compliance date, which is described in Section E.4.c of RZC Appendix 10, Green Building Program Requirements.

4. Projects shall demonstrate to the Administrator the following:

a. The calculated EUI_t;

b. The projected gross floor area of each building activity type, as defined in WAC Chapter 194-50;

c. Achievement of Level 1 or Level 2 EUI_t targets for annual energy use as described in Section E.4.b of RZC Appendix 10, Green Building Program Requirements.

E. **Modeled Performance.** The applicant shall demonstrate compliance with Washington State Energy Code and the applicant shall model expected energy performance by submitting to the Administrator a report from an independent, third-party Green Building Rating or Certification System demonstrating a predicted energy use intensity (EUI) of the proposed design in kBtu/ft²/yr that is lower than or equal to the calculated EUI_t as described in RZC 21.67.030.

F. **Measured Performance Outcome.** Demonstrate compliance with the GBP by documenting that the proposed building has achieved an annual energy use that is within 10 percent of the EUI_t based on metered energy use after occupancy, as described in RZC 21.67.030.E, and further detailed in RZC Appendix 10, Green Building Program Requirements. (Ord. 2652; Ord. 2858; Ord. 3028; Ord. 3186; Ord. 3220. Formerly 21.67.040)

WORKING AMENDMENT:

21.67.020 Applicability.

A. The provisions of RZC Chapter 21.67 apply city-wide to new multifamily, mixed-use, and commercial developments.

B. Building Types. The GBP applies to all building types.

C. Green building elements are mandatory per Table 21.67.020 and RZC Appendix 10.

Table 21.67.020. Applicability of Green Building Mandatory Elements

Applicability of Requirement	In Centers	Outside Centers By Development Type		
(M = Mandatory, O = Optional)	All Development Types	Nonresidential	Mixed-Use	Multifamily
1. Building Performance Standard				
a. Achieve any Green Building Rating or Certification System that requires energy modeling.	M	O	O	O
b. Comply with all requirements of the Washington State Energy Code, including additional requirements identified in Section C.1.b Table 1, Section 3 of RZC Appendix 10.	M	M	M	O
b. c. Compliance with WA State Clean Buildings Performance Standard and exceed state requirements at Level 2 EUI within 24 months. See RZC Appendix 10.	M	O	O	M
2. Energy Conservation and Management				
e. a Share energy benchmarking data with City via Energy Star Portfolio Manager to demonstrate energy targets have been achieved.	M	M	M	M
a. Comply with all requirements of the Washington State Energy Code, including additional requirements identified in Section C, Table 1, Section 3 of RZC Appendix 10.	M	M	M	O
b. Earn Green Lease Leaders Certification Silver or G greater.	M	O	O	O
3. Embodied Carbon Reduction				
Benchmark embodied carbon and demonstrate a minimum reduction of 10 percent.	M	M	M	M
4. EV Parking Electric Vehicle Charging Infrastructure				
Provide EV-ready parking per RZC Appendix 10 (above mandatory EV parking).	M	M	M	M

(Ord. 3186; Ord. 3220)

21.67.030 Program Requirements.

A. Compliance Procedures. RZC 21.67.030 establishes criteria for using total building performance to comply with the GBP. Compliance with the GBP requires the following:

1. The use of ANSI/ASHRAE/IES Standard 100-2018 Energy Efficiency in Existing Buildings as adopted by reference with the exceptions noted in WAC Chapter 194-50, the Washington Clean Buildings Performance Standard;
2. Compliance with WAC Chapter 194-50 as amended by RZC Appendix 10;
- ~~3. The relevant amendments to WAC Chapter 194-50 shall be published in RZC Appendix 10, Green Building Program Requirements;~~
- ~~3. 4.~~ Achievement of an annual EUI, as determined using RZC Appendix 10, ~~Green Building Program Requirements~~;
- ~~4. 5.~~ Certification with a third-party Green Building Rating or Certification System that requires energy performance modeling, performed by a registered design professional, able to demonstrate and report a modeled EUI that meets the EUIt described in RZC [Appendix 10 Chapter 21.67](#);
- ~~5. 6.~~ Compliance with the Washington State Energy Code, including additional requirements identified in RZC Appendix 10, ~~Green Building Program Requirements~~.

B. The detailed GBP requirements shall be published in RZC Appendix 10, ~~Green Building Program Requirements~~.

C. **Qualification Process.** An eligible project shall qualify for the GBP upon determination by the Administrator or designee that it has submitted a complete application and third-party verification confirming all GBP requirements, as outlined in RZC Appendix 10, ~~Green Building Program Requirements~~.

D. **WAC Chapter 194-50 – Washington Clean Buildings Performance Standard.** The GBP requires all qualifying projects, regardless of gross floor area, to prove compliance with WAC Chapter 194-50 as amended by RZC Appendix 10. Two levels of EUIt values specific to this program have been adopted and are the basis of compliance.

1. The applicant shall use the methods described in [WAC Chapter 194-50](#) Section 7.2, “Determining Energy Use Intensity Target (EUIt)” to develop the project EUIt ~~as required by~~.
2. The applicant shall use RZC Appendix 10, ~~Section F, Table 2~~, in place of WAC Chapter 194-50, Table 7-1, Normative Annex Z, when developing the project EUIt.
3. All other WAC Chapter 194-50 compliance procedures remain the same, except for the compliance date, which is described in Section [C.1.c.i and Section D E.4.e](#) of RZC Appendix 10, ~~Green Building Program Requirements~~.
4. Projects shall demonstrate to the Administrator the following:
 - a. The calculated EUIt;
 - b. The projected gross floor area of each building activity type, as defined in WAC Chapter 194-50;
 - c. Achievement of Level 1 or Level 2 EUIt targets for annual energy use as described in Section E.4.b of RZC Appendix 10, ~~Green Building Program Requirements~~.
 - [d. All other GBP compliance procedures are outlined in Appendix 10.](#)

E. **Modeled Performance.** The applicant shall demonstrate compliance with Washington State Energy Code and the applicant shall model expected energy performance by submitting to the Administrator a report from an independent, third-party Green Building Rating or Certification System demonstrating a predicted energy use intensity (EUI) of the proposed design in kBtu/ft²/yr that is lower than or equal to the calculated EUIt as described in RZC 21.67.030.

F. **Measured Performance Outcome.** Demonstrate compliance with the GBP by documenting that the proposed building has achieved an annual energy use that is within 10 percent of the EUI based on metered energy use after occupancy, as described in RZC 21.67.030.E, and further detailed in RZC Appendix 10, ~~Green Building Program Requirements~~. (Ord. 2652; Ord. 2858; Ord. 3028; Ord. 3186; Ord. 3220. Formerly 21.67.040)

PROPOSED AMENDMENT:

REDMOND ZONING CODE

Code Amendment Summary

Land Use Clarifications and Minor Edits (RZC 21.04)

Subject Matter Expert	Kim Dietz, Beckye Frey
Author	Lauren Alpert, Beckye Frey
Policy Basis for Amendment	<i>Comprehensive plan, economic development strategic plan, tourism strategic plan, public safety plan</i>
Relevant Code Portions	21.04.0100 Residential Use Table. 21.04.0200 Non-Residential Use Table. 21.04.2170 Manufacturing and Wholesale Trade. 21.04.4030.D Food Trucks and Other Mobile Vendors

Proposed Amendment Overview

Clarifications and corrections per the table below:

Location / Rationale	Existing code:	Working amendment:
21.04.0100 Residential Use Table Removing reference to boarding house (not defined and not part of lodging category)	Bed and breakfast inn or boarding house	Bed and breakfast inn or boarding house
21.04.0200 Nonresidential Use Table. Previous amendment restricts manufacturing uses in part of Marymoor but this contradicts policies and codes allowing area to continue uses as area transitions.	Manufacturing and wholesale trade row, MME shows as "N"	Edits "N" to read " <u>L 1, 2</u> " – the same as MMC and MMM
21.04.2170 Manufacturing and Wholesale Trade. Delete duplicative section	B. Retail sales of goods manufactured on the premises, or accessory or secondary to the primary manufacturing and wholesale trade use, are permitted. Area devoted to retail sales shall not exceed the lesser of 10 percent of combined gross floor area or 1,000 square feet. F. Retail sales of goods manufactured on the premises, or accessory or secondary to the primary manufacturing and wholesale trade use, are permitted. Area devoted to retail sales shall not exceed the lesser of 10 percent of combined gross floor area or 1,000 square feet.	F. Retail sales of goods manufactured on the premises, or accessory or secondary to the primary manufacturing and wholesale trade use, are permitted. Area devoted to retail sales shall not exceed the lesser of 10 percent of combined gross floor area or 1,000 square feet. F. G. One caretaker residence per parcel is permitted as an accessory use, and shall not exceed 1,500 square feet.

21.04.2170 Manufacturing and Wholesale Trade. Clarify that indoor activity requirement does not apply in MP or I zone.	A. At least 75 percent of business activity by area must be conducted indoors, including storage of materials used in business activity.	A. <u>Except in the MP and I zones, at</u> At least 75 percent of business activity by area must be conducted indoors, including storage of materials used in business activity.
21.04.4030D Food Trucks and Other Mobile Vendors This clarification will increase staff and applicant understanding and increase predictability for residential neighborhoods.	Operation may be open to customers from 6:00 a.m. to 10:00 p.m. except in neighborhood zones operation shall not exceed eight hours per day and four days per week.	Operation may be open to customers from 6:00 a.m. to 10:00 p.m. except in neighborhood zones, <u>where the</u> operation shall not exceed eight hours per day and four days per week.

Key Decision Points (as applicable)

N/A

Stakeholder Feedback to Date

Internal stakeholders – project review planners and planners on call

External stakeholders- owners of food trucks and residents of neighborhood zones

EXISTING CODE:

See above.

WORKING AMENDMENT:

See above.

PROPOSED AMENDMENT:

REDMOND ZONING CODE

Code Amendment Summary

Landscape Area Requirements

Subject Matter Expert	<i>Alex Hunt</i>
Author	<i>Lauren Alpert</i>
Policy Basis for Amendment	<i>Comprehensive Plan</i>
Relevant Code Portions	RZC 21.32.040

Proposed Amendment Overview

RZC 21.32.040 asserts that "minimum landscape area requirements are set forth in Table 21.32.040". However, that is not accurate. Minimum landscape standards are set forth in the development regulations for individual zones. Table 21.32.040 only establishes how much of the required landscape area may be hardscape.

Rationale

Correct an error in the code.

Key Decision Points (as applicable)

None to date.

Stakeholder Feedback to Date

None to date.

EXISTING CODE:

Minimum landscape area requirements are set forth in Table 21.32.040.

Table 21.32.040. Minimum Landscaping Requirements

Landscaping Standard	Location Applicable	Maximum Hardscape, as Percentage of Required Landscaped Area*
General	All	N/A
Urban Landscaping Standard (RZC 21.32.070)	Overlake, Downtown, and Marymoor Village Centers	50%
	Neighborhood Multifamily, Corridor Mixed-Use, and Urban Mixed-Use Zones	35%

Residential Landscaping Standard (RZC 21.32.080)	Neighborhood Residential and Neighborhood Mixed-Use Zones	N/A
	Urban Recreation, Semi-Rural Residential	N/A
Nonresidential Landscaping Standard (RZC 21.32.090)	Business Park, Manufacturing, Industrial Zones	25%

*Maximum amount of impervious or hardscaped landscape area (such as patios, plazas, walkways, walls and fences, water features such as fountain or pool; excluding sidewalks).

WORKING AMENDMENT:

Minimum landscape area requirements are set forth in this chapter and in the development regulations established in RZC Article I. The maximum percentage of landscape area that may consist of hardscape is set forth in Table 21.32.040.

Table 21.32.040. ~~Minimum Landscaping Requirements~~ Maximum Hardscape in Landscape Area

Landscaping Standard	Location Applicable	Maximum Hardscape, as Percentage of Required Landscaped Area*
General	All	N/A
Urban Landscaping Standard (RZC 21.32.070)	Overlake, Downtown, and Marymoor Village Centers	50%
	Neighborhood Multifamily, Corridor Mixed-Use, and Urban Mixed-Use Zones	35%
Residential Landscaping Standard (RZC 21.32.080)	Neighborhood Residential and Neighborhood Mixed-Use Zones	N/A
	Urban Recreation, Semi-Rural Residential	N/A
Nonresidential Landscaping Standard (RZC 21.32.090) <u>(RZC 21.14)</u>	Business Park, Manufacturing, Industrial Zones	25%

*Maximum amount of impervious or hardscaped landscape area (such as patios, plazas, walkways, walls and fences, water features such as fountain or pool; excluding sidewalks).

PROPOSED AMENDMENT:

REDMOND ZONING CODE

Code Amendment Summary

Misc Cleanups

Subject Matter Expert	Ian Lefcourte, Beckye Frey, Jenny Lybeck
Author	Beckye Frey
Policy Basis for Amendment	<i>Clarifications and corrections only.</i> <i>PI-17 concerning clear regulations</i>
Relevant Code Portions	21.12.500 Overlake Development Standards 21.13.100 Marymoor Village Center Zones 21.13.150 Transition to New Standards 21.55.200 Affordable Housing. 21.55.300 Green Building 21.76.070.P Master Planned Development (MPD)

Proposed Amendment Overview

Clarifications, removing old names, etc. All minor edits, as shown in table below:

Location / Rationale	Existing code:	Working amendment:
21.12.500 Overlake Development Standards Delete reference to section that no longer exists	Maximum Height With Incentives note: See RZC 21.12.600 for incentive related adjustments to building height.	See RZC 21.12.600 for incentive related adjustments to building height.
21.13.100 Marymoor Village Center Zones and 21.13.150 Transition to New Standards Remove old naming convention	References to the old Marymoor Design District	Replace with Marymoor Village Center , as used throughout this chapter
21.55.200 Affordable Housing Remove extra word	Table 21.55.200. Affordable Housing Incentive Options Description	Table 21.55.200. Affordable Housing Incentive Options Description
21.55.300 Green Building Incentives Update headers and clean up typos	Achieve all requirements of the 2021 ESEC, including specific building envelope requirements identified in Table 1 Section 3 of Appendix 10. Headers Provide water sub-metering for each unit.	Achieve all requirements of the 2021 E WSEC, including specific building envelope requirements identified in Table 1 Section 3 of Appendix 10. Headers should read: Building Performance - Green Building Certification - Washington State Energy Code Prescriptive Pathway - Modified Washington State Clean Buildings Performance Standard

		Energy Storage, Conservation, and Management Energy Management - All Electric Building - Electric Ready Building - Green Leasing - Energy Storage System - Renewable Energy Electric Vehicles Charging Infrastructure Water, Stormwater, and Trees Embodied Carbon Provide water sub-metering for each unit.
21.76.070.P Master Planned Development (MPD) <i>Remove old naming convention</i>	b. Required in the Overlake Metro Center, Marymoor Village Center, and Northeast Design District for all projects encompassing at least three acres;	b. Required in the Overlake Metro Center, Marymoor Village Center, and Northeast Design District for all projects encompassing at least three acres;

Key Decision Points (as applicable)

N/A

Stakeholder Feedback to Date

N/A

PROPOSED AMENDMENT:

REDMOND ZONING CODE

Code Amendment Summary

MPD Amendments

Subject Matter Expert	<i>Jeff Churchill</i>
Author	<i>Glenn Coil</i>
Policy Basis for Amendment	<i>PI-17 concerning clear regulations.</i>
Relevant Code Portions	RZC 21.76.070.P.4

Proposed Amendment Overview

The amendment clarifies that master planned development (MPD) amendments that meet the criteria for administrative modifications can be processed using a Type II process.

Rationale

The code is not clear and could be interpreted to require that MPD's originally approved by the City Council are required to receive approval for amendments, even if the amendments would otherwise be considered administrative modifications.

Key Decision Points (as applicable)

- None to date.

Stakeholder Feedback to Date

- None to date.

EXISTING CODE:

P. **Master Planned Development (MPD).**

4. *Procedures.* MPDs shall be processed using the following procedures:

- a. MPDs in the Overlake Metro Center, Marymoor Village Center, and Northeast Design District that are larger than three acres in size and MPDs in the Downtown that are larger than 10 acres in size shall follow a Type V process as set forth in RZC 21.76.050.J.

- i. A recommendation from the Administrator shall be required.
 - ii. The applicant shall host one neighborhood meeting, pursuant to RZC 21.76.060.C. The neighborhood meeting shall be held no later than 60 days before the public hearing.
 - iii. MPD approval extensions and MPD amendments that meet the criteria for administrative modifications shall be reviewed under RZC 21.76.090, Post-Approval Actions.
- b. All other MPDs shall follow the process that is followed for the underlying land use permit. For example, an MPD that accompanies a site plan entitlement would follow a Type II process.
 - i. A neighborhood meeting to gather public input shall be held prior to the applicant making a formal application for the underlying land use permit.
 - ii. MPD approval extensions and MPD amendments that meet the criteria for administrative modifications shall be reviewed under RZC 21.76.090.D, Administrative Modifications.
- c. A master plan shall be completed prior to approval of any subdivision, binding site plan, or issuance of land use permit approval for any development. The following actions are exempt from this requirement:
 - i. Alterations to a building that qualify for review as an administrative modification under RZC 21.76.090.D.
 - ii. Public projects, such as parks, utility, and street improvements, including subdivision of property for land acquisition, or acquisition of other property rights required for such projects.
 - iii. Actions exempt from subdivision requirements as listed in RZC 21.74.010.B.2.
 - iv. Relocation of structures displaced by public projects.

WORKING AMENDMENT:

P. **Master Planned Development (MPD).**

4. *Procedures.* MPDs shall be processed using the following procedures:

- a. MPDs in the Overlake Metro Center, Marymoor Village Center, and Northeast Design District that are larger than three acres in size and MPDs in the Downtown that are larger than 10 acres in size shall follow a Type V process as set forth in RZC 21.76.050.J.
 - i. A recommendation from the Administrator shall be required.
 - ii. The applicant shall host one neighborhood meeting, pursuant to RZC 21.76.060.C. The neighborhood meeting shall be held no later than 60 days before the public hearing.
 - iii. **The provisions of RZC 21.76.090.D.2 notwithstanding.** MPD approval extensions and MPD amendments that meet the criteria for administrative modifications shall be reviewed under **~~RZC 21.76.090, Post-Approval Actions~~ RZC 21.76.090.D, Administrative Modifications.**
- b. All other MPDs shall follow the process that is followed for the underlying land use permit. For example, an MPD that accompanies a site plan entitlement would follow a Type II process.
 - i. A neighborhood meeting to gather public input shall be held prior to the applicant making a formal application for the underlying land use permit.
 - ii. MPD approval extensions and MPD amendments that meet the criteria for administrative modifications shall be reviewed under RZC 21.76.090.D, Administrative Modifications.
- c. A master plan shall be completed prior to approval of any subdivision, binding site plan, or issuance of land use permit approval for any development. The following actions are exempt from this requirement:
 - i. Alterations to a building that qualify for review as an administrative modification under RZC 21.76.090.D.

- ii. Public projects, such as parks, utility, and street improvements, including subdivision of property for land acquisition, or acquisition of other property rights required for such projects.
- iii. Actions exempt from subdivision requirements as listed in RZC 21.74.010.B.2.
- iv. Relocation of structures displaced by public projects.

PROPOSED AMENDMENT:

REDMOND ZONING CODE

Code Amendment Summary

Permit Application Approval Criteria

Subject Matter Expert	Jeff Churchill
Author	Glenn Coil
Policy Basis for Amendment	<i>PI-17 concerning clear development regulations.</i>
Relevant Code Portions	RZC 21.76.070.B

Proposed Amendment Overview

Amends RZC 21.76.070.B such that all land use permits must demonstrate consistency with adopted development regulations. References to the comprehensive plan are removed.

Rationale

Under state law, development regulations must be consistent with the comprehensive plan. Comprehensive Plans are to be used for measuring consistency only for lack of development regulations.

Key Decision Points (as applicable)

- None to date.

Stakeholder Feedback to Date

- None to date.

EXISTING CODE:

B. *Criteria Applicable to All Land Use Permits.*

1. *Purpose.* The purpose of this section is to provide general criteria that ensure overall consistency between proposed land use permits, and applicable regulations, and the Comprehensive Plan.

2. *Scope.* The decision criteria below shall apply to all land use permits.

3. *Criteria.*

a. *Consistency.* Land use permits are reviewed by the City to determine consistency between the proposed project and the applicable regulations and Comprehensive Plan provisions.

i. A proposed project's consistency with the City's development regulations shall be determined by consideration of:

A. The type of land use;

- B. The level of development, such as units per acre or other measures of density;
- C. Availability of infrastructure, including public facilities and services needed to serve the development; and
- D. The character of the development, such as development standards.

ii. Upon review of a land use permit and accompanying site plan, the decision maker shall determine whether building design and/or site design complies with the following provisions:

- A. The Comprehensive Plan, RZC 21.02, *Preface*, RZC Article I, *Zone-Based Regulations*, RZC Article II, *Citywide Regulations*, and the Appendices that carry out these titles;
- B. The provisions of RMC Title 15, Buildings and Construction, that affect building location and general site design;
- C. The Washington State Environmental Policy Act (SEPA) if not otherwise satisfied;
- D. RZC Article VI, *Review Procedures*, to the extent it provides the procedures to ensure compliance with the requirements in subsections B.3.a.ii.B and B.3.a.ii.C of this section.
- E. Both within and outside Transition Overlays, decision makers authorized by the RZC to decide upon discretionary approvals may condition such approvals and development permits, including but not limited to site plan approvals, to minimize adverse impacts on other properties and uses, and to carry out the policies of the Comprehensive Plan.

b. *Limitations on Review.* During project review, the City shall not reexamine alternatives to or hear appeals on the items identified in subsection B.3.a.i of this section, except for issues of code interpretation.

c. *Burden and Nature of Proof.* The burden of proof for demonstrating that the application is consistent with the applicable regulations is on the proponent. The project application must be supported by proof that it conforms to the applicable elements of the City's development regulations and the Comprehensive Plan, and that any significant adverse environmental impacts have been adequately addressed.

WORKING AMENDMENT:

B. *Criteria Applicable to All Land Use Permits.*

1. *Purpose.* The purpose of this section is to provide general criteria that ensure overall consistency between proposed land use permits, ~~and applicable regulations,~~ **and the Comprehensive Plan.**

2. *Scope.* The decision criteria below shall apply to all land use permits.

3. *Criteria.*

a. *Consistency.* Land use permits are reviewed by the City to determine consistency between the proposed project and the applicable regulations **and Comprehensive Plan provisions.**

i. A proposed project's consistency with the City's development regulations shall be determined by consideration of:

- A. The type of land use;
- B. The level of development, such as units per acre or other measures of density;

- C. Availability of infrastructure, including public facilities and services needed to serve the development; and
 - D. The character of the development, such as development standards.
- ii. Upon review of a land use permit and accompanying site plan, the decision maker shall determine whether building design and/or site design complies with the following provisions:
- A. ~~The Comprehensive Plan~~, RZC 21.02, *Preface*, RZC Article I, *Zone-Based Regulations*, RZC Article II, *Citywide Regulations*, and the Appendices that carry out these titles;
 - B. The provisions of RMC Title 15, Buildings and Construction, that affect building location and general site design;
 - C. The Washington State Environmental Policy Act (SEPA) if not otherwise satisfied;
 - D. RZC Article VI, *Review Procedures*, to the extent it provides the procedures to ensure compliance with the requirements in subsections B.3.a.ii.B and B.3.a.ii.C of this section.
 - E. Both within and outside Transition Overlays, decision makers authorized by the RZC to decide upon discretionary approvals may condition such approvals and development permits, including but not limited to site plan approvals, to minimize adverse impacts on other properties and uses, and to carry out the policies of the Comprehensive Plan.
- b. *Limitations on Review.* During project review, the City shall not reexamine alternatives to or hear appeals on the items identified in subsection B.3.a.i of this section, except for issues of code interpretation.
- c. *Burden and Nature of Proof.* The burden of proof for demonstrating that the application is consistent with the applicable regulations is on the proponent. The project application must be supported by proof that it conforms to the applicable elements of the City's development regulations ~~and the Comprehensive Plan~~, and that any significant adverse environmental impacts have been adequately addressed.

PROPOSED AMENDMENT:

REDMOND ZONING CODE

Code Amendment Summary

SEPA Substantive Authority

Subject Matter Expert	Jeff Churchill
Author	Glenn Coil
Policy Basis for Amendment	PI-17 concerning clear regulations.
Relevant Code Portions	RZC 21.70.150

Proposed Amendment Overview

The amendment updates the list of documents that are the basis for the City's exercise of SEPA substantive authority.

Rationale

Keeping the list of documents up to date ensure the City is able to effectively conduct environmental review.

Key Decision Points (as applicable)

- None to date.

Stakeholder Feedback to Date

- None to date.

EXISTING CODE:

21.70.150 Substantive Authority.

A. As its basis for exercising substantive authority under SEPA, the City of Redmond adopts WAC 197-11-650 through 197-11-660, WAC 197-11-900 through 197-11-906, and WAC 197-11-158, as now existing or hereinafter amended, by reference. Substantive authority is the regulatory authority under SEPA to condition or deny a proposal in order to mitigate or avoid environmental impacts clearly identified in environmental documents.

B. For the purposes of RCW 43.21C.060 and WAC 197-11-660(a), the following policies, plans, rules, regulations, and all amendments thereto, are designated as potential bases for the

exercise of the City's substantive authority under SEPA, subject to the provisions of RCW 43.21C.240:

1. RCW Chapter 43.21C, *State Environmental Policy Act*;
2. Six-Year Transportation Improvement Program;
3. RMC Title 6, Health and Sanitation;
4. RMC Title 7, Animals;
5. RMC Title 10, Vehicles and Traffic;
6. RMC Title 12, Streets and Sidewalks;
7. RMC Title 13, Water and Sewers;
8. RMC Title 15, Buildings and Construction;
9. RMC Title 21, Zoning Code;
10. The City of Redmond Comprehensive Plan;
11. The City of Redmond Parks, Arts, Recreation, Culture and Conservation (PARCC) Plan;
12. The City of Redmond Water System Plan;
13. The City of Redmond General Sewer Plan;
14. Natural Resources Capital Improvement Plan;
15. Regional Stormwater Facilities Plan;
16. Comprehensive Flood Hazard Management Plan;
17. The City of Redmond Transportation Master Plan; and
18. The City of Redmond Fire Service Master Plan.

WORKING AMENDMENT:

21.70.150 Substantive Authority.

A. As its basis for exercising substantive authority under SEPA, the City of Redmond adopts WAC 197-11-650 through 197-11-660, WAC 197-11-900 through 197-11-906, and WAC 197-11-158, as now existing or hereinafter amended, by reference. Substantive authority is the regulatory authority under SEPA to condition or deny a proposal in order to mitigate or avoid environmental impacts clearly identified in environmental documents.

B. For the purposes of RCW 43.21C.060 and WAC 197-11-660(a), the following policies, plans, rules, regulations, and all amendments thereto, are designated as potential bases for the exercise of the City's substantive authority under SEPA, subject to the provisions of RCW 43.21C.240:

1. RCW Chapter 43.21C, *State Environmental Policy Act*;
2. Six-Year Transportation Improvement Program;
3. RMC Title 6, Health and Sanitation;
4. RMC Title 7, Animals;
5. RMC Title 10, Vehicles and Traffic;
6. RMC Title 12, Streets and Sidewalks;
7. RMC Title 13, Water and Sewers;
8. RMC Title 15, Buildings and Construction;
9. RMC Title 21, Zoning Code;
10. The City of Redmond Comprehensive Plan;
11. The City of Redmond Parks, Arts, Recreation, Culture and Conservation (PARCC) Plan;
12. The City of Redmond Water System Plan;
13. The City of Redmond General **Wastewater Sewer** Plan;
14. Natural Resources Capital Improvement Plan;
15. Regional Stormwater Facilities Plan;
16. Comprehensive Flood Hazard Management Plan;

17. The City of Redmond Transportation Master Plan; ~~and~~

18. The City of Redmond Fire Service Master Plan; ~~and~~

19. The Fire Department Functional Plan; and

20. The Capital Facilities Plan 2050 – General Government.

PROPOSED AMENDMENT:

REDMOND ZONING CODE

Code Amendment Summary

Small Lot Short Plat Definition

Subject Matter Expert	Jeff Churchill
Author	Glenn Coil
Policy Basis for Amendment	PI-17 concerning clear regulations.
Relevant Code Portions	RZC 21.78.280

Proposed Amendment Overview

The amendment eliminates the definition of “small lot short plat.”

Rationale

This definition became obsolete with the creation of the Neighborhood Residential zone and implementation of middle housing as part of Ordinance 3186 adopted on Nov. 19, 2024.

Key Decision Points (as applicable)

- None to date.

Stakeholder Feedback to Date

- None to date.

EXISTING CODE:

21.76.280

Small Lot Short Plat. The short subdivision of a lot that does not meet the minimum average lot size for the underlying zone and subject to the criteria in RZC 21.74.030.B.1.

WORKING AMENDMENT:

21.76.280

~~Small Lot Short Plat. The short subdivision of a lot that does not meet the minimum average lot size for the underlying zone and subject to the criteria in RZC 21.74.030.B.1.~~

PROPOSED AMENDMENT:

REDMOND ZONING CODE

Code Amendment Summary

Amendment name

Subject Matter Expert	<i>Cindy Wellborn</i>
Author	<i>Lauren Alpert</i>
Policy Basis for Amendment	<i>Provide clarity to stakeholders including applicants, city leaders, hearing examiner, and staff. The definition also in compliance with the Washington State regulations.</i>
Relevant Code Portions	<i>21.78 C definitions 21.64.020</i>

Proposed Amendment Overview

- Revises definition of culvert.

Rationale

- Adding clarity for users of the code.
- It complies with Washington state and federal regulations.

Key Decision Points (as applicable)

N/A

Stakeholder Feedback to Date

N/A

EXISTING CODE:

Culvert. A structure, typically under a roadway, rail line, trail or embankment, that is used to convey flow from a natural channel or drainage ditch.

WORKING AMENDMENT:

Culvert. A structure, ~~typically under a roadway or pipe which is designed to convey stormwater through an obstacle such as beneath a road,~~ rail line, trail or embankment, ~~that is used to convey flow from a natural channel or drainage ditch.~~ Culverts can be classified as either fish passage or standard.

PROPOSED AMENDMENT:

Culvert. A structure or pipe which is designed to convey stormwater through an obstacle such as beneath a road, railway, trail or embankment. Culverts can be classified as either fish passage or standard.

REDMOND ZONING CODE

Code Amendment Summary

Amendment name

Subject Matter Expert	<i>Cindy Wellborn</i>
Author	<i>Lauren Alpert</i>
Policy Basis for Amendment	<i>Increase clarity in the code and update to current language standards</i>
Relevant Code Portions	<i>Appendix 3.A.1</i>

Proposed Amendment Overview

Change outdated language in Appendix 3.A.1 and change language around sewer to wastewater.

Rationale

Adding clarity for users of the code and updating to current language standards.

Key Decision Points (as applicable)

N/A

Stakeholder Feedback to Date

Public Works utilities staff.

EXISTING CODE:

1. *Purpose.* The purpose of these design standards is to provide a reference to City of Redmond's requirements for the design and installation of improvements to the water and sewer systems. No extension or modifications to the City's utility system shall be made without the approval of construction drawings prepared in accordance with these standards.

WORKING AMENDMENT:

1. *Purpose.* The purpose of these design standards is to provide a reference to City of Redmond's requirements for the design and installation of improvements to the water and ~~wastewater sewer~~ **wastewater** systems. No extension or modifications to the City's utility system shall be made without the approval of construction drawings prepared in accordance with these standards.

PROPOSED AMENDMENT:



Memorandum

Date: 8/3/2026

Meeting of: Committee of the Whole - Planning and Public Works

File No. CM 26-480

Type: Committee Memo

TO: Committee of the Whole - Planning and Public Works

FROM: Mayor Angela Birney

DEPARTMENT DIRECTOR CONTACT(S):

Fire	Adrian Sheppard, Fire Chief	425-556-2200
Fire	Ameé Virelle, Deputy Fire Chief	425-556-2200

DEPARTMENT STAFF:

Fire	Rich Gieseke	Fire Marshal
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TITLE:

2026 Q1 Q2 Fire Prevention Performance Data

OVERVIEW STATEMENT:

This presentation provides a review of the Fire Prevention Division's 2026 first half performance metrics including fire prevention development activities, fire and life safety inspections, system reliability tracking, and fire investigations. It highlights performance measures, fire incidents, and strategic outcomes, including fire containment rates and displacement prevention.

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

REQUESTED ACTION:

☒ **Receive Information**

☐ **Provide Direction**

☐ **Approve**

REQUEST RATIONALE:

- **Relevant Plans/Policies:**
Community Risk Assessment & Standards of Cover (2022 - 2027), 2025-2026 Adopted Budget
- **Required:**
N/A
- **Council Request:**
N/A
- **Other Key Facts:**
Fire Prevention has previously provided quarterly and annual Save v. Loss reports and Performance Data.

OUTCOMES:

N/A

COMMUNITY/STAKEHOLDER OUTREACH AND INVOLVEMENT:

- **Timeline (previous or planned):**
N/A
- **Outreach Methods and Results:**
N/A
- **Feedback Summary:**
N/A

BUDGET IMPACT:

Total Cost:
N/A

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

Budget Offer Number:
N/A

Budget Priority:
N/A

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
N/A	Item has not been presented to Council	N/A

Proposed Upcoming Contact(s)

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

N/A

ANTICIPATED RESULT IF NOT APPROVED:

N/A

ATTACHMENTS:

Attachment A: 2026 Q1 Q2 Fire Prevention Performance Data

Fire Prevention Performance Data

2026 Q1, Q2 Summary



2026 Development Reviews

Plans and Permits

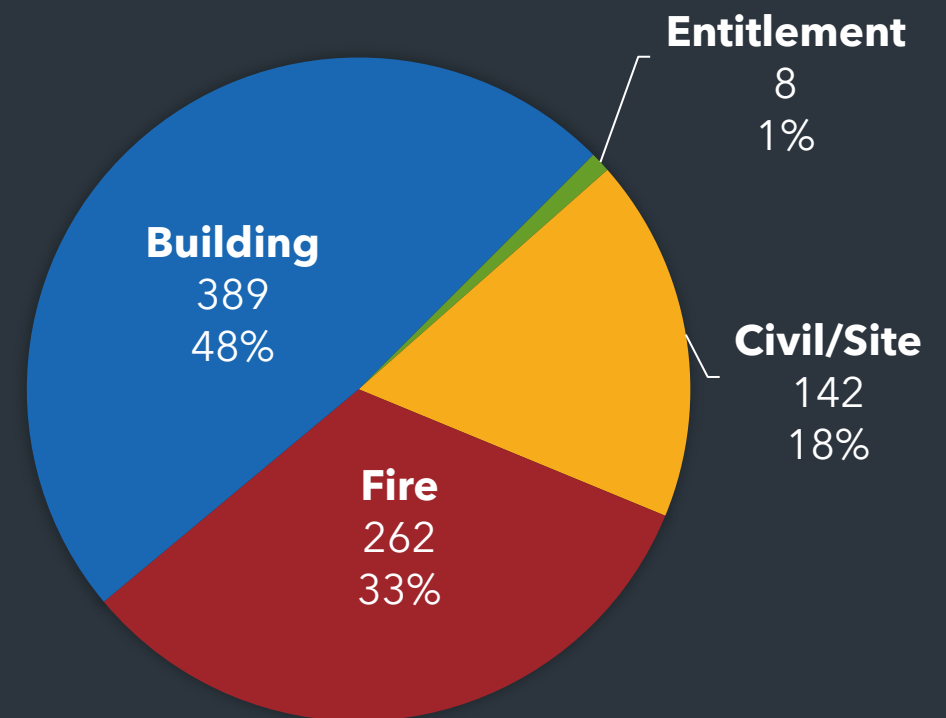


Performance measurement: 84%

Percentage of Building and Fire plan reviews completed within established timeframes

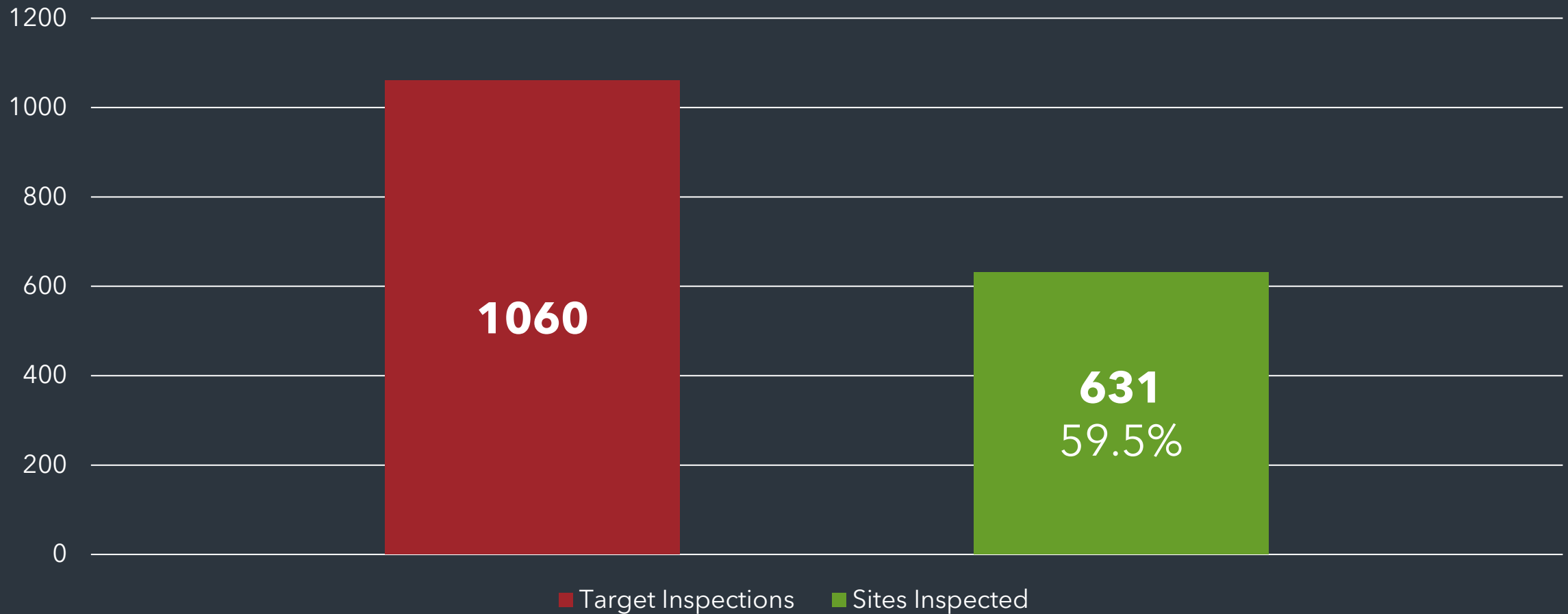
Review Types	2026 On-Time Percentages
Total for all review rounds	84.67%
Entitlement	76.92%
Civil/Site	66.83%
Fire Permits	80.40%
Building Permits	91.23%

Permits Reviewed



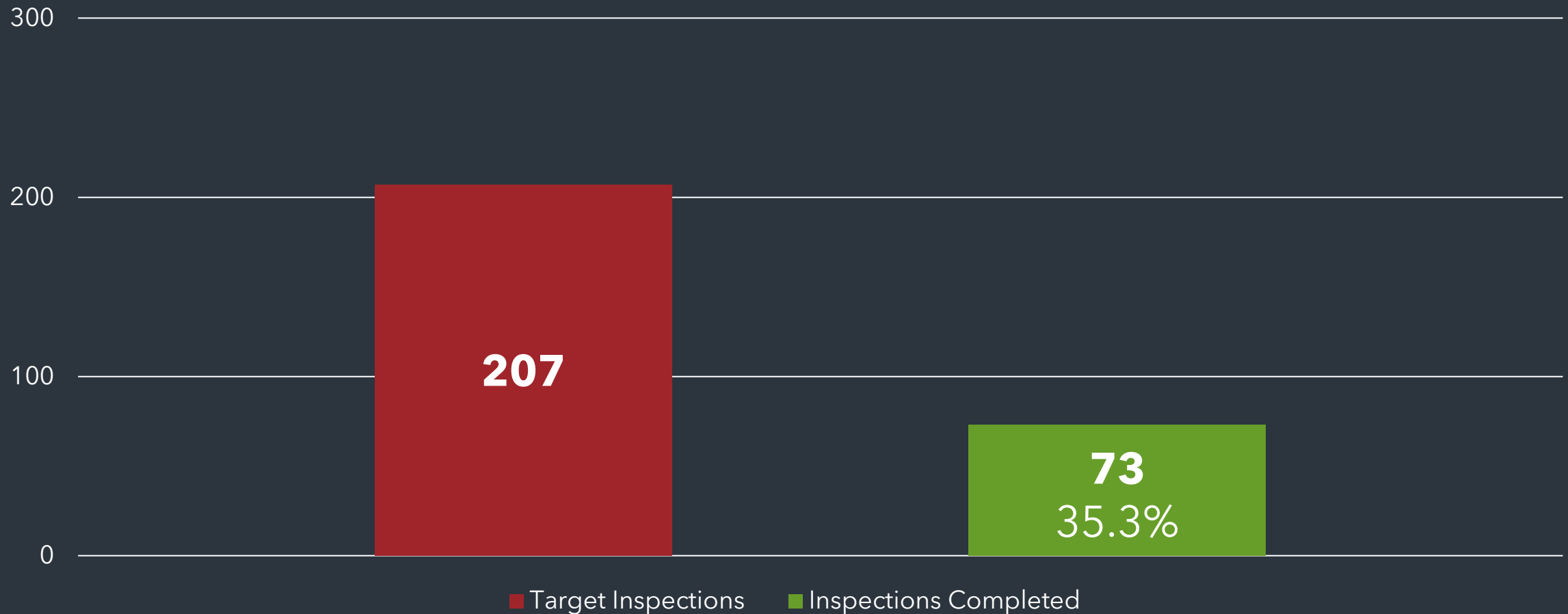
2026 Fire Life Safety Inspections

Commercial & Mixed-Use (Prevention)



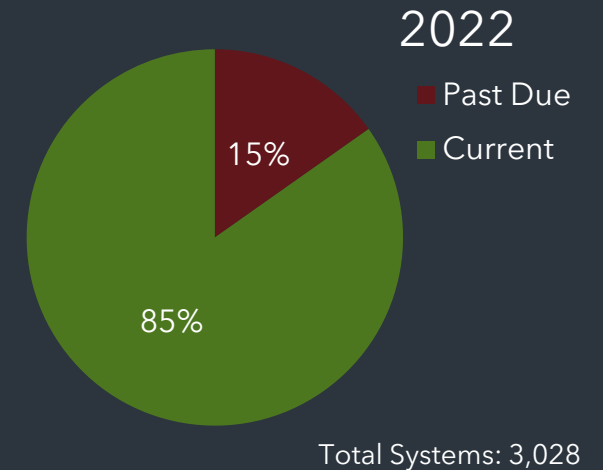
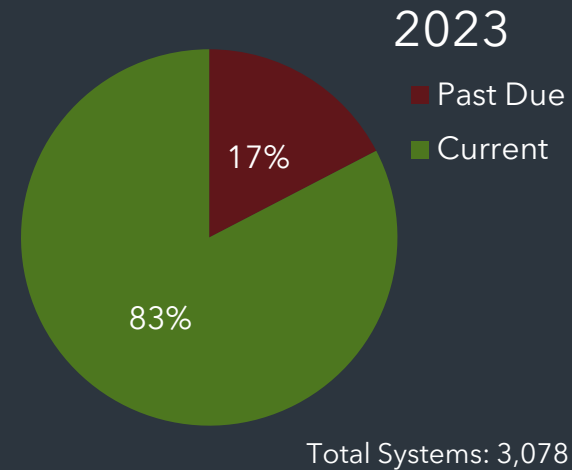
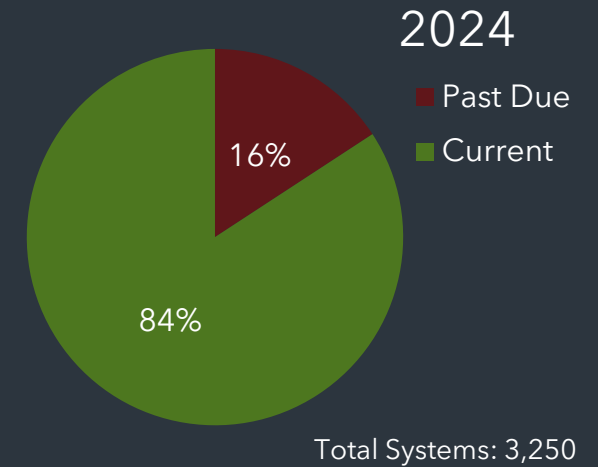
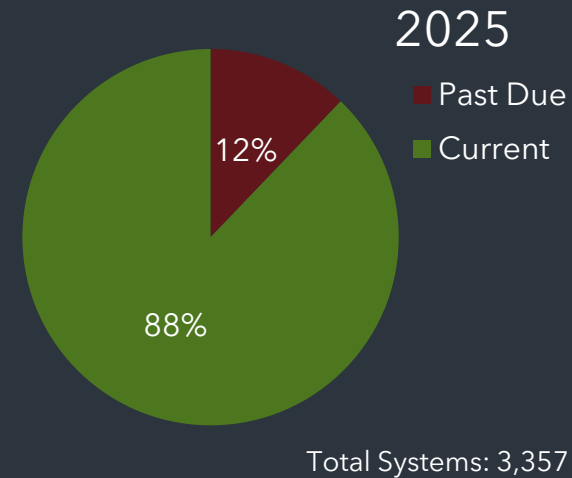
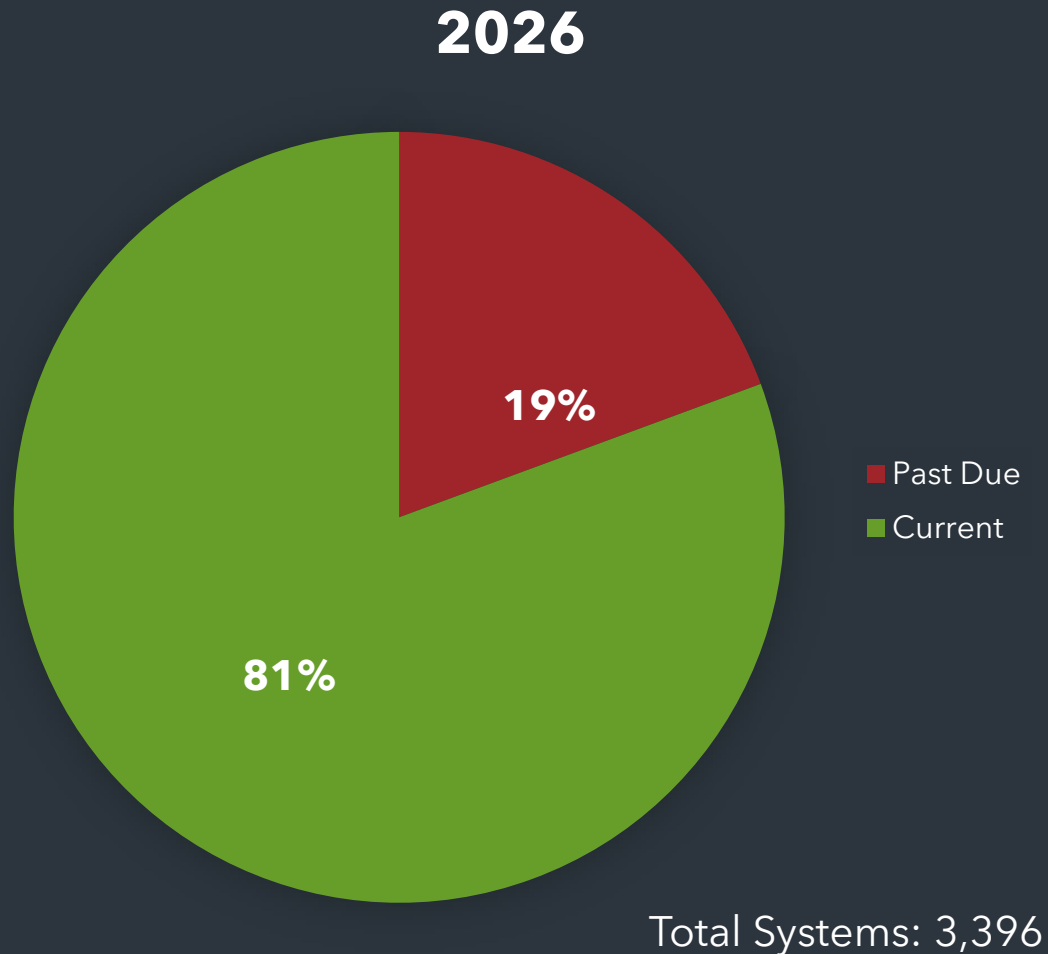
2026 Fire Life Safety Inspections

Multifamily Residential Buildings (Suppression)

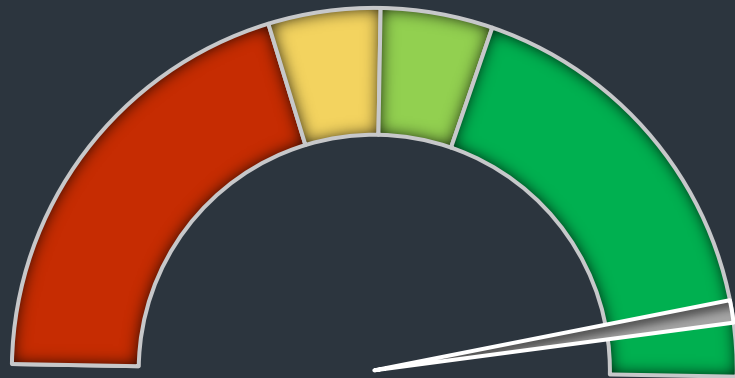


System Reliability Q1 & Q2 2026

Program Goal: 100% of systems are inspected annually

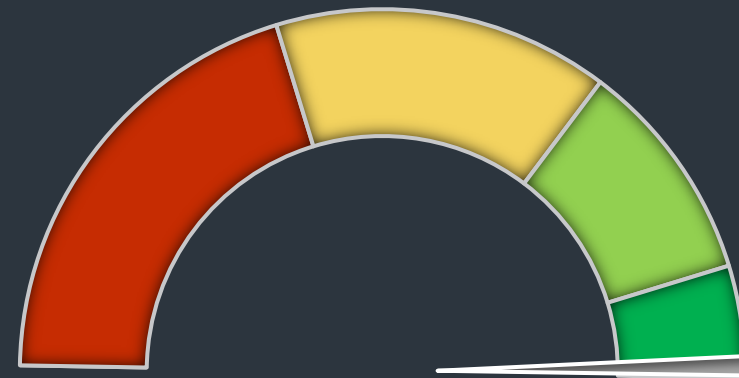


Outcomes (Jan 2021 - Jun 2026)



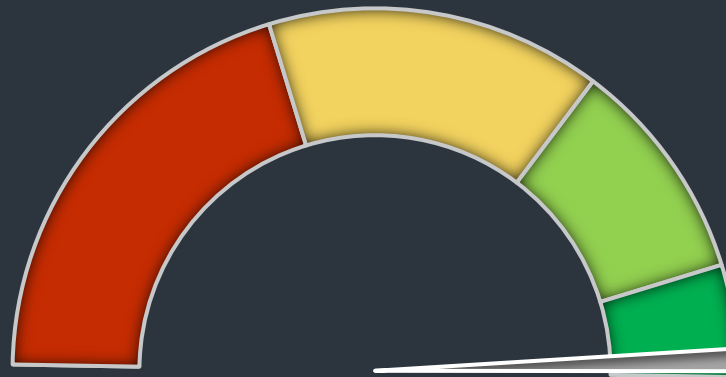
Fire Containment
Goal >80%

94.9%



Continued Occupancy
Goal >95%

99.7%



Value Saved*
>95%
*of investigated fires

99.2%

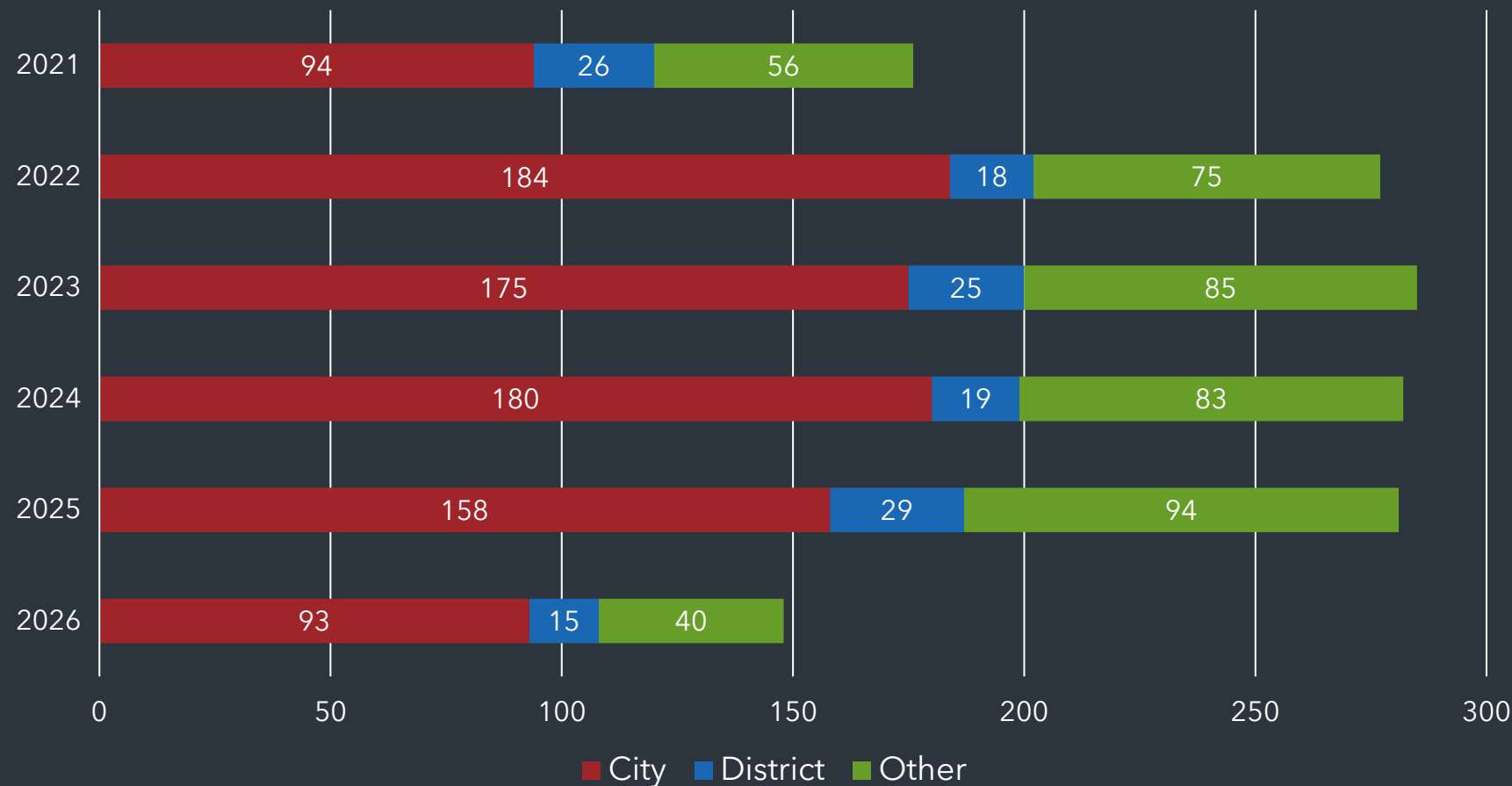
Zero civilian fire deaths

- Meeting or exceeding the goal
- Reasonably close to goal
- Not meeting goal, needs improvement
- Not meeting goal, expedient effort to improve performance

Fire Incidents



Fire Incident Totals by Year and Jurisdiction Annual Totals



Annual Totals: City, District, Other

Fire Incidents by NFIRS* vs NERIS** Codes



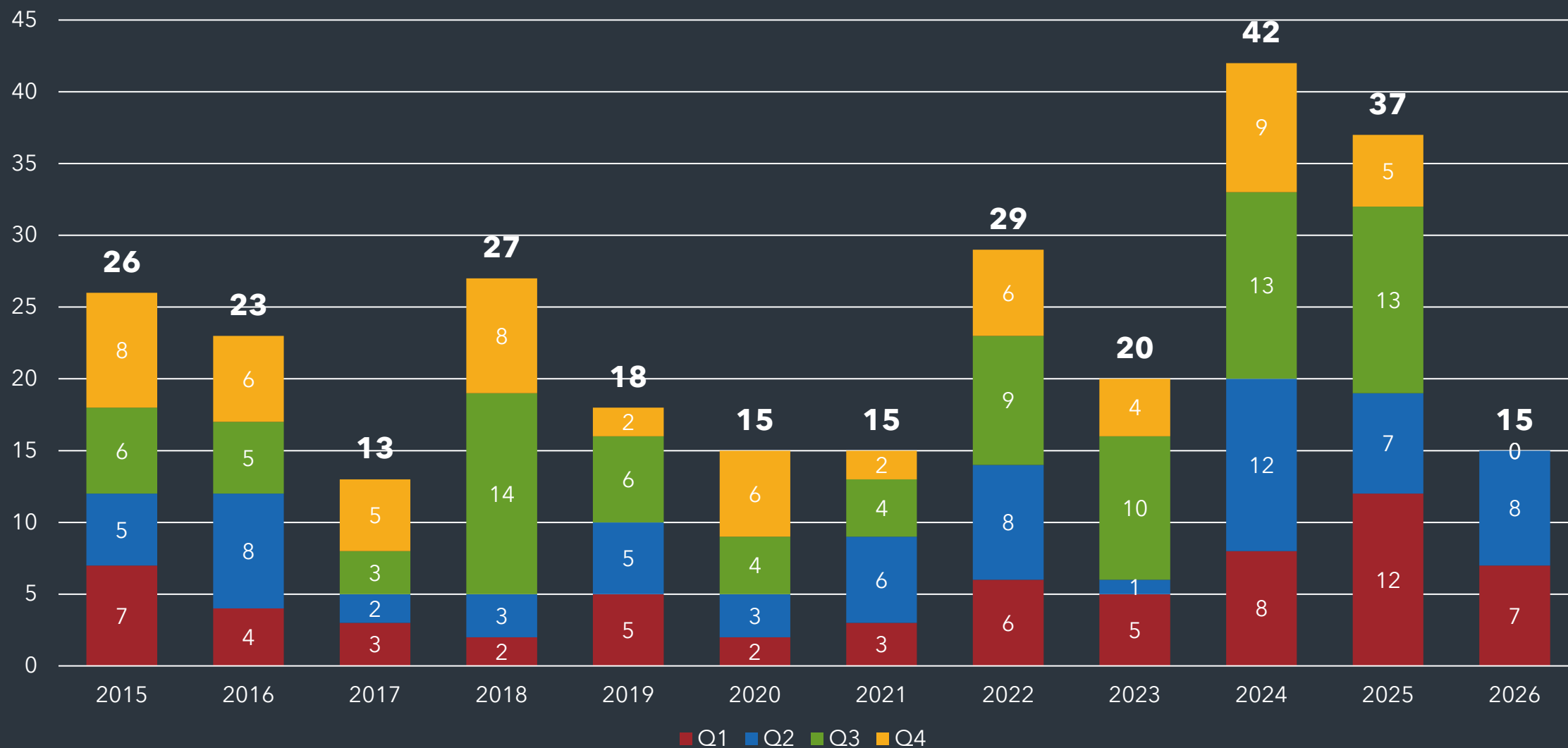
Code	2021	2022	2023	2024	2025	Primary Incident Type	2026
100 - Fire, other	16	31	28	21	16	Burns / Explosion	1
111 - Building fire	38	67	50	53	46	Chimney Fire	3
112 - Fires in structure other than in a building	2	0	1	7	3	Confined Cooking / Appliance Fire	59
113 - Cooking fire, contained to container	18	40	51	50	68	Controlled Burning (Authorized)	1
114 - Chimney or flue fire, confined for chimney or flue	3	5	3	2	2	Dumpster / Other Outdoor Container Fire	4
117 - Commercial compactor fire, confined to rubbish	0	0	1	0	2	Electrical Power Line Down / Arching / Malfunction	1
118 - Trash or rubbish fire contained	3	7	5	9	9	ESS Fire	1
122 - Fire in Motorhome	1	0	0	0	0	Infrastructure Fire	1
123 - Fire in portable building, fixed location	1	1	1	0	1	Fire / Smoke Alarm	4
130- Mobile property (vehicle) fire, other	2	0	1	1	1	Room and Contents Fire	4
131 - Passenger vehicle fire	14	15	23	11	19	Smoke from Non-Hostile Source (Smoke Scare)	3
132 - Road freight or transport vehicle fire	0	5	1	4	1	Smoke Investigation	8
136 - Self-propelled motor home or recreational vehicle	0	0	0	0	0	Structural Involvement	13
137 - Camper or recreational vehicle (RV) fire	0	0	0	0	0	Trash / Rubbish fire	13
140 - Natural vegetation fire, other	29	38	46	15	33	Vegetation / Grass fire	26
141 - Forest, woods or wildland fire	3	1	4	3	2	Vehicle Fire - Commercial	2
142 - Brush or brush and grass mixture fire	11	12	21	20	28	Vehicle Fire - Passenger	3
143 - Grass fire	2	0	5	2	4	Vehicle Fire - RV	1
150 - Outside rubbish fire, other	8	11	7	7	8	Wildfire - Urban Interface	0
151 - Outside rubbish, trash or waste fire	3	14	10	11	4		
152- Garbage Dump	1	0	0	0	0	Total	148
153 - Construction or demolition landfill fire	1	1	0	0	0		
154 - Dumpster or other outside trash receptacle fire	9	6	9	9	13		
155 - Outside stationary compactor/compacted trash fire	0	0	1	0	2		
160 - Special outside fire, other	7	21	13	45	16		
161 - Outside Storage	0	1	0	1	1		
162 - Outside equipment fire	4	2	0	6	2		
164 - Outside Mailbox	0	1	0	0	0		
Blank, Unspecified	0	1	1	1	1		
Total	176	280	282	278	282		

Annual Totals: City, District, Other

*National Fire Incident Reporting System **National Emergency Response Information System

Investigated Fires

Years-at-a-Glance, 2015-2026



Highlighted Investigations



- Structure Fire – Multi-Family
- Date: 1/24/2026
- Property value saved: 87.3%
 - Est. Structure Loss: \$75,000
 - Value: \$590,000
- Confined to area of origin
- Fire extinguished by RFD
- Occupancy rate post-fire: 0%

Highlighted Investigations



- Structure Fire – Multi-Family
- Date: 2/2/2026
- Property value saved: 99.9%
 - Est. Structure Loss: \$3,000
 - Value: \$95,786,400
- Confined to area of origin
- Sprinkler controlled fire
 - Fire extinguished by RFD
- Occupancy rate post-fire: 98.4%

Highlighted Investigations



- Structure Fire – Multi-Family
- Date: 2/26/2026
- Property value saved: 99.9%
 - Est. Structure Loss: \$90,000
 - Value: \$113,564,300
 - Confined to area of origin
- Fire extinguished by RFD
- Occupancy rate post-fire: 99%

Highlighted Investigations



- Outdoor Fire - Brush Fire
- Date: 3/8/2026
- Confined to area of origin
- Fire extinguished by RFD
- Occupancy rate post-fire: N/A

Highlighted Investigations



- Structure Fire – Commercial
- Date: 3/9/2026
- Property value saved: 0%
 - Est. Structure Loss: \$1,000
 - Value: \$1,000
- Confined to area of origin
- Fire extinguished by RFD
- Occupancy rate post-fire: 100%

Highlighted Investigations



- Structure Fire – Multi-Family
- Date: 4/26/2026
- Property value saved: 98%
 - Est. Structure Loss: \$55,000
 - Value: \$2,957,000
- Confined to area of origin
- Fire extinguished by RFD
- Occupancy rate post-fire: 37.5%

Highlighted Investigations



- Structure Fire – Shed
- Date: 5/16/2026
- Est. Structure Loss: \$5,000
- Confined to area of origin
- Fire extinguished by RFD
- Occupancy rate post-fire: N/A

Highlighted Investigations



1/4/2026

- 27xx 156th Ave NE
- Structure Fire
- Cause determined to be incendiary
- Extinguished by RFD
- Contained to area of origin



1/5/2026

- 94xx 178th Place NE
- Structure Fire
- Cause undetermined
- Extinguished by RFD
- Contained to area of origin



5/9/2026

- 88xx 161st Ave NE
- Dumpster Fire
- Cause determined to be incendiary
- Contained to area of origin
- Fire extinguished by RFD

2025 Highlighted Investigations



5/11/2026

- 115xx 174th CT NE
- Structure Fire - Single Family Residential
- Cause determined to be accidental
- Extinguished by RFD
- Contained to area of origin



5/12/2026

- 22xx 184th AVE NE
- Structure Fire - Outdoor Fire
- Cause determined to be accidental
- Extinguished by RFD
- Contained to area of origin



5/21/2026

- 152xx NE 24th Street
- Commercial Fire - Cooking Fire
- Cause determined to be accidental
- Contained to area of origin
- Extinguished by RFD

2025 Highlighted Investigations



6/5/2026

- 16330 Cleveland Street
- Structure Fire - Outdoor Fire
- Cause determined to be incendiary
- Extinguished by RFD
- Contained to area of origin



6/21/2026

- 9567 180th Ave NE
- Brush Fire - RV Fire
- Cause determined to be accidental
- Extinguished by RFD
- Not contained to area of origin

Thank You!



Questions?



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