

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.

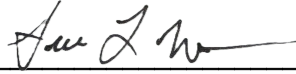
8. Adjourn

- *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.

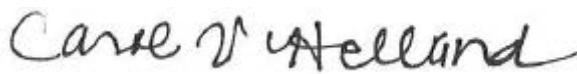
STAFF RECOMMENDATION

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.

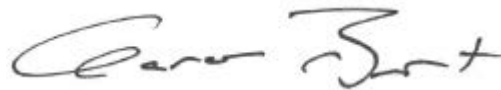
TECHNICAL COMMITTEE RECOMMENDATION

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.

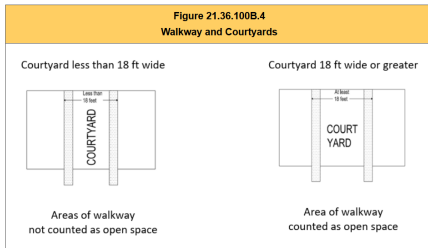
EXISTING CODE:

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	Jeff Churchill
Author	Glenn Coil
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	
... <i>[list of permits types in alpha order]</i> ...	...	

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
<u>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.</u>	<u>M</u>	<u>M</u>	<u>M</u>	<u>O</u>
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 <u>Reduction</u>				
<u>Benchmark embodied carbon and demonstrate a minimum reduction of 10 percent.</u>	M	M	M	M
4. EV Parking <u>Electric Vehicle Charging Infrastructure</u>				
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 EUI target 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 EUI target 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 (EUI target)” to develop the project EUI target ~~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 EUI target.
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 EUI target;
 - 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 target values 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 EUI target 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	<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;

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: