



Memorandum

Date: 9/2/2025
Meeting of: City Council

File No. AM No. 25-125
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
------------------------------------	---------------	--------------

DEPARTMENT STAFF:

Planning and Community Development	Seraphie Allen	Deputy Director
Planning and Community Development	Jeff Churchill	Long Range Planning Manager

TITLE:

Adoption of an Ordinance Amending the Redmond Zoning Code for the 2025 Annual Code Cleanup

- a. Ordinance No. 3226: An Ordinance of the City of Redmond, Washington, Amending Title 21 of the Redmond Municipal Code, Known as the Redmond Zoning Code, to Complete the 2025 Annual Code Cleanup, Providing for Severability, and Establishing an Effective Date

OVERVIEW STATEMENT:

Staff recommends that the Council adopt an ordinance amending the Redmond Zoning Code as part of the Annual Code Cleanup (see Attachment B). The three items in this package are:

- Clarifying when a change of use triggers compliance with off-street parking requirements.
- Correcting an error in a table concerning public hearing requirements for Type V permit applications.
- Adding a definition for culvert.

The Planning Commission recommended Council approve these amendments on June 11, 2025 (see Attachment A). The Council reviewed the Commission's recommendation at its August 4, 2025, Committee of the Whole meeting.

☒ **Additional Background Information/Description of Proposal Attached**

REQUESTED ACTION:

☐ **Receive Information** ☐ **Provide Direction** ☒ **Approve**

REQUEST RATIONALE:

- **Relevant Plans/Policies:**
Comprehensive Plan policy PI-17 calls for clear development regulations.
- **Required:**

Ordinance adoption requires Council approval.

- **Council Request:**
N/A
- **Other Key Facts:**
N/A

OUTCOMES:

The outcome of the annual code cleanup is development regulations that are clear to customers, staff, and the community.

COMMUNITY/STAKEHOLDER OUTREACH AND INVOLVEMENT:

- **Timeline (previous or planned):**
Q2 2025.
- **Outreach Methods and Results:**
E-newsletters, public hearing.
- **Feedback Summary:**
No comment of testimony was received on these code cleanup items.

BUDGET IMPACT:

Total Cost:

\$5,350,743 is the total value of the Community and Economic Development offer, which includes the staff time devoted to this work.

Approved in current biennial budget: ☒ **Yes** ☐ **No** ☐ **N/A**

Budget Offer Number:

0000304 - Community and Economic Development

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
8/4/2025	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:

None.

ANTICIPATED RESULT IF NOT APPROVED:

Ambiguities and errors in the code will persist if the item is not approved.

ATTACHMENTS:

Attachment A: Planning Commission Report with Appendices

Attachment B: Ordinance Amending the Redmond Zoning Code