



Memorandum

Date: 5/19/2026
Meeting of: Committee of the Whole - Public Safety and Human Services

File No. CM 26-331
Type: Committee Memo

TO: Committee of the Whole - Public Safety and Human Services
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:
2025 Legislative Conformance, Business Improvement, and Fences Zoning Code Amendments

OVERVIEW STATEMENT:

Following Council’s April 28, 2026, study session at which the Council asked staff to put this package of RZC amendments on the June 2, 2026, consent agenda, staff is returning to Committee of the Whole to describe a recommended wording change for administrative lot splits. The recommended change is shown below.

RZC 21.74.030.D.2.h

Original language:

If the split would create a lot size that would allow further land division, the split is not eligible under this section but could be pursued through another applicable land-division processes under RZC 21.74.

Revised language:

If a lot split results in a newly created lot or lots with a lot size that would allow for further land division, any lot with sufficient lot size is not eligible to be divided through a lot split under this section but may be eligible for further division through another applicable land-division process under RZC 21.74.

This change arises from revised Department of Commerce Guidance published earlier this month and contemporaneous discussion with builders The effect of this change is to make clear that lots created through lot splitting may be eligible for further subdivision, but not through the lot splitting process. This reading is consistent with both Commerce and industry interpretation of RCW 58.17.145. See Attachment B, Exhibit 13, page 5 to view this in context.

On June 2, staff recommend that the City Council adopt an ordinance amending the Redmond Zoning Code related to 2025 Legislative Conformance, Business Improvement, and Fences.

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

Proposed Upcoming Contact(s)

Date	Meeting	Requested Action
6/2/2026	Business Meeting	Approve

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: Draft Ordinance

Attachment B: Exhibits 1-15

Attachment C: Planning Commission Report with Appendices

Attachment D: Community Feedback Summary

Attachment E: Issue Matrix