

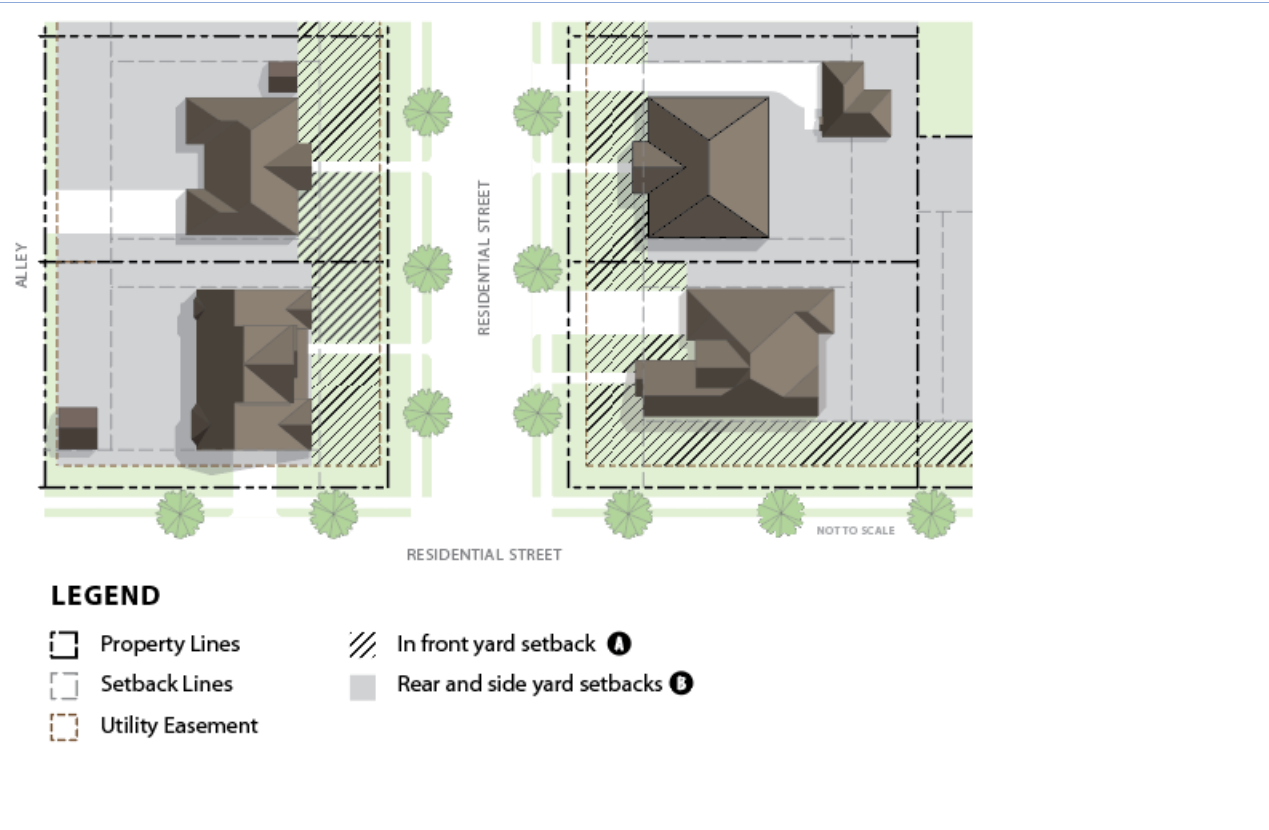
Item	Discussion Notes	Issue Status
<p>1.</p> <p>Legislative Conformance - Subdivisions</p> <p>Stuart</p>	<p><u>Council Discussion</u></p> <p>CP Stuart expressed interest in changes to subdivision regulations.</p> <p><u>Staff Comments</u></p> <p>The key changes to subdivision regulations contained in this package are:</p> <ul style="list-style-type: none"> • Creating the “administrative lot split” option as required by HB 1096 • Aligning unit lot subdivision regulations with changes in state law as required by SB 5559 • Allowing binding site plans to be used for multifamily development as required by SB 5611 <p>The code amendment summaries for all of these changes are in the <u>Planning Commission Report</u>.</p>	<p>Opened 4.7.2026</p> <p>Closed X.XX.XX</p>
<p>2.</p> <p>Legislative Conformance - Childcare Zoning</p> <p>Stuart</p>	<p><u>Council Discussion</u></p> <p>CP Stuart requested information on how the amendments related to child care zoning interact with new state laws.</p> <p><u>Staff Comments</u></p> <p>Engrossed Substitute Senate Bill (ESSB) 5509 requires that cities and towns allow child care centers in all zoning districts, except for industrial, light industrial, and open space zoning districts.</p> <p>Child care centers are the commercial form of day cares, typically larger in size and capacity than family day cares that operate as home businesses in dwellings. The city’s current code limits child care centers primarily to the Downtown, Marymoor Village, and Overlake zoning districts where commercial uses are typically provided and in neighborhood zoning districts when co-located with other uses such as faith-based organizations or when a conditional use permit is obtained.</p> <p>The recommended implementation of ESSB 5509 would comply with the legislation by allowing the child care centers in all zoning districts except for the Manufacturing Park (light industrial),</p>	<p>Opened 4.7.2026</p> <p>Closed X.XX.XX</p>

		<p>Industrial, and Conservation Open Space zoning districts., without the need for a conditional use permit.</p> <p>The remaining provisions of 21.04.2080 Day Care Centers are also proposed to be repealed for conformance with the provisions of ESSB 5509 that limit the restrictions cities can apply to the siting of child care centers. Many of the limitations currently provided in the city’s current code are addressed by the WA Dept. of Children, Youth, and Families licensing rules such as shown in the Early Learning Child Care Facility Feasibility Checklist and at the Site Analysis and Feasibility webpage.</p>	
3.	<p>Legislative Conformance - Childcare</p> <p>Soni</p>	<p><u>Commission Discussion</u></p> <p>CM Soni requested information on expanding childcare allowances, and what polices are in place to handle traffic disruptions during peak hours. How will the City adjust operations to address traffic concerns?</p> <p><u>Staff Comments</u></p> <p>During development review, staff will apply existing transportation standards to minimize impacts of new development on the transportation system. This includes evaluating access and circulation. In addition, developments that generate more than 25 peak-hour trips are subject to mobility management programs, the purpose of which manage demand on the transportation system.</p>	<p>Opened 4.7.2026</p> <p>Closed X.XX.XX</p>
4.	<p>Legislative Conformance - Reporting on permitting timeline performance</p> <p>Stuart</p>	<p><u>Commission Discussion</u></p> <p>Council President Stuart requested information on how the City will report on permitting timeline performance, specifically mentioning the housing dashboard as a potential model.</p> <p><u>Staff Comments</u></p> <p>The Development Services Center will continue to monitor and report on permitting timelines in accordance with RCW 36.70B.080. We are actively updating our permitting system to better support staff and residents. We are reviewing overall timelines and processes to ensure our targets are accurate and that staffing levels are adequate for the work underway. Our goal is to enhance our customer permitting portal and project update website to improve transparency. We currently post two permitting performance</p>	<p>Opened 4.7.2026</p> <p>Closed X.XX.XX</p>

		<p>reports on the City website each year. As we implement internal and external improvements to our permitting system, a more user-friendly dashboard is a key goal.</p>	
<p>5.</p>	<p>Business Improvement - Commercial space requirement</p> <p>Stuart</p>	<p><u>Commission Discussion</u></p> <p>CP Stuart requested more information on the how ground-floor commercial space requirements will be impacted by SB 6026 passed in 2026.</p> <p><u>Staff Comments</u></p> <p>Redmond will be working over the next 18 months to identify required policy or code changes to respond to SB 6026. The code amendment proposed here concerns a specific deviation related to ground floor commercial uses and is aimed at ensuring our urban centers remain vital, walkable, and home to the businesses that community members value.</p> <p>Over the past decades Redmond has rezoned to allow the housing we know is needed in the city and throughout the region. As a result of such changes and strong demand for housing, Redmond is one of the fastest growing cities in the state.</p> <p>At the same time, we have observed negative consequences of strip mall redevelopment. These strip malls were home to our local, legacy small businesses serving the community with goods, services, and a sense of community and belonging. While staff and partner organizations continue efforts to help these family-owned businesses find new homes to continue their livelihood, we are not succeeding. Currently, we are trying to relocate over 100 small local businesses who have been, or are in the pipeline to be displaced by redevelopment.</p> <p>The primary challenge is that the spaces to rehome businesses do not exist. In 2024, staff measured the impact of redevelopment on small businesses. We learned that in the past 10 years, available retail square footage space has been reduced by half. Real estate reports indicate a very limited 3.8% retail availability rate in King County at the end of 2025, and Redmond is even more limited at 1.2%.</p> <p>Even when ground floor retail is required, new housing development where strip malls have been demolished do not replace retail space at 1-to-1 ratios, due to competing demands for ground floor activities such as parking, lobbies, and service areas. In new developments where retail space is provided, lease rates are unaffordable for local, diverse businesses or designed with layouts that are not conducive to the needs of small, independent businesses.</p>	<p>Opened 4.7.2026</p> <p>Closed X.XX.XX</p>

		SB 6026 strongly encourages housing development, but does not reflect our local measures, impacts, and efforts to support our small diverse businesses in relocating to affordable and appropriately built places to operate. Staff will be looking for ways to meet the requirements of SB 6026 while supporting our small businesses and advance Redmond 2050 goals for complete neighborhoods.	
6.	Business code improvements - Commercial space requirements Prakriya	<p><u>Commission Discussion</u></p> <p>How does the update to commercial requirements in the business code updates impact any of our housing goals from Redmond 2050.</p> <p><u>Staff Comments</u></p> <p>The proposed amendment addresses requests for deviations submitted with applications for new development. The amendment states that commercial space requirements cannot be waived through a deviation process, similar to other site and building requirements. The City’s housing goals are unlikely to be affected by this amendment.</p>	<p>Opened 4.7.2026</p> <p>Closed X.XX.XX</p>
7.	Business Improvement - Food Trucks and Pop-up Retail Courts Kritzer	<p><u>Commission Discussion</u></p> <p>CM Kritzer requested more information on food truck and pop-up retail courts. What will be changing and what are some of the remaining limitations?</p> <p><u>Staff Comments</u></p> <p>The recommended amendments would clarify development application and review procedures. These ensure that land use activities anticipated to be provided at the site are reviewed during original site plan entitlement. In this manner, these activities would not be required to pursue additional permits such as temporary use permits when scheduled for the court’s activation.</p> <p>Existing locations proposed for conversation to a food truck and pop-up retail court would undergo an administrative modification for review of the site’s design and anticipated land use activities.</p>	<p>Opened 4.7.2026</p> <p>Closed X.XX.XX</p>
8.	Fences Stuart	<p><u>Commission Discussion</u></p>	<p>Opened 4.7.2026</p>

	<p>CP Stuart requested more information on what fences would be allowed and where under the recommended regulations. CP Stuart referenced fences installed by the county in Marymoor and Overlake and referenced fences in connection with STEP housing.</p> <p><u>Staff Comments</u></p> <p>Fences four feet in height or less will be permitted in any front yard setback in Urban Recreation, Neighborhood Residential, Neighborhood Multi-Family, Downtown, Marymoor, and Overlake zone. In the current code, fence height was allowed up to six feet in many neighborhoods in the front and setback, while limited to 42 inches in others (Education Hill, North Redmond, Willows / Rose Hill). The uniform four-foot limit for front yard setbacks in this update creates a more pedestrian-friendly environment in alignment with Redmond 2050 goals. Fences up to six feet in height would still be permitted rear and side setbacks in Urban Recreation, Neighborhood Residential, Neighborhood Multi-Family, Downtown, Marymoor, and Overlake zones. Eight-foot fences would still be allowed in all other zones.</p>	Closed X.XX.XX
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9.

Fences

Kritzer

Commission Discussion

CM Kritzer requested more information on engagement with homeowners: what are the impacts to homeowners with the recommended regulations?

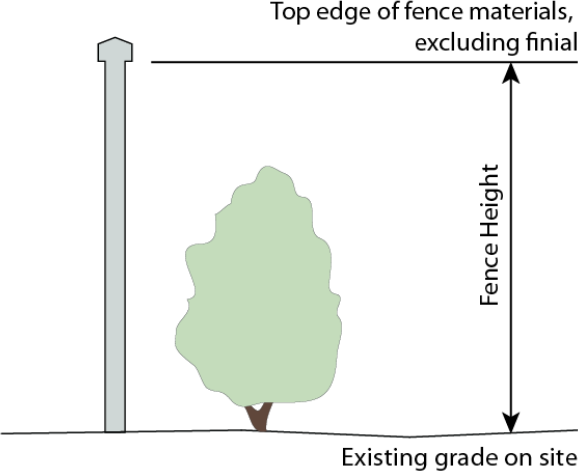
Staff Comments

There was engagement conducted on the fence and retaining wall package from November 2025 – January 2026. [The feedback summary](#) is available to review and has posted on the [zoning amendments webpage](#). Existing fences that were previously legally established and that do not meet the recommended standards would be considered legal non-conforming fences.

Opened
4.7.2026

Closed
X.XX.XX

		<p>A legal non-conforming use or structure is something that met all requirements at the time it was established/constructed but does not meet current requirements. For example, a building might be built when the setback requirement was 3 feet but the requirement later changed to 5 feet. That building would be considered a legal non-conforming structure.</p> <p>Legal conforming uses and structures are regulated in RZC 21.04.5000. Maintenance is addressed in RZC 21.04.5000.F, Maintenance. The code says, “Ordinary and routine maintenance and repair of a legal nonconforming structure and structures containing a nonconforming use, such as painting or plumbing repair, shall be permitted as necessary to ensure the protection of general health, safety, and welfare. All legal nonconforming uses and structures are subject to all applicable property maintenance and substandard building laws.”</p> <p>Additional relevant sections are: RZC 21.04.5000.I, Alteration or Expansion of a Nonconformance. In general, this section says that the degree of nonconformity cannot be increased. It also says that legal nonconforming structures must be brought into compliance with the RZC when alteration or expansion of the structure takes place, and the following takes place within any three-year period:</p> <ul style="list-style-type: none"> a. The gross floor area of the structure is increased by 100 percent or more; or b. The costs stated on all approved building permit applications for the structure equal or exceed the value of the existing structure at the beginning of that three-year period. <p>RZC 21.04.5000.G, Abandonment of Rights to Nonconformities. In general, this section says that the right to continue a legal nonconforming structure is lost when the structure is demolished or rebuilt.</p> <p>Legal nonconforming structures can be repaired or restored in extraordinary circumstances such as following an earthquake, fire, explosion, vandalism, etc., with limitations. (RZC 21.04.5000.H, Restoration)</p> <p>Any new fence would need to be in compliance with the updated regulations.</p> <p>Retaining wall regulatory updates consolidated guidance on retaining walls from RZC 21.24 and Appendix 2 to an updated RZC 21.25. This was done to create clarity for staff and the public. RZC 21.25 includes guidance for deviation requests and regulations for retaining wall approvals.</p>	
10.	Fences	<u>Commission Discussion</u>	Opened 4.7.2026

	<p>Soni</p>	<p>CM Soni requested information on how the City measure fences and retaining wall height when there is a slope.</p> <p><u>Staff Comments</u></p> <p>For zoning code purposes, fence and wall height are measured as a vertical distance between existing grade (including slope) on the site at the base of the fence and top edge of slats or other fence material (exclusive of fence posts). Staff will be adding a note to 21.25 to ensure that those building a retaining wall follow guidance of RMC Chapter 15 Building Code for additional requirements.</p> 	<p>Closed X.XX.XX</p>
<p>11.</p>	<p>Implementation</p> <p>Soni</p>	<p><u>Commission Discussion</u></p> <p>CM Soni asked what would happen to application submitted between now and June 30, 2026, the deadline referenced in the memo.</p> <p><u>Staff Comments</u></p> <p>Applications received will be reviewed under current code until the effective date of the updated regulations. The City Council’s actions on the recommended amendments would become effective five days after the publication of a summary of the adopting ordinance.</p>	<p>Opened 4.7.2026</p> <p>Closed X.XX.XX</p>