



**Attachment A. Staff Compliance Review and Analysis**  
May 8, 2024

<b>Project File Number:</b>	LAND-2024-0009 4/SEPA-2024-00 100
<b>Proposal Name:</b>	<b>Amendments to the Redmond Municipal and Zoning Codes for Legislative Conformance with SB5290 and HB1293</b>

COMPLIANCE TOPICS	ANALYSIS
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**All amendments to the RZC processed under this section shall be in conformance with the Comprehensive Plan .**

*Meets*

FW-3 When preparing City policies and regulations, take into account the good of the community as a whole, while treating property owners fairly and allowing some reasonable economic use for all properties. Require predictability and timeliness in permit decisions.

**Amendments are consistent with the requirements of Senate Bill 5290 (SB-5290) and House Bill 1293 (HB-1293), as enacted by the State of Washington and incorporated into the Revised Code of Washington. The amendments to Redmond’s codes include timelines through which project review, notifications, and decisions must be made.**

FW-12 Ensure that the land use pattern accommodates carefully planned levels of development, fits with existing uses, safeguards the environment, reduces sprawl, promotes efficient use and best management practices of land, provides opportunities to improve human health and equitable provision of services and facilities, encourages an appropriate mix of housing and jobs, and helps maintain Redmond’s sense of community and character.

**SB-5290 amends the Local Project Review Act, addressing local government planning under the Growth Management Act. The bill and the recommended amendments to Redmond’s codes intends to modernize and streamline local project review including clarifications, permit consolidation, and reporting procedures.**

CC-17 Maintain a system of design review that applies more intense levels of review where the scope of the project has greater potential impacts to the community. Implement this system through a formal design review board process in conjunction with the use of administrative review.

**HB-1293 defines design review as a process by which projects are reviewed for compliance with design standards. The standards must be clear, objective, and ascertainable. Amendments to Redmond’s codes reflect this legislative direction though direct staff to facilitate the design review process whereby strengthening**

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<p>PI-19 Prepare and maintain development regulations that implement Redmond's Comprehensive Plan and include all significant development requirements. Ensure that the development regulations are clearly written, avoid duplicative or inconsistent requirements, and can be efficiently and effectively carried out.</p>	<p><b>the City's ability to comply with timelines established by SB-5290.</b></p> <p><b>Staff provided coordinated review to ensure that amendments to development regulations continue to implement the Comprehensive Plan, are clear, avoid duplication, and can be efficiently carried out.</b></p>
<p>PI-20 Ensure that Redmond's development review process provides applicants and the community a high degree of certainty and clarity in timelines and standards, and results in timely and predictable decision making on development applications.</p>	<p><b>HB-1293 requires the following which has been incorporated into the amendments to the City's codes herein:</b></p> <ul style="list-style-type: none"><li>- Only clear and objective development regulations governing the exterior design of a new development are allowed in design review.</li><li>- The standards must have at least one ascertainable guideline, standard, or criterion by which an applicant can determine whether a given design is permissible.</li><li>- The design guidelines may not reduce density, height, bulk, or scale beyond the underlying zone.</li><li>- Design review must be conducted concurrently with consolidated project review and may not include more than one public meeting.</li></ul>

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