

City Council & Planning Commission Joint Meeting

May 26, 2025





Agenda

- Planning Commission 2026 Work Program
- Response to SB 6026

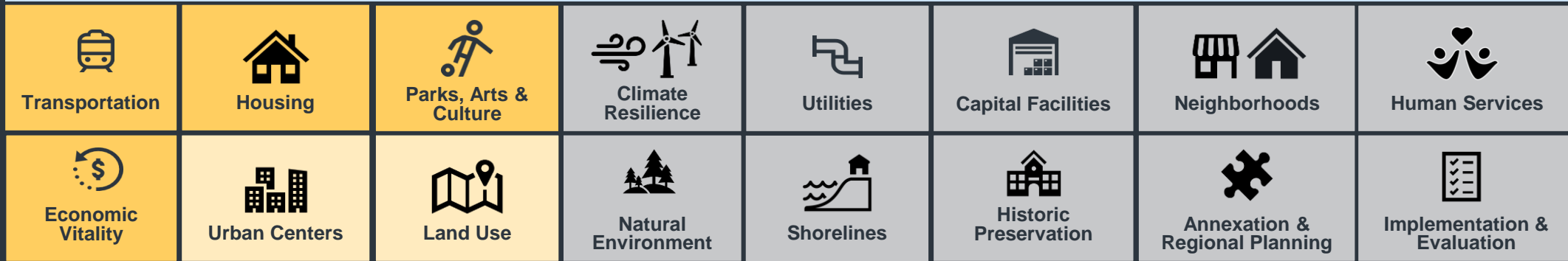
Planning Commission 2026 Work Program

Implementing

REDMOND
 2050

redmond.gov/Redmond2050

Comprehensive Plan - Adopts Vision for the City



PHASE ONE

PHASE TWO

Continual Support:



Community Involvement



Environmental Review

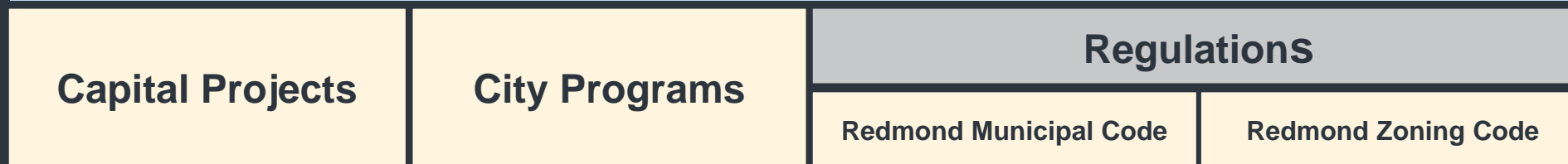
Functional & Strategic Plans - Defines How Vision will be Implemented



PHASE ONE

PHASE TWO

Financing & Implementation



BOTH PHASES

REDMOND
2050

Planning Commission 2026 Work Program

Q2

Elect Officers

Temp. Non-Comm. Signs

2026-27
Docket

Q3

Annual Code
Cleanup

Design
Standards

Tree Code

Q4

Docket Items

Drones

HB 2418
Permit Review

Q1

Docket Items

Drones

HB 2266
STEP
Housing

Purpose and Key Elements of SB 6026

Purpose: facilitate construction of housing in commercial and mixed-use zones.

Key Elements

- Prohibits exclusion of residential uses from commercial and mixed-use zones.
- Limits conditions placed on residential uses in such zones.

Where SB 6026 Does Not Apply*

- Industrial zones.
- When a historic landmark would have to be demolished.
- Adjacent to shoreline jurisdiction where multifamily or mixed-use development is prohibited by local regulations.
- Critical area buffers

*other exceptions apply but are not applicable to Redmond

Limitations on Conditions

Ground-floor use requirements and certain procedural requirements can only be applied in up to 40% of land zoned for commercial and mixed uses. For purposes of SB 6026, the following land is excluded from such calculation:

- Station areas
- Areas that allow at least 85 feet building height
- All the areas on the previous slide

Ground-floor use requirements cannot be applied to publicly-funded affordable housing.

How SB 6026 Affects Redmond

- Business Park, Manufacturing Park, and Neighborhood Mixed-Use zones are the commercial or mixed-use zones in Redmond that:
 - Are not station areas.
 - Do not allow at least 85 feet building height.

Council and Commission Input

- As City staff develop regulations to implement SB 6026, what questions do Councilmembers and Commissioners want staff to be considering?
For example:
 - Impacts to commercial capacity
 - Impacts to economic diversity
 - Impact to housing capacity
- Work will be part of 2026-27 docket since it will likely involve policy amendments.
- Establish docket by Aug. 31, 2026
- Adopt new policies and regulations by Aug. 31, 2027



Thank You

