



Memorandum

Date: 6/2/2026  
Meeting of: City Council

File No. AM No. 26-090  
Type: Consent Item

TO: Members of the City Council  
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:

Approval of the 2025 Legislative Conformance, Business Improvement, and Fences Zoning Code Amendments

- a. Ordinance No. 3261: An Ordinance of the City of Redmond, Washington, Amending Title 21 of the Redmond Municipal Code, known as the Redmond Zoning Code, Addressing 2025 State Legislation, Conducting Miscellaneous Clean-Up, Improving Business Use of Regulations, Clarifying Fence and Retaining Wall Regulations, Providing for Severability, and Establishing an Effective Date

OVERVIEW STATEMENT:

Staff recommend that the City Council adopt an ordinance (see Attachments A and B) amending the Redmond Zoning Code related to 2025 Legislative Conformance, Business Improvement, and Fences. The recommended ordinance contains the updated language for administrative lot splits shared with the Council on May 19, 2026.

2025 Legislative Conformance

In 2025 the state legislature enacted several new laws affecting local development regulations. This amendment package will result in updates to the Redmond Zoning Code to address new state laws. It will also address several clean-ups related to Redmond 2050. Topics include subdivision regulations, zoning for childcare centers, parking, permitting timelines, building conversions, and miscellaneous corrections.

Business Code Improvements

The City's Economic Development team monitors business interaction with our development regulations. Annually, staff prepared a package of code amendments proposed to improve business use of these regulations. This package includes:

- Ensuring commercial floor area is provided in mixed-use developments by removing opportunity for deviation from adopted code requirements;
- Requiring placement of "Businesses Open" where pedestrian access to businesses are impacted by sidewalk closures;
- Simplifying and clarifying opportunities for Food Truck and Pop-Up Retail Courts and for Publicly Accessible Enhanced Amenity Spaces (PEAS); and

- Improving definitions of allowed business uses.

Fences and Retaining Walls

The fence updates are intended to synchronize and add clarity to fence requirements, and to evaluate the purpose and intent of regulating fence and retaining wall location, dimensions, permit requirements, and design.

- Additional Background Information/Description of Proposal Attached**

REQUESTED ACTION:

- Receive Information**                       **Provide Direction**                       **Approve**

REQUEST RATIONALE:

- **Relevant Plans/Policies:**  
The following Redmond 2050 policies: EV-4, EV-19, EV-21, EV-22, EV-23 TR-11, TR-16, FW-LU-2, LU-2, LU-5, and LU-7.  
The Economic Development Strategic Plan relevant actions include Action 6B.3, Strategy 1B, action 1B.1, and The Tourism Strategic Plan’s Goal 1, Initiative 20.
- **Required:**  
Items in this code package were required by several 2025 Legislative session bills: SB 5559, HB 1096, SB 5509, SB 5611, SB 5814, HB 1183, and HB 1757.
- **Council Request:**  
N/A
- **Other Key Facts:**  
N/A

OUTCOMES:

This code updates local development regulations to address changes from the 2025 state legislative session, clarifies fence and retaining wall regulations, and improves business use of regulations.

COMMUNITY/STAKEHOLDER OUTREACH AND INVOLVEMENT:

- **Timeline (previous or planned):**  
Community feedback was completed from November 10, 2025 - January 10, 2026
- **Outreach Methods and Results:**  
Online questionnaire, hybrid office hours with staff, and Planning Commission public hearing.
- **Feedback Summary:**  
A feedback summary is attached

BUDGET IMPACT:

**Total Cost:**

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

Approved in current biennial budget:  Yes  No  N/A

Budget Offer Number:  
0000304

Budget Priority:  
Vibrant and Connected

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

If yes, explain:  
N/A

Funding source(s):  
General Fund

Budget/Funding Constraints:  
N/A

Additional budget details attached

**COUNCIL REVIEW:**

**Previous Contact(s)**

Date	Meeting	Requested Action
4/7/2026	Committee of the Whole - Planning and Public Works	Provide Direction
4/28/2026	Study Session	Provide Direction
5/19/2026	Committee of the Whole - Planning and Public Works	Provide Direction

**Proposed Upcoming Contact(s)**

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

**Time Constraints:**

2025 state legislation has varying timelines for implementation, the first of which is June 30, 2026.

**ANTICIPATED RESULT IF NOT APPROVED:**

If not adopted, the benefits of the recommended amendments will not be realized. In addition, local regulations that are inconsistent with state law may be pre-empted.

**ATTACHMENTS:**

Attachment A: Ordinance Amending the Redmond Zoning Code  
Attachment B: Exhibits 1-15  
Attachment C: Planning Commission Report with Appendices  
Attachment D: Community Feedback Summary  
Attachment E: Issue Matrix