

Amendments to Redmond Municipal and Zoning Code for Conformance with State Legislation: Senate Bill 5290 and House Bill 1293

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Redmond
WASHINGTON

Issue 1.

Repeal of the Design Review Board (DRB) and Impacts

(Council President Kritzer,
Councilmember Salahuddin)

Current Process:

- Staff conduct code conformance review.
- Staff prepare analysis and key discussion points in a memo to the DRB.
- DRB recommendation included in final action by authorized decision maker.

Proposed Process:

- Repealing the Board would not eliminate the design review process.
- Staff with design experience would continue to conduct code conformance review.
- Staff recommendation would be included in staff report for action by decision maker.
- Review timeline and cost would be reduced.

Issue 2.

Reimbursement Amount
per SB-5290

(Councilmember Nuevacamina)

- Barriers to efficiency not anticipated.
- Technical modifications to the permitting system would be necessary to refund in alignment with state law.
- Technical Committee proposing streamlining measures to insulate City from refund liability.

Issue 3.

Communication Plan for Changes to Regulations

(Councilmember Salahuddin)

- Design Review Board members have been engaged
 - Staff will discuss their comments during Council's study session
- Landmark Commission member response mixed:
 - Expand historic preservation program
 - Require Special Landmark Commissioner to have professional historic preservation skills

Issue 4.

Identification of Required Amendments per the State Legislation and Amendments Based on Planning Commission's Recommendation

(Council Vice President Forsythe, Councilmembers Stuart and Salahuddin)

- Refer to *Legislative Comparison to Development Regulations and Process* for additional information on required amendments
- Washington Department of Commerce provides resources to guide cities' adoption and implementation
 - [Link](#) to resources

Issue 5.

Relationship of
Proposed Amendments
to Process Improvement
Efforts and to Staff
Capacity

(Councilmember Stuart)

- Amendments represent Phase 1 of process improvement work.
- Majority of amendments require adoption by January 1, 2025.
- Optional actions are recommended by the Technical Committee to insulate Redmond from permit fee refund requirements.

Issue 6.

Designing for Climate Readiness

(Councilmember Fields, Council
President Kritzer)

- Updated design standards are objective to comply with HB 1293.
- Opportunities to deploy unique climate resilient designs are retained.
- These new standards will inform subsequent updates required for the balance of Redmond centers.

Issue 7.

Example Project and Building Design

(Council Vice President Forsythe)

- Most projects required to meet with DRB three to four times to receive a recommendation.
- Project scopes range from large single-user commercial projects (*e.g. warehouses, vehicle maintenance facilities, research & development campus*) to mixed-use multifamily developments.

Issue 8.

Technical Committee Composition

(Councilmember Stuart)

- The Technical Committee is comprised of the directors of Planning and Community Development and Public Works.
- The recommended amendments do not include changes to the Technical Committee composition.
- The Committee composition is intended to bring multi-disciplinary knowledge and judgment to application of the zoning code.

Issue 9.

Design Review Related to 1% for the Arts

(Council Vice President Forsythe)

- Repeal of the DRB would not impact the 1% for the Arts Program.
- Qualifying capital improvement projects would continue to contribute to the Arts Activity Fund.
- Art works would continue to be reviewed by the Redmond Arts and Culture Committee.



City Council - Next Step

- Oct. 15 – City Council’s Action
- Phase 2 of Amendments
 - Process Improvement Plan



Thank you

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