



Planning Commission Report

To: City Council

From: Planning Commission

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Date: September 11, 2013

File Number: LAND-2013-01274: 2013 Redmond Comprehensive Plan and Zoning Code Miscellaneous Amendments

Planning Commission Recommendation: Approve the amendment.

Recommended Action: Adopt an ordinance amending the Redmond Comprehensive Plan and Redmond Zoning Code as shown in Attachment A.

Summary: The City of Redmond completed a rewrite of its development regulations in April 2011. These regulations are known as the Redmond Zoning Code (RZC). In December 2011 the City also completed a periodic update to its Comprehensive Plan. Since that time, City staff and customers have noted a number of errors or areas of ambiguity for correction or improvement. Staff has maintained a working list of items to address, and those items are what constitute the majority of this package of amendments.

Reasons the Proposal should not be Adopted:

The proposed amendment should be adopted because it:

- Improves consistency between the Comprehensive Plan and Zoning Code
- Fixes minor errors in the Zoning Code; and
- Improves clarity in the Zoning Code.

Recommended Findings of Fact

1. Public Hearing and Notice.

a. Public Hearing Date.

The City of Redmond Planning Commission held a public hearing on the proposed amendments on August 21, 2013.

b. Notice.

Notice of the public hearing was published in the Seattle Times. Public notices were posted in City Hall and at the Redmond Library and on site (for site-specific land use and zoning map amendments). Notice was also given by including the hearing in Planning Commission agenda and extended agendas mailed to various members of the public and various agencies. A hearing notice was also mailed to property owners and occupants within 500 feet of site-specific land use and zoning map amendments. Additionally, hearing notification was posted on the City's web site and sent via e-newsletter.

2. Public Comments.

Oral Testimony

Two people testified during the public hearing. Their comments are summarized below in the order they testified. Minutes from the public hearing are provided as Attachment D.

Tom Hinman, Sustainable Redmond

Mr. Hinman testified on behalf of Sustainable Redmond in support of a number of the proposed amendments. Specifically, Mr. Hinman testified in favor of reviewing SEPA planned action ordinances using the Type VI process, standardizing appeal procedures, adding a second neighborhood meeting for large (Type V) master planned developments, and expanding mailed notice for Type V public hearings.

Mr. Hinman made some specific suggestions related to notice and outreach more generally. In his testimony he proposed that the City establish a community advisory

group for trees, and suggested a larger mailed notice radius, such as 800 feet, for projects in Redmond's urban centers.

The Planning Commission's discussion of Mr. Hinman's testimony is found later in this report.

Mike Fernandez, Washington Cathedral

Mr. Fernandez testified to confirm that the proposed land use and zoning changes at NE 124th Street applied to the right-of-way only. Staff confirmed that he was correct.

Written Testimony

Mr. Hinman provided written testimony that is substantially the same as his oral testimony (see Attachment C).

Recommended Conclusions

1. Key Issues Discussed by the Planning Commission

A summary of the key issues follows. Additional discussion can be found in the Final Issues Matrix, which is Attachment B.

❖ Unit Lot Subdivision

The Commission concluded that the unit lot subdivision provisions should be extended indefinitely. During its discussion the Commission considered the history of the provisions and how they have been used. Unit lot subdivision provisions have been in effect for eight years with the majority of projects using this code occurring in the last two years, largely in Downtown. The Commission considered recommending another time-limited extension, but ultimately supported staff's recommendation to extend the provisions without a sunset date given the utility of the provisions.

❖ Master Planned Development Neighborhood Meetings

The Commission concluded that a second neighborhood meeting should be required for large (Type V) master planned developments. Currently only one neighborhood meeting is required. The requirement would apply to MPDs larger than three acres in Overlake and larger than 10 acres in Downtown. There was some concern that new issues might still come to light late in the process, but the Commission concluded that the existing requirement for an early neighborhood meeting would allow most issues to be aired at a time when something might reasonably be done to resolve the issue. The Commission concurred that holding a second neighborhood meeting later in the process adds value by providing an additional participation opportunity in advance of the public hearing.

❖ Public Input Generally

Recognizing that the miscellaneous amendments touch on some notice procedures and improvements in community engagement, the Planning Commission expressed interest in discussing the issue of public outreach generally. In

particular, the Commission is interested in community engagement that the Planning Department undertakes for development projects, neighborhood plan updates and other long range plan updates. To that end staff is working to assemble the information the Commission requested, such as typical outreach practices, in order to have a full discussion of planning-related outreach strategies. The Commission is particularly interested in ensuring that outreach happens in a systematic and proactive fashion.

❖ **Community Advisory Group for Trees**

The Commission did not make a recommendation on creating a community advisory group for trees (a “tree board”), recognizing that such decisions rest with the Mayor and Council. However it did discuss the idea in response to Mr. Hinman’s testimony in order to provide information to the Council. During its discussion the Commission asked about the need for such a board in Redmond, what role tree boards play in communities that have them, and how such boards function in the context of the Tree City USA program (which requires a tree board or department). In Redmond, which has been a Tree City USA city since 1999, the requirement for a tree board or department is fulfilled by the Parks Maintenance Division, which is responsible for the care of publicly-owned trees in Redmond. Examples from other communities can be found in Attachment B.

❖ **Notice Radius**

The Planning Commission concluded that the notice radius should not be changed at this time, pending a broader discussion of public input, which would provide necessary context and help the Commission determine whether that would be the right action to take.

2. *Recommended Conclusions of the Technical Committee.*

The recommended conclusions in the Technical Committee Report (Attachment E) should be adopted as conclusions.

3. *Planning Commission Recommendation.*

The motion to recommend approval of the proposed changes to the Comprehensive Plan and Zoning Code was adopted by a vote of 5-0 on August 21, 2013. The Planning Commission Report was approved on September 11, 2013.

List of Attachments

Attachment A: Recommended Amendments to the Comprehensive Plan and Zoning Code

Attachment B: Planning Commission Final Issues Matrix

Attachment C: Written Testimony

Attachment D: Public Hearing Minutes

Attachment E: Technical Committee Report with exhibits

Exhibit A: Recommended Amendments to the Comprehensive Plan and Zoning Code

Exhibit B: SEPA Threshold Determination

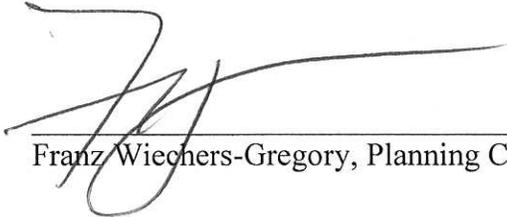
Exhibit C: Public Hearing Notice

Exhibit D: Public Hearing Notice – Map Amendment



Robert G. Odle, Planning Director

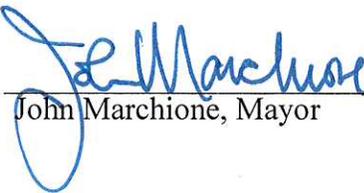
9/6/2013
Date



Franz Wiechers-Gregory, Planning Commission Chairperson

9/11/2013
Date

Approved for Council Agenda



John Marchione, Mayor

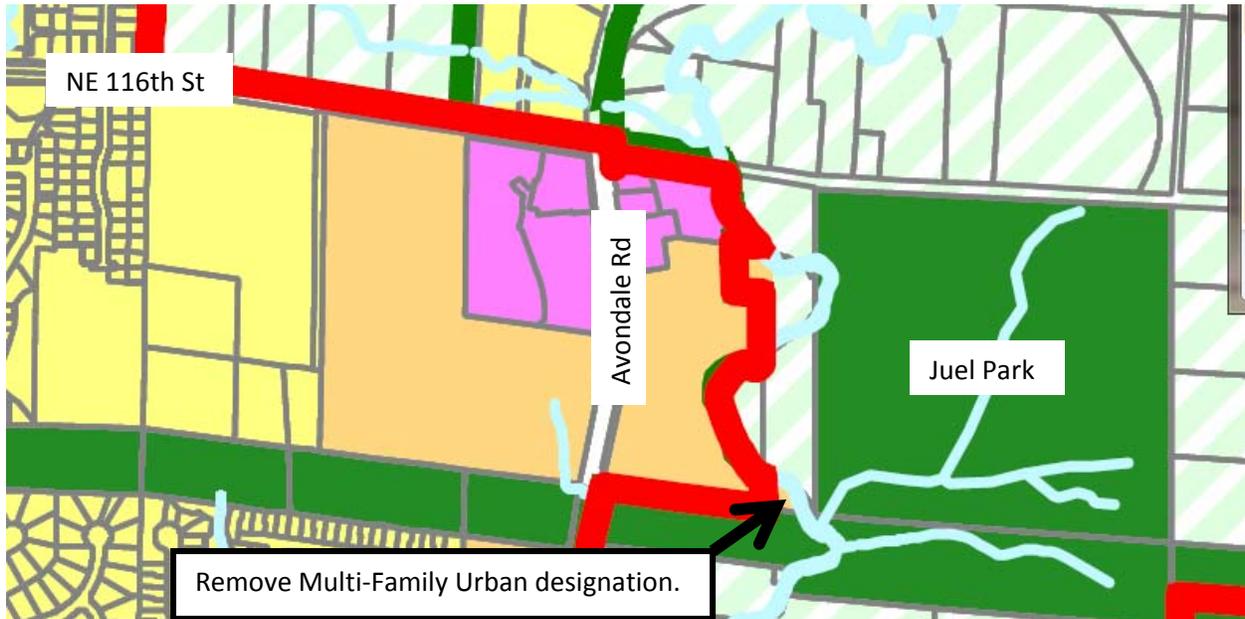
9/12/2013
Date

2013 Comprehensive Plan and Zoning Code Miscellaneous Amendments

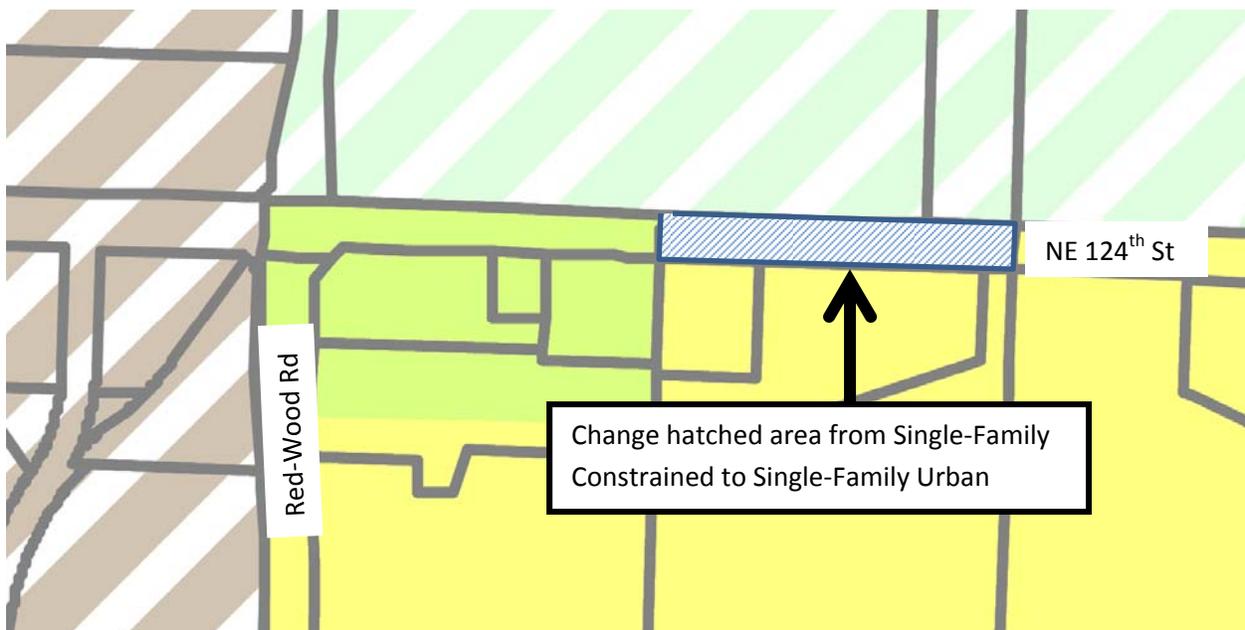
Table of Contents

Chapter	Item	Page
LU	Revise Comprehensive Plan Map LU-1	2
21.04	Remove R-18P zoning designation from portion of Zoning Map	3
21.04	Rezone land along NE 124 th Street near Red-Wood Road to R-1 and R-4	4
21.08	Add parking requirements for adult family homes	5
21.08	Move accessory structure setback requirements	6
21.10	Replace “gasoline service” with “gas station” in use charts	8
21.10	Move restaurant parking requirements	9
21.12	Remove language related to BROTS commercial development cap	11
21.14	Update “ambulatory and outpatient care services” regulations to take account of current neighborhood boundaries	12
21.14	Add Manufacturing Park Overlay map	13
21.14	Add “towing operators and impound yards” to Manufacturing Park and Industry use charts	18 & 25
21.32	Update street tree requirements	27
21.46	Revise temporary use permit exemption for motorized catering	28
21.48	Remove transfer of development rights bonus expiration provisions related to parking	30
21.70	Make SEPA planned action ordinances subject to Type VI review process	32
21.74	Update subdivision provisions to comply with state law	33
21.74	Extend unit lot subdivision provisions indefinitely	33
21.76	Revise appeal procedures	35
21.76	Revise master planned development procedures	37
21.76	Revise antenna array and base station replacement procedures	39
21.76	Revise notice procedures for Type V public hearings	40
21.78	Add or revise several definitions	41

Amendments to Comprehensive Plan Map LU-1



The property proposed for change is outside the Urban Growth Area (UGA) and so Redmond has no authority to apply an urban land use designation. This is an error on Redmond's Land Use Map.



The hatched area was a part of a recent annexation completed in order to make intersection improvements. It is entirely right-of-way. The change land use designation change would create logical land use boundaries and allow for the creation of logical zoning boundaries.

RZC 21.04 GENERAL PROVISIONS

21.04.010 Land Use Zones Introduction

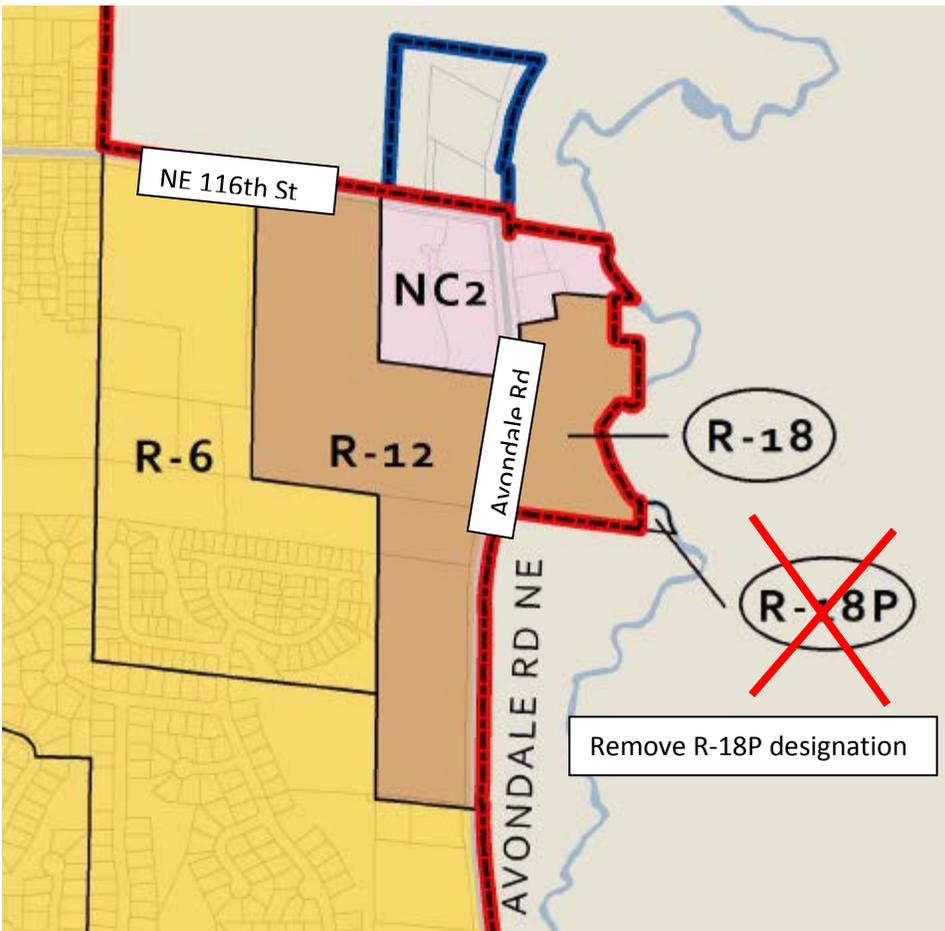
No changes.

21.04.020 Zoning Map

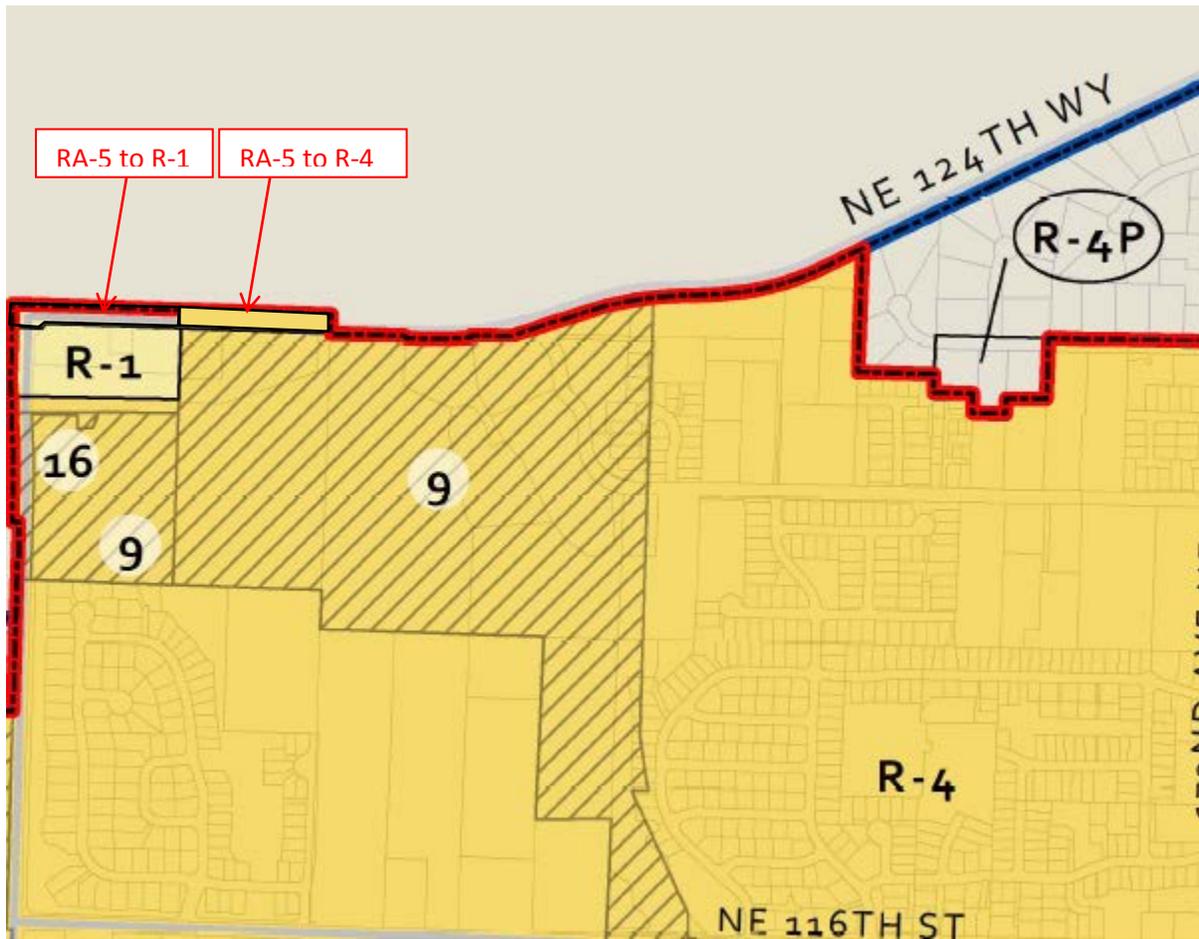
- A. **Establishment of Zoning Map.** The designation, location and boundaries of the zones established by RZC 21.04.010.A.2 are as shown and depicted on the Zoning Map(s) of the City, which shall be maintained as such and which are hereby incorporated by reference in this section and maintained on file in at the Redmond Development Services Center. Zoning for all land within the City of Redmond is established as shown on the Official Zoning Map.

The following changes are proposed to the Official Zoning Map:

1. Remove R-18P zoning from area shown on portion of map below.



2. Change RA-5 zoning to R-1 and R-4 as shown below.



21.04.030 Comprehensive Allowed Uses Chart

No changes.

RZC 21.08 RESIDENTIAL REGULATIONS

21.08.010 Introduction and User Guide

No changes.

21.08.20 to .140 (all R zones)

In subsection C of all of these sections, add parking standards for Adult Family Homes, as shown in the example below.

Table 21.08.020C Allowed Uses and Special Regulations			
Section	Use	Parking Ratio: Unit of measure (Minimum required; Maximum allowed)	Special Regulations
Residential			
1	Detached dwelling unit	Dwelling unit (2.0)	
2	Size-limited dwelling		
3	Accessory dwelling unit (ADU)	ADU (1.0)	See RZC 21.08.220, Accessory Dwelling Units, for specific regulations which may apply.
4	Manufactured home	Dwelling unit (2.0)	See RZC 21.08.320, Designated Manufactured Homes, Manufactured Homes and Mobile Homes for specific regulations which may apply.
5	Residential care facility		A Conditional Use Permit is required
6	Adult family homes	Dwelling unit (2.0)	
No changes to remainder of table			

21.08.130 to .160

No changes.

21.08.170 to Requirements for Residential Zones

No changes to subsections A-G.

H. Building Setbacks.

1. Purpose. *No changes.*
2. Requirements. *No changes in a.-f.*
 - g. ~~Accessory Structure Setbacks. Side interior and rear setbacks (but not side street) for accessory structures in all residential zones are five feet.~~

No changes to 21.08.180 to .220

21.08.230 Accessory Structures

No changes to subsections A-B.

C. Requirements.

1. Height. Accessory structures may not exceed 22 feet in height, with the exception of accessory structures which contain accessory dwelling units, which shall not exceed 28 feet in height.
2. Size.
 - a. Total square footage for the footprint of the accessory structures may not exceed 60 percent of the footprint of the living area on the ground floor (excluding garage) of the primary dwelling unit.
 - b. Total square footage for accessory structures which contain accessory dwelling units may not exceed 60 percent of the total square footage (excluding garage) of the primary dwelling unit.
 - c. In no case shall the total square footage of the accessory dwelling unit portion of an accessory structure exceed 1,000 square feet.
3. Building Separation. Unless the International Building Code or International Fire Code dictates otherwise, there shall be no minimum building separation for accessory structures.
4. Location. Accessory structures are prohibited within the front yard setback, with the exception of garages where lot size or lot configuration are not supportive of lessening the dominant appearance of a garage, such as where lot width measured at the front street is less than 50 feet, where steep grades are present, or when compliance with this section would endanger or impair pedestrian and vehicular safety.

5. Accessory Structure Setbacks. Side interior and rear setbacks (but not side street) for accessory structures in all residential zones are five feet.

No changes to rest of chapter

RZC 21.10 DOWNTOWN REGULATIONS

21.10.010 Purpose

No changes.

21.10.020 Downtown Zones Map

No changes.

21.10.30 to .090 (regulations for specific Downtown zones)

Replace every instance of “gasoline service” with “gas station”

21.10.100 River Trail (RVT), Carter (CTR), and East Hill (EH) Zones

No changes in subsections A-C.

- D. **Allowed Uses and Basic Development Standards.** The following table contains the basic zoning regulations that apply to uses. To use the chart, read down the left-hand column titled “Use.” When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, Overview of the Development Process, for more information. Uses not listed are not permitted.

Table 21.10.100C Allowed Uses and Basic Development Standards			
Section	Use	Parking Ratio: Unit of Measure Minimum required, Maximum allowed	Special Regulations
Residential			
1	Multifamily Structure, Mixed-Use Residential	Dwelling Unit (1.0, 2.25) Plus one guest space per four units for projects with six units or more. Curbside parking along the site may be counted towards up to 25 percent of the required off-street parking.	Maximum density per lot dependent upon size and width of lot, RZC 21.10.130.B, Downtown Residential Densities Chart. Not permitted on ground floor street fronts of Type I pedestrian streets as shown on Map 10.3, Downtown Pedestrian System, or where ground floor residences may be negatively impacted by nearby nonresidential uses, except through establishment of an Administrative Design Flexibility per RZC 21.76.070.C. Residential uses may be allowed on ground floor streets fronts of Type II Pedestrian Streets per RZC 21.62.020.F.5. Affordable Housing requirements apply to developments of 10 units or more. See RZC 21.20.020, Applicability.
2	Dormitory	Bed (0.5, 1.0)	

Table 21.10.100C Allowed Uses and Basic Development Standards			
Section	Use	Parking Ratio: Unit of Measure Minimum required, Maximum allowed	Special Regulations
3	SRO		
4	Housing Services for the Elderly	See Special Regulations.	<p>Parking requirements are as follows: Multifamily housing for senior citizens: Unit (0.5, 2.0). Nursing home or long-term care facility: 4 patient beds (1.0, 1.0). Retirement residence with no skilled nursing facility: Unit (1.0, 1.0). Retirement residence with skilled nursing facility: Worker on largest shift (1.25, 1.25). A traffic mitigation plan is required. The plan shall address traffic control; parking management, including mitigation of overflow parking into adjoining residential areas; and traffic movement to the arterial street system.</p>
General Sales or Service			
5	General Sales or Services	1,000 square feet gfa (2.0, 3.5)	<p>1. Uses not permitted include:</p> <ol style="list-style-type: none"> a. Gasoline serviceGas station. b. Auto repair. c. Automobile sales with outdoor display and storage. d. Rental storage and mini-warehouses. e. Uses requiring or utilizing outdoor storage. <p>2. Shall not be materially detrimental in terms of noise, truck traffic, and other potential operational impacts with nearby residential developments.</p> <p>3. General Retail uses may only occupy single-family structures in existence prior to the year 2005 provided: a) Required parking for the use is not located in the front yard, and the parking and driveway areas do not expand beyond the year 2005 recorded parcel; b) The exterior of the structure, accessory structures, and landscaping maintain a single-family character; and c) Storage of all products is kept indoors and accessory buildings do not exceed 60 percent of the ground floor area of the main structure.</p> <p><u>a. Parking standards for restaurant uses:</u></p> <ol style="list-style-type: none"> i. <u>Sit-down restaurant: 1,000 SF GFA (9.0, 9.0).</u> ii. <u>Take-out restaurant: 1,000 SF GFA (10.0, 10.0).</u> iii. <u>The Technical Committee may waive the parking requirement for restaurant/deli/café uses less than 750 square feet provided:</u> <ol style="list-style-type: none"> A. <u>The use is located in an office building and primarily serves the occupants and guests of the office building; or</u> B. <u>The use is visible from and within 100 feet of a promenade or Downtown park, such as Luke McRedmond Park, Anderson Park, O’Leary Park, The Edge Skate Park, or the 83rd Street Promenade, for example, or within 100 feet of a critical areas buffer of the Sammamish River and access to the. River Trail, and the use primarily caters to pedestrians and outdoor patrons.</u>

Table 21.10.100C Allowed Uses and Basic Development Standards			
Section	Use	Parking Ratio: Unit of Measure Minimum required, Maximum allowed	Special Regulations
			<p>4. General Services are allowed only on the ground floor of multistory mixed-use residential buildings. Except, General Service uses may occupy existing single-family structures in existence prior to 2005 provided:</p> <ul style="list-style-type: none"> a. on-site parking is not located in the front yard; b. the exterior of the structure and landscaping maintains a single-family character; and c. the use is consistent with Comprehensive Plan Policies for the zone. <p>5. Parking standards for restaurant uses:</p> <ul style="list-style-type: none"> a. Sit-down restaurant: 1,000 SF GFA (9.0, 9.0). b. Take-out restaurant: 1,000 SF GFA (10.0, 10.0). c. The Technical Committee may waive the parking requirement for restaurant/deli/café uses less than 750 square feet gfa that support/enhance the City's vision for creating /enhancing Downtown as a pedestrian place provided: <ul style="list-style-type: none"> i. The use is located in an office building and primarily serves the occupants and guests of the office building; or ii. The use is visible from and within 100 feet of a promenade or Downtown park, such as Luke McRedmond Park, Anderson Park, O'Leary Park, The Edge Skate Park, or the 83rd Street Promenade, for example, or within 100 feet of a critical areas buffer of the Sammamish River and access to the River Trail, and the use is designed to enliven the pedestrian environment and primarily cater to pedestrians and outdoor patrons. <p>6. The maximum number of parking stalls allowed may be increased to 5.0 per 1,000 square feet of gross floor area for the retail components of mixed-use Developments.</p>
<i>No changes to rest of table.</i>			

No changes to rest of chapter.

RZC 21.12 OVERLAKE REGULATIONS

No changes in sections .010-.080

21.12.090 OV Floor Area

- A. All legal **lots** are allowed the greater of either the maximum allowed FAR or 10,000 square feet of **buildings** provided all other applicable **site** requirements are met.
- B. The FAR for nonresidential and **residential uses** within a given **development** are individually calculated and may be added together for a cumulative total, provided that the respective maximum FAR for each use is not exceeded, unless otherwise provided for.
- C. Floor area ratio calculations shall be based on the **gross site area** prior to any provision of space for public amenities.
- ~~D. Development in Overlake shall be subject to the provision of BROTS, as originally executed to cap commercial development at a total of 15.4 million square feet through 2012.~~

No changes in remainder of section .090 or any of sections .100-.200

21.12.210 OBAT Allowed Uses and Basic Development Standards

- A. **Allowed Uses and Basic Development Standards.** The following table (see below) contains the basic zoning regulations that apply to uses in the Overlake Business and Advanced Technology (OBAT) zone. To use the chart, read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require **land use permit** approval. See RZC 21.76.020, *Overview of the Development Process*, for more information. Uses not listed are not permitted.

Table follows with no changes

- ~~B. **Commercial Floor Area Limit.** Development in Overlake shall be subject to the provision of BROTS, as originally executed to cap commercial development at a total of 15.4 million square feet through 2012.~~

Remainder of chapter follows with no changes

RZC 21.14 COMMERCIAL REGULATIONS

No changes to sections .010-.020

21.14.030 Business Park

No changes to subsections A-C

- D. **Allowed Uses and Basic Development Standards.** The following table contains the basic zoning regulations that apply to uses in the Business Park (BP) zone. To use the chart, read down the left-hand column titled “Use.” When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, *Overview of the Development Process*, for more information. Uses not listed are not permitted.

Table 21.14.030C Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories)	FAR		
		w/o TDR or GBP; w/TDR or GBP	w/o TDR or GBP; w/TDR or GBP		
[No changes to rows 1-31 of the table]					
Education, Public Administration, Health Care, and other Institutions					
32	Grade schools	4; 5	0.45; 1.0	Adequate to accommodate peak use	1. Conditional use permit required if capacity is greater than 150 full-time students. See RZC 21.76.070.K, Conditional Use Permit.
33	Colleges and universities				
34	Technical, trade, and other specialty schools				
35	Secure community transition facility				1. See RZC 21.76.070.M, <i>Essential Public Facilities</i> .
36	Ambulatory and outpatient care services				1. Only medical diagnostic and short-term treatment facilities where treatment lasts less than 24 hours are permitted. 2. Only permitted in the Southeast Redmond Bear Creek neighborhood north of Union Hill Road .

Table 21.14.030C Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories)	FAR		
		w/o TDR or GBP; w/TDR or GBP	w/o TDR or GBP; w/TDR or GBP		
37	Day care center			Employee on maximum shift (1.0, 1.0)	1. Play equipment shall be located no less than 10 feet from any property line. 2. Shall not be located closer than 300 feet from existing day care operation in a residential zone.
38	Associations and nonprofit organizations			1,000 sq ft gfa (2.0, 3.0)	
<i>No changes to remainder of table</i>					

No changes to remainder of section .030

21.14.040 Manufacturing Park

No changes in subsections A-C

- D. **Allowed Uses and Basic Development Standards.** The following table contains the basic zoning regulations that apply to uses in the Manufacturing Park (MP) zone. To use the chart, read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, *Overview of the Development Process*, for more information. Uses not listed are not permitted.

Table 21.14.040C Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories)	FAR		
		w/o TDR or GBP; w/TDR or GBP	w/o TDR or GBP; w/TDR or GBP		

**Table 21.14.040C
Allowed Uses and Basic Development Standards**

Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories)	FAR		
		w/o TDR or GBP; w/TDR or GBP	w/o TDR or GBP; w/TDR or GBP		
General sales or services					
1	Automobile sales, service, or rental establishment	4; 5	0.5; 1.0	600 sq ft enclosed sales gfa (1.0, 1.0); and 2,500 sq ft open sales/rental display area (1.0, 1.0); and service bay (3.0, 3.0); and employee on maximum shift (1.0, 1.0)	<p>Gasoline service requires conditional use permit. See RZC 21.76.070.K, <i>Conditional Use Permit</i>.</p> <p>Shall not abut residential zone.</p> <p>Rental uses operating in mixed-use developments are limited to eight rental vehicles at any given time in existing parking spaces; additional vehicles may be stored on-site in a building or elsewhere given submittal and approval by the Technical Committee of a vehicle storage plan.</p> <p>Vehicle display area shall be outside of required parking and landscape areas.</p> <p>Vehicles shall be stored on paved surfaces.</p> <p>Advertising signs are not permitted on the outside of vehicles. Signs providing information about the vehicle, such as year, make, model, etc., may be displayed on the outside of or in the windows of vehicles.</p> <p>Outdoor loudspeaker systems are prohibited.</p> <p>Razor wire, chain link, and barbed wire fences are prohibited on street or access frontage.</p> <p>Vehicle repair shall be conducted indoors.</p> <p>Auto and motorcycle repair uses may also allow sales, not to exceed 25 percent of the combined gross floor area of all uses.</p> <p>Auto sales only permitted in conjunction with repair (see note 10 above), or as stand-alone businesses on properties with frontage on NE 90th Street between Willows Road and 152nd Avenue NE, NE 95th Street between Willows Road and 151st Avenue NE, and 151st Avenue NE between NE 90th Street and NE 95th Street.</p>
2	Real estate services	4; 5	0.5; 1.0	1,000 sq ft gfa (2.0, 3.0)	Limited to mini-warehouses/self-storage only, except within the Manufacturing Park Overlay as shown on Map 14.1, Manufacturing Park Overlay City of Redmond Zoning Map .

**Table 21.14.040C
Allowed Uses and Basic Development Standards**

Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories)	FAR		
		w/o TDR or GBP; w/TDR or GBP	w/o TDR or GBP; w/TDR or GBP		
3	Heavy consumer goods sales or service				Limited to repair and rental of goods, and membership wholesale/retail warehouses only, except within the Manufacturing Park Overlay as shown on Map 14.1, Manufacturing Park Overlay City of Redmond Zoning Map . For membership wholesale/retail warehouses: a. Permitted in SE Redmond only. b. A Development Agreement is required and must address the following policy areas of the Comprehensive Plan : land use and design, sustainable building practices, utilities, environmental issues, transportation, parks and open space, and community character. c. A neighborhood meeting is required prior to development agreement public hearing. d. Notice for neighborhood meeting shall be mailed at least 21 days in advance to all owners and tenants of properties within 1,000 feet of the site for which a complete application has been received by the City. Notice shall also be mailed to all homeowners' associations and residential properties adjacent to the specific MP zone in question. Parking in the Manufacturing Park Overlay shall be provided at 2.0 to 3.0 stalls per 1,000 sq ft gfa.
4	Durable consumer goods sales or service				
5	Consumer goods sales or service, other than heavy or durable	4; 4	0.25; 0.25	1,000 sq ft gfa (2.0, 5.0)	
6	Health and personal care				Allowed only within the Manufacturing Park Overlay as shown on Map 14.1, Manufacturing Park Overlay City of Redmond Zoning Map . Limited to (a) research and development services and (b) other uses that support another permitted use in the MP zone, except within the Manufacturing Park Overlay as shown on Map 14.1, Manufacturing Park Overlay City of Redmond Zoning Map .
7	Finance and insurance	4; 5	0.5; 1.0	1,000 sq ft gfa (2.0, 3.0)	
8	Professional services				

**Table 21.14.040C
Allowed Uses and Basic Development Standards**

Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations	
		Height (stories)	FAR			
		w/o TDR or GBP; w/TDR or GBP	w/o TDR or GBP; w/TDR or GBP			
9	Administrative services				Limited to corporate headquarters and regional offices associated with manufacturing or wholesale trade uses in an MP zone in Redmond, except within the Manufacturing Park Overlay as shown on Map 14.1, Manufacturing Park Overlay City of Redmond Zoning Map .	
10	Personal services				Allowed only within the Manufacturing Park Overlay as shown on Map 14.1, Manufacturing Park Overlay City of Redmond Zoning Map .	
11	Services to buildings and dwellings					
12	Full-service restaurant			Employee on maximum shift (1.0, 1.0)	Shall be located in multi-tenant building or a single building in a multibuilding, multi-tenant complex . 50-person seating capacity, except when associated with manufacture of food or kindred products. In that case, maximum is 100-person seating capacity, so long as the seating area does not occupy more than 25 percent of combined gross floor area. The seating limit does not apply when the use is secondary to a winery or brewery, but the 25 percent limit continues to apply. Hours of operation limited to 6 a.m.-10 p.m.	
13	Cafeteria or limited service restaurant					
14	Bar or drinking place	4; 5	0.5; 1.0	1,000 sq ft gfa (10.0, 10.0)		
15	Caterer					
16	Food service contractor			1,000 sq ft gfa (2.0, 3.0)		
17	Pet and animal sales or services (except veterinary)					Allowed only within the Manufacturing Park Overlay as shown on Map 14.1, Manufacturing Park Overlay City of Redmond Zoning Map .

**Table 21.14.040C
Allowed Uses and Basic Development Standards**

Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories)	FAR		
		w/o TDR or GBP; w/TDR or GBP	w/o TDR or GBP; w/TDR or GBP		
18	Animal kennel / shelter				<p>Boarding facilities must be located inside of a structure.</p> <p>Outdoor runs or yards are allowed for the purpose of exercising animals. Runs/yards must be enclosed by eight-foot-high walls of sound-attenuating fencing or material such as masonry or concrete.</p> <p>The planned maximum number of animals to be sheltered shall be indicated on the application. The maximum may be reduced if the applicant cannot demonstrate that the development has adequate lot size and facility design to accommodate the planned number of animals in a way that ensures neighboring residential properties will not be impacted with noise or odor problems.</p>
Manufacturing and Wholesale Trade					
19	Manufacturing and wholesale trade	4; 5	0.5; 1.0	1,000 sq ft gfa (2.0, 3.0)	<p>Asphalt and concrete batch plants shall have direct access to arterials.</p> <p>Rock crushing equipment, asphalt, and concrete batch plants, silos and other related equipment may extend to a maximum height of 90 feet.</p> <p>Outdoor processing operations follow a Type II review process.</p> <p>Retail sales of goods manufactured on the premises, or accessory or secondary to the primary manufacturing and wholesale trade use, are permitted. Area devoted to retail sales shall not exceed the lesser of 10 percent of combined gross floor area or 1,000 square feet.</p> <p>One caretaker residence per parcel is permitted as an accessory use, and shall not exceed 1,500 square feet.</p>
Transportation, Communication, Information, and Utilities					
20	Rail transportation				
21	Road, ground passenger, and transit transportation	4; 5	0.5; 1.0	1,000 sq ft gfa (2.0, 3.0)	

**Table 21.14.040C
Allowed Uses and Basic Development Standards**

Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories)	FAR		
		w/o TDR or GBP; w/TDR or GBP	w/o TDR or GBP; w/TDR or GBP		
22	Truck and freight transportation services				
**	Towing operators and auto impoundment yards				
23	Rapid charging station			Adequate to accommodate peak use	Shall not be located on a parcel that abuts a residential zone.
24	Battery exchange station				
25	Postal services			1,000 sq ft gfa (2.0, 3.0)	Conditional use permit required. See RZC 21.76.070.K, <i>Conditional Use Permit</i> .
26	Heliport facility				
27	Communications and information				
28	Large Satellite Dishes/Amateur Radio Tower			Adequate to accommodate peak use	See RZC 21.56, <i>Wireless Communication Facilities</i> .
29	Antenna Array and Base Station				A Conditional Use Permit may be required; see RZC 21.56, <i>Wireless Communication Facilities</i> , for specific development requirements.
30	Antenna Support Structures	4; 5	0.5; 1.0		
31	Regional utilities				
32	Local utilities				
33	Solid waste transfer and recycling				

**Table 21.14.040C
Allowed Uses and Basic Development Standards**

Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories)	FAR		
		w/o TDR or GBP; w/TDR or GBP	w/o TDR or GBP; w/TDR or GBP		
34	Incidental hazardous waste treatment and storage				Measures shall be taken in the construction of structures, design of storage areas, and design of delivery areas to prevent release of materials including those resulting from a “worst case” accident and including consideration of large storms where areas are not covered. Hazardous materials shall not cause fumes, unpleasant odors, or harm to others in the course of normal handling. This shall not preclude the handling of materials with the use of approved filters, hoods, scrubbers, or other methods of removing odors or harm.
35	Primary hazardous waste treatment and storage				Conditional use permit required. See RZC 21.76.070.K, Conditional Use Permit Measures shall be taken in the construction of structures, design of storage areas, and design of delivery areas to prevent release of materials including those resulting from a “worst case” accident and including consideration of large storms where areas are not covered. Hazardous materials shall not cause fumes, unpleasant odors, or harm to others in the course of normal handling. This shall not preclude the handling of materials with the use of approved filters, hoods, scrubbers, or other methods of removing odors or harm.
Arts, Entertainment, and Recreation					
36	Natural and other recreational parks				
37	Amusement, sports or recreation establishment	4; 5	0.5; 1.0	1,000 sq ft gfa (2.0, 3.0)	Limited to athletic club or fitness center only.
38	Adult entertainment facilities				Conditional use permit required. See RZC 21.76.070.K, Conditional Use Permit . See RZC 21.18, Adult Entertainment Facilities .
Education, Public Administration, Health Care, and other Institutions					

**Table 21.14.040C
Allowed Uses and Basic Development Standards**

Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories)	FAR		
		w/o TDR or GBP; w/TDR or GBP	w/o TDR or GBP; w/TDR or GBP		
39	Technical, trade, and other specialty schools	4; 5	0.5; 1.0	Adequate to accommodate peak use	Conditional use permit required if capacity is greater than 150 full-time-equivalent students, where 15 credits per quarter is considered full-time. See RZC 21.76.070.K , <i>Conditional Use Permit</i> . The school shall allow for the efficient operation manufacturing uses. The proposed site design and layout shall minimize the effects of existing manufacturing uses upon the proposal. Site design and layout should include adequate screening of noise, light, and view of adjacent and less aesthetic uses (such as a storage yard).
40	Secure community transition facility				See RZC 21.76.070.M , <i>Essential Public Facilities</i> .
41	Ambulatory and outpatient care services				Allowed only within the Manufacturing Park Overlay as shown on Map 14.1 , Manufacturing Park Overlay City of Redmond Zoning Map .
42	Day care center				Employee on maximum shift (1.0, 1.0) Play equipment shall be located no less than 10 feet from any property line . Shall not be located closer than 300 feet from existing day care operation in residential zone.

**Table 21.14.040C
Allowed Uses and Basic Development Standards**

Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories)	FAR		
		w/o TDR or GBP; w/TDR or GBP	w/o TDR or GBP; w/TDR or GBP		
43	Religious institutions			<p>Assembly uses: 1,000 sq ft gfa (10.0, 10.0), or number of fixed seats (0.2, 0.2) Other uses: 1,000 sq ft gfa (2.0, 3.0)</p>	<p>A seat is one fixed seat, or 18 inches on a pew or bench, or seven square feet in the general assembly area, including aisle space, but excluding stage, podium, lobby, and space for musical instruments.</p> <p>Storage locations of buses/vans over 10,000 gvwt shall be shown on a plan and screened from neighboring properties or right-of-way. Decorative fencing or decorative walls and landscaping on side or back lots are required when necessary to prevent visual impacts on neighboring properties and public shoreline areas.</p> <p>Off-site parking in residential zones is allowed only with a shared parking agreement with an existing institutional use, such as a school. A traffic mitigation plan is required. The plan shall address traffic control, parking management (including mitigation of overflow parking into adjoining residential areas), and traffic movement to the arterial street system. Steeples, bell towers, crosses or other symbolic religious icons mounted on the rooftop may exceed the maximum shoreline building height by 15 feet. (SMP)</p> <p>Maximum height for separate structures on-site, such as bell towers, crosses, statuary, or other symbolic religious icons, is 60 feet.</p> <p>Institutions with a seating capacity greater than 750 seats shall: require a traffic study or other documentation deemed suitable by the Technical Committee that demonstrates that there will be no significant adverse impacts to traffic operations on the adjacent street system; have a maximum building height of five stories; be setback five additional feet for every one foot in building height over 45 feet exclusive of rooftop symbolic icons; not contain accessory or stand-alone parking facilities; not contain primary or secondary schools; and shall require a conditional use permit. See RZC 21.76.070.K, Conditional Use Permit.</p> <p>Institutions with a seating capacity greater than 7,500 seats shall be located adjacent to at least one collector, minor, or principal arterial.</p>

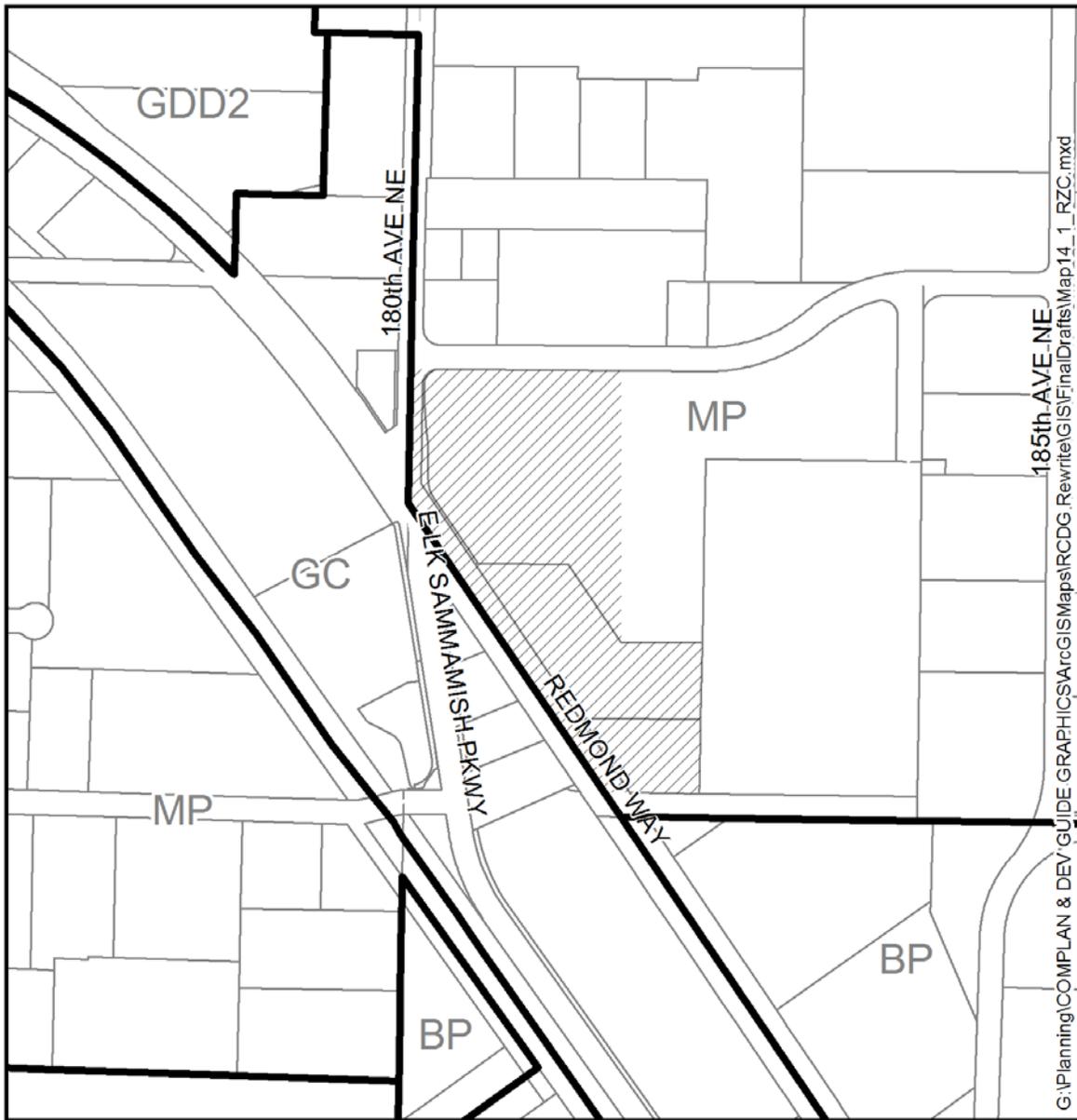
**Table 21.14.040C
Allowed Uses and Basic Development Standards**

Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories)	FAR		
		w/o TDR or GBP; w/TDR or GBP	w/o TDR or GBP; w/TDR or GBP		
Construction-related Businesses					
44	Construction-related businesses	4; 5	0.5; 1.0	1,000 sq ft gfa (2.0, 3.0)	
Other					
45	Water enjoyment use	45 feet; 45 feet	0.5; 1.0	1,000 sq ft gfa (2.0, 3.0)	Allowed only in the shoreline jurisdiction of Bear Creek, downstream of Avondale Road on Union Hill Road, Redmond Way or SR 520, and the shoreline jurisdiction of the Sammamish River at NE 85th Street and NE 90th Street. (SMP) Maximum height is 45 feet. (SMP)
46	Kiosk	1; 1		1,000 sq ft gfa (2.0, 3.0)	Limited to uses associated with water enjoyment within the shoreline jurisdictions of Bear Creek and the Sammamish River. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access. Shall not reduce or interfere with functional use of walkway or plaza to below standards of Americans with Disabilities Act. Structures shall be secured to prevent tipping and endangering public safety . Maximum size is six feet wide by ten feet long. Administrative design review required for structures.
47	Vending cart				

Table 21.14.040C Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories)	FAR		
		w/o TDR or GBP; w/TDR or GBP	w/o TDR or GBP; w/TDR or GBP		
48	Drive-up stand			1,000 sq ft gfa (2.0, 3.0)	Limited to uses associated with water enjoyment within the shoreline jurisdictions of Bear Creek and the Sammamish River. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access. Shall not reduce or interfere with functional use of walkway or plaza to below standards of Americans with Disabilities Act. Structures shall be secured to prevent tipping and endangering public safety. Maximum size is six feet wide by ten feet long. Administrative design review required for structures. Must submit circulation plan addressing queuing.

- E. **Manufacturing Park Overlay.** The Manufacturing Park Overlay is shown in Map 14.1, Manufacturing Park Overlay, below.



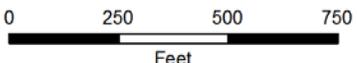


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Legend		Manufacturing Park Overlay
		Parcel
		Zoning



Map 14.1
Manufacturing Park Overlay
Effective: Month XX, 2013



0 250 500 750
Feet



N

Note: Online users may click the map for a full-size version in PDF format.

F. **Cross-references.** For information on how to measure various site requirements like height and setbacks, see RZC 21.16.020, *How to Measure Site Requirements*. See RZC 21.16.030, *Other Applicable Regulations*, for information on other standards that may apply to you.

21.14.050 Industry

No changes in subsections A-C

D. **Allowed Uses and Basic Development Standards.** The following table contains the basic zoning regulations that apply to uses in the Industry (I) zone. To use the chart, read down the left-hand column titled “Use.” When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, *Overview of the Development Process*, for more information. Uses not listed are not permitted.

Table 21.14.050C Allowed Uses and Basic Development Standards			
§	Use	Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
[No changes to rows 1-7]			
Transportation, Communication, Information, and Utilities			
8	Rail transportation	1,000 sq ft gfa (2.0, 3.0)	
9	Road, ground passenger, and transit transportation		
10	Truck and freight transportation services		
**	Towing operators and auto impoundment yards		
11	Rapid charging station	Adequate to accommodate peak use	Shall not be located on a parcel that abuts a residential zone.
12	Battery exchange station		
13	Heliport facility	1,000 sq ft gfa (2.0, 3.0)	Conditional use permit required. See RZC 21.76.070.K, <i>Conditional Use Permit</i> .
14	Communications and information		
15	Large Satellite Dishes/Amateur Radio Tower	Adequate to accommodate peak use	See RZC 21.56, <i>Wireless Communication Facilities</i> .

	Antenna Array and Base Station		A Conditional Use Permit may be required; see RZC 21.56, Wireless Communication Facilities , for specific development requirements.
16	Antenna Support Structures		
17	Regional utilities		
18	Local utilities		
19	Incidental hazardous waste treatment and storage	1,000 sq ft gfa (2.0, 3.0)	Measures shall be taken in the construction of structures, design of storage areas, and design of delivery areas to prevent release of materials, including those resulting from a “worst case” accident and including consideration of large storms where areas are not covered. Hazardous materials shall not cause fumes, unpleasant odors, or harm to others in the course of normal handling. This shall not preclude the handling of materials with the use of approved filters, hoods, scrubbers, or other methods of removing odors or harm.
20	Primary hazardous waste treatment and storage		
<i>No changes to remainder of table</i>			

No changes to remainder of section .050 or any of sections .060-.070

RZC 21.32 LANDSCAPING

21.32.010 to .080

No changes.

21.32.090 Street Trees

- A. Street tree species shall be consistent with other street tree species in the neighborhood and shall not result in significant maintenance issues as determined by the City's Planning and Parks Departments recommendations. ~~comply with the City's Recommended Street Tree List and the City's Street Tree Plan.~~
- B. Trees of the species listed in the Recommended Street Tree List or as otherwise determined by the Parks Department are required to be installed on principal, minor, and collector arterials, and on other streets as specified in neighborhood residential design standards, unless variations are approved by the Technical Committee in situations where tree species conflicts with utility lines, public access, driveways, or public street frontages.
- C. On local streets not addressed in neighborhood standard, street trees on the Recommended Street Tree List may be planted by property owners, who are then responsible for maintenance of the trees in the street right-of-way.

No changes to remainder of chapter.

RZC 21.46 TEMPORARY USES

21.46.010 Purpose

No changes

21.46.020 Scope

No changes to subsections A-F

- G. **Exemptions.** The following activities and structures are exempt from requirements to obtain temporary use approval:
1. Portable units or modular structures when used to provide temporary classrooms at schools, provided that adequate sewer and water service is available.
 2. **Manufactured homes**, portable units, modular structures, travel trailers when used as a dwelling while a residential **building** on the same lot is being constructed or when a damaged residential building is being repaired, when adequate sewer and water is available.
 3. Manufactured homes when used for housing elderly or disabled relatives of the occupant of an existing residence, when such relatives require constant supervision and care, and when adequate sewer and water is available.
 4. Manufactured homes, portable units, modular structures, or travel trailers when used to support construction or site development.
 5. Guests of Redmond residents in recreational **vehicles** when in compliance with RZC **21.40.010.G**, Parking and Storage of Recreational, Utility, and Commercial Vehicles and Vessels in Residential Neighborhoods.
 6. Recycling and collection centers that meet all of the following requirements:
 - a. Containers and structures shall be located on private property and not on public rights-of-way. The property owner's approval must be obtained, and the Planning Department notified that the structure will be located at that site;
 - b. Structures shall not interfere with traffic circulation or visibility at **intersections**;
 - c. The owner's name and telephone number shall be clearly posted on the structure or container; and
 - d. If located in a parking area, the structures or containers shall take up no more than three parking stalls. One collection structure and associated staff booth are allowed

in parking lots of 200 stalls or less and one additional container and staff booth for every additional 200 stalls;

7. Model homes or apartments and related real estate sales and display activities located within the [subdivision](#) or residential development to which they pertain;
8. Garage sales, moving sales, and similar activities for the sale of personal belongings when operated not more than three days in the same week and not more than twice in the same calendar year. Allowed in all residential zoning districts;
9. Fund-raising car washes that meet the requirements for discharge of wastewater established by the [City](#) of Redmond Natural Resources Division;
10. Motorized catering ~~_, such as popsicle/ice cream scooters and self-contained lunch wagons,~~ that remains at one location for no more than three hours per day;
11. Circuses, carnivals, fairs, or similar transient amusement or recreational activities. Such uses are subject to RMC Chapter 5.28, *Shows, Carnivals and Circuses*;
12. Activities, vendors and booths associated with City of Redmond-sponsored or authorized special events;
13. Individual booths in an approved temporary use site for group retail identified under subsection E.5 of this section;
14. Weekend (Saturday and Sunday) only, warehouse sales in Business Park, Manufacturing Park, and Industry zones, when held no more than once a month in an existing facility.

21.46.030 Decision Criteria

No changes

RZC 21.48 TRANSFER OF DEVELOPMENT RIGHTS (TDR) PROGRAM

21.48.010 Transfer of Development Rights Program

No changes to subsections A-E

F. Use of Development Rights.

1. Each development right may be used as a right for any one of the following, subject to the limitations of this division and other zoning code chapters:
 - a. To authorize an additional 8,712 square feet of **gross floor area**;
 - b. To increase the maximum **impervious surface** or maximum **lot coverage** by 8,712 square feet, provided that the total increase does not exceed 10 percent of the allowed maximum square footage for the site;
 - c. To increase the height of a structure, including above-ground structured parking, by one **story** across each 8,712-square-foot increment of gross floor area or parking floor plate. In no case shall total building height be greater than one story above the height allowed by the underlying zone; the height bonus shall not apply to structures within the shoreline jurisdiction or within the Downtown height limit overlay areas; or
 - d. Adding up to five parking stalls, provided that the total number of parking stalls for the development, including all bonuses provided by this division, shall not exceed:
 - i. 25 percent above the maximum allowed by the underlying zone in the Downtown and Overlake Neighborhoods; or
 - ii. 30 percent above the maximum allowed by the underlying zone in all other neighborhoods;
 - iii. Five stalls per 1,000 square feet of gross floor area;
 - iv. This bonus shall not be combined with any other parking ratio bonus.

~~v. — The bonuses in subsections F.1.d.i and ii of this section shall expire by July 31, 2012, provided that no later than the beginning of August 2011, the City shall undertake a study to evaluate whether the bonuses should be modified. That study shall take into account at a minimum an analysis of transit service, commute trip reduction programs, and parking usage. The bonus for the Overlake Neighborhood may be amended earlier as a part of the Bellevue Redmond Overlake Transportation Study (BROTS) update.~~

2. A fraction of a development right shall be entitled to the corresponding fraction of any of the above.
3. A land use application using Transferred Development Rights shall contain a statement describing the amount of the development rights proposed to be used and how the development rights are proposed to be used.

G. Affordable Housing Bonus.

1. When zoning or site planning constraints prevent project proponents from **building** bonus market-rate units to which the proponents would otherwise be entitled under **RZC 21.20, Affordable Housing**, the Administrator shall convert the number of bonus market-rate units not developed on the site into TDRs for use or sale.
2. The quantity of TDRs shall be equal to the number of bonus market-rate homes not developed on the project site due to zoning or site constraints.
3. When TDRs are granted for providing affordable housing in Downtown, each 8,712 square feet of credit shall be equal to one TDR.

No changes to remainder of chapter

RZC 21.70 STATE ENVIRONMENTAL POLICY ACT (SEPA) PROCEDURES

No changes to sections .010-.090

21.70.100 Planned Actions Generally

The [City](#) of Redmond adopts WAC 197-11-164 through 197-11-172, as now existing or hereinafter amended, by reference. Planned actions shall be adopted by ordinance or resolution following the process established under RZC [21.76.050](#).~~JK, Type V~~ [Type VI](#) Review.

No changes to remainder of chapter

RZC 21.74 LAND DIVISION

21.74.010 to .020

No changes.

21.74.030 Decision Criteria and Procedures

No changes to subsections A-D

E. Preliminary Subdivision Procedures.

No changes to subsections 1-3

4. Limitation on Preliminary Approval.

- a. Final approval of a subdivision must be acquired within seven years of preliminary plat approval if the date of preliminary plat approval is on or before December 31, 2014, and within five years of the date of preliminary plat approval if the date of preliminary plat approval is on or after January 1, 2015, after which time the preliminary plat approval is void. ~~This subsection shall expire automatically on December 31, 2014. All subdivisions for which a complete preliminary subdivision application was filed prior to such date shall continue to have seven years from preliminary approval to acquire final approval, but any subdivision for which a complete preliminary subdivision application is filed after such date shall be subject to the five-year limitation in section E.4.b below.~~
- b. ~~Final approval of all subdivisions for which a complete preliminary subdivision application is filed after December 31, 2014, must be acquired within five years of preliminary plat approval, after which time the preliminary plat approval is void. Final approval of a subdivision must be acquired within ten years of preliminary plat approval if the date of preliminary plat approval is on or before December 31, 2007, and not subject to the requirements of RCW Chapter 90.58, the Shoreline Management Act, after which time the preliminary plat approval is void.~~
- c. The Hearing Examiner may grant an extension of the time periods set forth in 4.a and 4.b above for one year if the applicant has attempted in good faith to submit the final plat within the required time period; provided, however, the applicant must file a written request with the Planning Department requesting the extension at least 30 days before expiration of the required time period.

No changes to subsections F-G

H. Unit Lot Subdivisions.

No changes to subsections 1-10

11. The authority provided by this section for approval of unit lot subdivisions shall expire on October 29, 2013. Unit lot subdivisions for which a complete application is or was filed prior to said date shall continue to be processed to completion under this section, including to final subdivision approval, but no applications shall be accepted for unit lot subdivisions after the stated date unless extended by the Redmond City Council. (Ord. 2642)

No changes to remainder of chapter.

RZC 21.76 REVIEW PROCEDURES

21.76.010 to .050

No changes.

21.76.060 PROCESS STEPS AND DECISION MAKERS

No changes to subsections A-H.

I. Appeals to Hearing Examiner on Type I and Type II Permits.

1. Overview. For Type I and Type II permits, the Hearing Examiner acts as an appellate body, conducting an open record appeal hearing when a decision of a department director (Type I) or the Technical Committee (Type II) is appealed. The Hearing Examiner's decision on the appeal may be further appealed to the City Council in a closed record appeal proceeding.
2. Commencing an Appeal. Type I and II decisions may be appealed as follows:
 - a. Who May Appeal. Any party of record may appeal the decision.
 - b. Form of Appeal. A person appealing a Type I or II decision must submit a completed appeal form which sets forth:
 - i. Facts demonstrating that the person is adversely affected by the decision;
 - ii. A concise statement identifying each alleged error of fact, law, or procedure, and the manner in which the decision fails to satisfy the applicable decision criteria;
 - iii. The specific relief requested; and
 - iv. Any other information reasonably necessary to make a decision on the appeal.
 - c. Time to Appeal. The written appeal and the appeal fee, if any, must be received by the Redmond [Development Services Center City Clerk's Office](#) no later than 5:00 p.m. on the fourteenth day following the date the decision of the Technical Committee/Design Review Board Decision is issued.
 - d. Shoreline Permit Appeals must be submitted to the Shoreline Hearings Board. See RZC [21.68.200.C.6.b](#).

No changes to subsections 3-6.

No changes to subsections J-L.

M. Appeals to City Council on Type I, II, and III Reviews and from King County Landmark Commission Decisions.

1. Overview. Except for Shoreline Substantial Development Permits, Shoreline Conditional Use Permits, and Shoreline Variances, all decisions of the Hearing Examiner on Type I and II appeals and all decisions of the Hearing Examiner on Type III permits may be appealed to the City Council. All decisions of the Redmond Landmarks and Heritage Commission on Level II Certificates of Appropriateness that require a public hearing, and Level III Certificates of Appropriateness, and all decisions of the King County Landmarks Commission on Historic Landmark Designations and removal of Historic Landmark Designations may also be appealed to the City Council. The City Council will make a final decision on such matters in a closed record appeal proceeding in which no new evidence may be submitted.
2. Commencing an Appeal. Hearing Examiner decisions on Type I and II appeals and on Type III permits and decisions of the Redmond Landmarks and Heritage Commission and King County Landmarks Commission on matters described in subsection M.1 above may be appealed to the City Council as follows:
 - a. Who May Appeal. The following parties may appeal:
 - i. The applicant;
 - ii. The owner(s) of property subject to the application;
 - iii. City staff;
 - iv. In the case of Type I or II decisions, any party who appealed the department director's or Technical Committee's decision to the Hearing Examiner;
 - v. In the case of Type III decisions, any person who established themselves as a party of record prior to or at the public hearing; and
 - vi. In the case of decisions by the Redmond Landmarks and Heritage Commission or the King County Landmarks Commission specified in subsection M.1 above, any person who established themselves as a party of record prior to or at the public hearing.
 - b. Form of Appeal. A person appealing a Type I, II, or III decision by the Hearing Examiner or the decisions of the Redmond Landmarks Commission or King County Landmarks Commission described in subsection M.1 must submit a completed appeal form which sets forth:
 - i. Facts demonstrating that the person is adversely affected by the decision;

- ii. A concise statement identifying each alleged error of fact, law, or procedure, and the manner in which the decision fails to satisfy the applicable decision criteria;
 - iii. The specific relief requested; and
 - iv. Any other information reasonably necessary to make a decision on the appeal.
- c. Time to Appeal. The written appeal and the appeal fee, if any, must be received by the Redmond [Development Services Center City Clerk's Office](#) no later than 5:00 p.m. 10 business days following the expiration of the Hearing Examiner's (or Landmarks and Heritage Commission's) reconsideration period.

3. Closed Record Appeal Proceeding Before City Council.

- a. Notice. Notice of the closed record appeal proceeding shall be given as provided in RZC [21.76.080.I](#).
- b. Conduct of the Appeal Proceeding.
 - i. Who May Participate. The applicant, owner(s) of property subject to the application, appellant, the applicable department director, or representatives of these parties may participate in the appeal proceeding.
 - ii. How to Participate. A person entitled to participate may participate in the appeal proceeding by:
 - a. [Submitting written argument on the appeal to the City Clerk no later than two business days prior to the scheduled City Council meeting date specified in the City Council's rules of procedure; or](#)
 - b. Making oral argument on the appeal to the City Council at the closed record appeal proceeding. Argument on the appeal is limited to information contained in the record developed before the Hearing Examiner or Landmarks and Heritage Commissions, and must specify the findings or conclusions which are the subject of the appeal, as well as the relief requested from the Council.

No changes to remainder of section .060

21.76.070 LAND USE ACTIONS AND DECISION CRITERIA

No changes to subsections A-O.

P. Master Planned Development (MPD).

1-3 (no changes)

4. Procedures. MPDs shall be processed using the following procedures:

- a. MPDs in the Overlake Village Subarea that are larger than three acres in size and MPDs in the Downtown that are larger than ten acres in size shall follow a Type V process as set forth in RZC 21.76.050.J.
 - i. A recommendation from the Design Review Board shall be required.
 - ii. The applicant shall host two neighborhood meetings: one early in the PREP process if PREP is used, and a second pursuant to RZC 21.76.060.C. The second neighborhood meeting shall be held no later than 60 days before the public hearing~~a neighborhood meeting early in the MPD review process.~~
 - iii. MPD approval extensions and MPD amendments that meet the criteria for administrative modifications shall be reviewed under RZC 21.76.090, Post-Approval Actions.
- b. All other master planned developments shall follow the process that is followed for the underlying land use permit. For example, an MPD that accompanies a site plan entitlement would follow a Type II process.
 - i. A neighborhood meeting to gather public input shall be held prior to the applicant making a formal application for the underlying land use permit.
 - ii. MPD approval extensions and MPD amendments that meet the criteria for administrative modifications shall be reviewed under RZC 21.76.090.D, Administrative Modifications.
- c. A Master Plan shall be completed prior to approval of any subdivision, binding site plan, or issuance of land use permit approval for any development. The following actions are exempt from this requirement:
 - i. Alterations to a building that qualify for review as an Administrative Modification under RZC 21.76.090.D.
 - ii. Public projects, such as parks, utility, and street improvements, including subdivision of property for land acquisition, or acquisition of other property rights required for such projects.
 - iii. Actions exempt from subdivision requirements as listed in RZC 21.74.010.B.2.
 - iv. Relocation of structures displaced by public projects.

No changes to the rest of subsection P.

No changes to subsections Q-AC.

AD. Wireless Communication Facilities.

1. Purpose. The purpose of this section is to provide a mechanism to address issues of safety and appearance associated with Wireless Communication Facilities and to provide adequate siting opportunities at appropriate locations within the City to support existing communications technologies as needed for Redmond businesses and institutions to stay competitive.
2. Scope. The chart below identifies the process type based upon the type of facility and its location:

Table 21.76.070 Wireless Communication Facilities			
Facility Type	Zone	Structure Type	Land Use Permit Type
Small satellite dish antenna	All	All	None required
Large satellite dish antenna	All	All	WFP I
Amateur radio towers	All	All	WFP I
Antenna Support Structures*	MP and I	All	WFP II
	UR, RA-5, R-1	All	Conditional Use Permit
	All other zones than those above	All	Conditional Use Permit
*If exceeds height limits per RZC 21.56	All	All	Conditional Use Permit
Antenna Array and Base Stations	Replacement of existing antennas or Collocated collocation of new antennas on existing antenna support structure, and associated ground mounted equipment where adequate provisions for antennas and ground mounted equipment exist	All	None required
	GC, NC-1, NC-2, BP, MP and I	Nonresidential	WFP I
	All zones except GC, NC-1, NC-2, BP, MP and I	Nonresidential	WFP II
	All zones	N/A (free standing/ground mounted facilities)	WFP I
	All zones	Residential	Conditional Use Permit
Wireless monopoles, lattice, and guy towers and existing pole structures extended in height	All zones except UR, RA-5 and R-1	All	Conditional Use Permit
	RA-5, UR and R-1	All	Conditional Use Permit
If facility exceeds height limits per RZC 21.56	NC-1, NC-2, GC, BP, MP and I	All	Conditional Use Permit

3. Decision Criteria. All proposed wireless communication facilities shall not be approved unless the development regulations provided in RZC 21.56, Wireless Communication Facilities, are met.

No changes to rest of section .070.

21.76.080 NOTICES

No changes to subsections A-D.

E. Notice of City Council Public Hearing on Type V Reviews.

1. Public notice of the date of the City Council public hearing at which the City Council will consider the application shall be published in a newspaper of general circulation. The public hearing shall be scheduled no sooner than 21 days following the date of publication of the notice. If a Determination of Significance was issued by the Administrator, the notice of the Technical Committee's recommendation shall state whether an EIS or Supplemental EIS was prepared or whether existing environmental documents were adopted. The notice of the City Council meeting shall also include the notice of the availability of the Technical Committee's recommendation.
2. The Administrator shall mail notice of the City Council public hearing, the SEPA determination, and the notice of the availability of the Technical Committee recommendation to each owner and occupant of real property within 500 feet of the project site or to 20 property owners and residents/tenants, whichever is greater; and to each person who established themselves as a party of record at any time prior to the publication of the notice of hearing.
3. The Administrator shall post the notice of the date of the public hearing and the availability of the recommendation on-site and at a designated location within City Hall and at least one other public building. The Administrator shall establish standards for size, color, layout, design, wording, and placement of the notice boards.
4. Type V Master Planned Developments are considered a major land use action. In addition to the general notice requirements, major land use actions shall comply with the extraordinary signage requirements outlined in Appendix 6.

No changes to rest of chapter 21.76.

RZC 21.78 DEFINITIONS

G DEFINITIONS

Gas Station. Any area of land, including the structures thereon, that is used for the sale of gasoline, biofuels, biodiesel, diesel or other motor fuels, oils, lubricants, and auto accessories (including areas for storage) and which may or may not include washing, lubricating and other minor servicing.

M DEFINITIONS

Manufacturing and Wholesale Trade. An establishment that engages in the transformation of raw materials into finished products, in the sale or distribution of those products to persons, firms, or corporations for resale, in the storage of materials or products in a warehouse or similar structure, or in the assembly or fabrication of goods. A manufacturing or wholesale trade establishment does not engage in the retail sale of products to the end consumer.

Mixed Use Residential Structure. A structure with at least one residential unit built above one or more nonresidential uses. This includes retirement residences but excludes all other housing services for the elderly.

Motorized Catering. The provision of food or drink from a motor vehicle and/or attached trailer. These are sometimes known as food trucks, popsicle/ice cream scooters, or lunch wagons.

R DEFINITIONS

Real Estate Services. The sale, rental, or lease of real estate; the management of real property for others; self-storage establishments; and the provision of real estate appraisal and similar services.

Road, Ground Passenger, and Transit Transportation. The provision of road, ground passenger, and transit transportation systems, such as bus and rail systems, including supporting infrastructure. This definition excludes towing operators and auto impoundment yards.

S DEFINITIONS

Size-Limited Dwelling. A size-limited dwelling is a single-family detached unit that does not exceed 1,900 square feet. The determination of total square footage includes attached and detached garages. A size-limited dwelling will be so identified and legally binding on the title of the home; enlarging the home will not be permitted above the maximum size limit.

Small Lot Short Plat. The short subdivision of a lot that is not required to meet the minimum average lot size for the underlying zone and subject to the criteria in RZC 21.08.180.E.(2).

Social Assistance, Welfare, and Charitable Services. The provision of social assistance services, including shelters, (except residential or accommodation services) directly to individuals in need.

T DEFINITIONS

Towing operators and auto impoundment yards. Establishments that tow or impound motor vehicles. These establishments may provide incidental services, such as storage and emergency road repair services.

No changes to any definitions not listed above.

Comprehensive Plan Glossary

Size-Limited Dwelling

A single-family detached unit that does not exceed 1,900 square feet. The determination of total square footage includes attached and detached garages. A size-limited dwelling will be so identified and legally binding on the title of the home, enlarging the home will not be permitted above the maximum size limit.

2013 Redmond Comprehensive Plan and Zoning Code Miscellaneous Amendments (LAND-2013-01274)

Attachment B: Final Planning Commission Issues Matrix

Issue	Discussion Notes	Status
<p>1. Unit lot subdivision: when was it adopted? How many times has it been extended? How many projects have been completed? (Sanders)</p>	<p><u>Planning Commission Discussion</u> 8/21: Commissioner Sanders was satisfied with staff’s response, and expressed some hesitation about going ahead with an indefinite extension of the unit lot subdivision provisions, preferring a time-limited extension to allow more projects to be built. The Commission ultimately decided to recommend approval of this amendment given the number of times these provisions have been utilized in recent years and given that it provides a mechanism for subdividing multi-family projects.</p> <p>8/14: Commissioners expressed interest in learning more about the length of time that the unit lot subdivisions had been in effect since its initial adoption and the number of projects that had made use of the provisions.</p> <p><u>Staff Response/Recommendation</u> 8/21: In reviewing the adopting ordinances, staff found that it was initially adopted on October 29, 2005 with an original sunset date of October 29, 2008. The ordinance was then extended for an additional five years, and so expires in October 2013. During the eight year timeframe when the unit lot subdivision provisions have been in effect, there have been approximately five projects that have utilized this code, with the majority of applications occurring in the last two years.</p> <p><u>Public Comment:</u> 8/21: No public comment on this issue.</p>	<p>Opened 8/14 Closed 8/21</p>
<p>2. Public input generally (Multiple)</p>	<p><u>Planning Commission Discussion</u> 8/21: Commissioners described to staff the topics they would like to cover as part of an agenda item devoted to public outreach. The Commission’s interests lie particularly in engagement that the Planning Department undertakes in the context of neighborhood plan updates, other long range plan updates, and development projects. The Commission asked that staff summarize what the City does now, and what the City is required to do, by process type. Additionally, the Commission expressed interest in learning how the notice/engagement activities the Planning Department undertakes fit with the City’s overall communication strategy and what kind of assistance Planning staff receive from Communications staff. Commissioners suggested that a study session on this topic could also be a brainstorming session, with flip charts or other means of recording ideas.</p>	<p>Opened 8/14 Closed 8/21</p>

2013 Redmond Comprehensive Plan and Zoning Code Miscellaneous Amendments (LAND-2013-01274)

Attachment B: Final Planning Commission Issues Matrix

Issue	Discussion Notes	Status
	<p>8/14: Commissioners expressed interest in learning more about the Planning Department’s current outreach practices and strategies, and about the strategies and activities of the City’s Communications office. There was particular interest in pursuing more proactive outreach approaches.</p> <p><u>Staff Response/Recommendation</u> 9/11: Staff is coordinating schedules and anticipates bringing this item to the Planning Commission in October.</p> <p>8/21: Staff appreciates and understands the Commission’s interest in outreach, and shares the desire to reach a broader audience both for specific land use applications and for other initiatives. To that end, staff has experimented with a number of new approaches recently. These include: visiting neighborhood parks, leading neighborhood walks, sending more communication directly to email inboxes, hanging posters in local businesses and apartment mailrooms, incentivizing online questionnaire completion, partnering with other City departments on outreach activities as part of Derby Days, and partnering with the library system and a local artist.</p> <p>We recognize that the outreach landscape is changing and so we continue to seek and apply new ideas and tools. For example, the City is evaluating more active forms of community engagement that could supplement the biennial citizen survey (the traditional source of citizen satisfaction data); this effort includes researching best practices and the use of technology to enhance community engagement. Also, we are researching the availability and use nationally of interactive digital tools for a variety of civic engagement purposes. We will work with Communications staff to follow-up on the Commission’s request to learn more about citywide communication and outreach efforts and provide an update following that discussion.</p> <p><u>Public Comment</u> 8/21: Tom Hinman testified in general support of addressing this issue broadly on behalf of Sustainable Redmond.</p>	
<p>3. Master Planned Development neighborhood meetings: are there</p>	<p><u>Planning Commission Discussion</u> 8/21: Commissioner Biethan reiterated his concern about information coming to light late in the process, though recognized that it is impossible to completely eliminate that possibility. The Commission was satisfied with staff’s response.</p>	<p>Opened 8/14 Closed 8/21</p>

2013 Redmond Comprehensive Plan and Zoning Code Miscellaneous Amendments (LAND-2013-01274)

Attachment B: Final Planning Commission Issues Matrix

Issue	Discussion Notes	Status
ways to further reduce the chances of last-minute surprises? (Biethan)	<p>8/14: Planning Commissioners requested additional discussion relating to ways to address issues that may arise from a neighborhood meeting during the final stages of a project, or ways to increase the odds that those issues are surfaced earlier in the process. Commissioner Biethan noted that those issues can sometimes result in significant changes to a project, such as infrastructure modifications.</p> <p><u>Staff Response/Recommendation</u> 8/21: Staff understands the Commission’s concerns relating to ensuring predictability during the design and planning of a project. There are informal ways to resolve issues that arise as a result of a neighborhood meeting, between the developer and concerned citizens. Typically, developers attempt to resolve issues that arise prior to a scheduled public hearing. Staff’s recommendation includes providing an additional opportunity to gather early public input and thereby reduce the chances that new issues will surface in the last days before a decision is to be made.</p> <p>This issues is also related to issue #2 regarding public outreach more generally. The better the City’s outreach is in general, the less likely it is that surprises will emerge late in the development review process.</p> <p><u>Public Comment</u> 8/21: Tom Hinman testified in support of this amendment on behalf of Sustainable Redmond.</p>	
4. Community advisory group for trees (“tree board”) (from public testimony)	<p><u>Planning Commission Discussion</u> 8/21: Commissioners discussed the idea of a community tree board in response to the issue being raised in public testimony. Commissioners identified the following questions about a tree board: 1) What would the role of such a board be, and how would its role be different from the role played by Sustainable Redmond today? 2) Is it appropriate to have a narrowly-focused board like this? In other words, what happens when someone requests a salmon commission or something similarly narrow? 3) What are other cities doing and why? 4) What are the City’s obligations in order to remain a Tree City USA?</p> <p>Although it is not making a recommendation to the Council, the Commission asked staff to conduct basic research into the above questions so as to provide the Council with background information for Sustainable Redmond’s request.</p>	Opened 8/21 Closed 9/11

2013 Redmond Comprehensive Plan and Zoning Code Miscellaneous Amendments (LAND-2013-01274)

Attachment B: Final Planning Commission Issues Matrix

Issue	Discussion Notes	Status
	<p><u>Staff Response/Recommendation</u> 9/11: Staff determined that Redmond has been a Tree City USA for the last 14 years. There are four requirements: a tree board or department, a tree care ordinance, a community forestry program with an annual budget of at least \$2 per capita per year, and an Arbor Day observance and proclamation.</p> <p>In Redmond the City’s Park Operations division functions as the managing body and oversees annual recertification under this program. Park Operations cares for and manages the City’s trees, as required by the Tree City USA program.</p> <p>The City of Poulsbo has a volunteer tree board that advises the City on tree issues. Here is a summary from the City of Poulsbo:</p> <p><i>The Poulsbo Tree Board was established in 1997 to advise and educate the Mayor, City Council and citizens on issues pertaining to trees in the city. This includes the promoting of responsible planting of trees on public and private property; promoting public education and proper tree maintenance of trees; advocating trees within the city; providing for aesthetics within the city through the formulation and implementation of tree programs; developing innovative and joint funding for tree projects from a variety of sources; and providing the Mayor and the City Council with a yearly report regarding Tree Board activities.</i></p> <p>City of Poulsbo staff confirms that Poulsbo has a productive tree board that focuses on outreach and education. For example it organizes ivy clean ups, appears at the local farmers market, and makes site visits to other places to investigate tree best practices. The Poulsbo board is not involved in private development.</p> <p><u>Public Comment</u> Tom Hinman testified in support of creating a community advisory group for trees (“tree board”) on behalf of Sustainable Redmond. This was in the context of revising zoning code language related to the selection of street trees.</p>	
<p>5. Increasing notice radius for projects</p>	<p><u>Planning Commission Discussion</u> 8/21: Commissioners were initially supportive of the idea of expanding the mailed notice radius for</p>	<p>Opened 8/21 Closed 8/21</p>

2013 Redmond Comprehensive Plan and Zoning Code Miscellaneous Amendments (LAND-2013-01274)

Attachment B: Final Planning Commission Issues Matrix

Issue	Discussion Notes	Status
<p>in urban centers (from public testimony)</p>	<p>development projects in urban centers to 800 feet. However, before recommending such a change the Commission believed it would be better to consider that request in the context of public notice and outreach more broadly (see issue 2). Therefore, the Commission decided not to support a change at this time.</p> <p><u>Staff Response/Recommendation</u> 8/21: Staff recommended against changing the notice radius at this time. Staff cited consistency (all required mailed notice radii are 500 feet) and questioned the effectiveness of such a change. In staff’s view, the mailed notice radius has little influence on how many people become engaged in the development review process; rather, it seems to be driven by the particular issues in a given project. In the past Redmond used a 300-foot notice and some time ago expanded that to 500 feet. Staff has not seen a concurrent increase in engagement on development projects as a result of that increase.</p> <p><u>Public Comment</u> Tom Hinman testified in support of expanding the required mailed notice radius for development projects in urban centers given their potentially greater impact. He suggested an 800-foot radius, though was not set on that particular number.</p>	



Promoting Sustainability by Education, Advocacy and Community Events
Citizens and Neighbors for a Sustainable Redmond, P.O. Box 2194, Redmond, WA 98073

August 21, 2013

Subject: 2013 Redmond Comprehensive Plan and Zoning Code Miscellaneous Amendments Comments

Dear Chairman Gregory and Planning Commissioners:

On behalf of Sustainable Redmond, I'd like to acknowledge staff's diligence in cleaning up a range of topics in the amendment package before you. Though subtle in some cases, the tenor of these changes is in keeping with several recommendations advocated by community members including Sustainable Redmond.

We particularly applaud items two and three in tonight's issue matrix as prepared by staff dealing with outreach practices and activities in the broader context of seeking public input in general. We realize that administrative implementation details are still a work in process, but the broader inquiry into policy provisions you are undertaking will support those continued improvements.

Our comments on the overall package of August 2, 2013 include the following:

Item 12 – Update Street Tree Requirements The City's Street Tree Plan is recommended for deletion since it is not current. Why is it not current and what will replace it? A public advisory group on community tree coverage is recommended by the Arbor Day Foundation in their Tree City USA criteria and has been established in other Eastside cities. Such a body, as advocated repeatedly by Sustainable Redmond, should be considered in this context.

Item 15 – Make SEPA Planned Action ordinances subject to Type VI review process The opportunity for additional public comment as provided in this recommendation is strongly supported.

Item 18 – Revise appeal procedures Any administrative improvements that standardize public communication processes are strongly supported.

Item 19 – Revise master planned development procedures The opportunity for additional public comment as provided in this recommendation is strongly supported. By removing the present discretionary component, doubling the number of neighborhood meetings and adding one early in the development process, serves both the community and the developer. Early communications on development concepts can help reduce the costs and controversy of projects before significant developer investments are made in design and engineering.

Item 21 – Revise notice procedures for Type V public hearings The opportunity for additional public comment as provided in this recommendation is strongly supported. Although a 500 foot radius may suffice for residential neighborhoods, it may not be sufficient for Urban Centers where development projects can impact congestion and affect a broader number of regional travelers. An 800 foot (or larger) radius may be more appropriate. Additionally, a "two tier" notification process for those beyond the initial notification radius could be appropriate. In any case, both business and residential tenants must be included in that outreach process.

In closing, let me again acknowledge the work done by staff and Planning Commission's robust discussion begun last week on more holistic communication and public outreach strategies, to include incorporation of new technologies. We look forward to learning more about implementation of these policy improvements.

Tom Hinman, Project Lead
Conservation Planning Group

**REDMOND PLANNING COMMISSION
MINUTES**

August 21, 2013

COMMISSIONERS PRESENT: Chairman Franz Wiechers-Gregory, Commissioners Murray, Vice Chairman Chandorkar, Sanders and Biethan

COMMISSIONERS EXCUSED: Commissioners Miller, O'Hara

STAFF PRESENT: Sarah Stiteler, City of Redmond Planning Department; Jeff Churchill, City of Redmond Planning Department; Thara Johnson, City of Redmond Planning Department

RECORDING SECRETARY: Lady of Letters, Inc.

CALL TO ORDER

The meeting was called to order at 7:00 p.m. by Chairman Gregory in the Council Chambers at City Hall.

APPROVAL OF THE AGENDA:

There were no changes to the agenda.

ITEMS FROM THE AUDIENCE:

There were no items from the audience.

MEETING SUMMARY APPROVAL:

MOTION by Commissioner Sanders to approve the meeting summary from the 8/14/2013 meeting. MOTION seconded by Commissioner Biethan. MOTION approved unanimously (5-0).

Public Hearing and Study Session, 2013 Redmond Comprehensive Plan and Zoning Code Miscellaneous Amendments, presented by Jeff Churchill and Thara Johnson, City of Redmond Planning Department.

Chairman Gregory opened the public hearing and study session. Ms. Johnson gave some background on the topic, noting that the City went through a Code rewrite process in 2010. The revised Zoning Code was adopted by City Council in April of 2011. At the end of that year, the Council also adopted a new Comprehensive Plan. Since then, staff has been compiling a list of housekeeping amendments. A package of those amendments has been given to the Commission and is the topic of this public hearing.

Tom Hinman spoke to the Commission first in the public hearing. Mr. Hinman lives at 6528 159th Avenue NE in Redmond. On behalf of the group Sustainable Redmond, he acknowledged the diligence of staff in cleaning up a range of topics. He noted that the

tenor of these changes largely keeps with several recommendations advocated by community members, including Sustainable Redmond. The group particularly applauds Items two and three on the issue matrix as presented by staff, dealing with outreach practices and activities in the broader context of seeking public input in general. He said that the implementation details are still a work in progress, but the broader inquiry into policy provisions will support those continued improvements.

Mr. Hinman continued that Sustainable Redmond made comments to the Commission on Item 12, updating street tree requirements. Mr. Hinman said the City's Street Tree Plan has been recommended for deletion, as it is not current. He wanted to know why it was not current and what would replace it. Public advisory on community tree coverage is recommended by the Arbor Day Foundation in their Tree City, USA criteria, and has been established in other Eastside cities. Such a body, as advocated repeatedly by Sustainable Redmond, should be considered in this context. Items 15 and 18 both deal with additional opportunities for public comment or standardized processes, and Sustainable Redmond supports those.

Item 19 deals with revising Master Plan Development procedures. Mr. Hinman said the opportunity for additional public comment provided in this staff recommendation is strongly supported by Sustainable Redmond. Removing the present discretionary component, doubling the number of neighborhood meetings, and adding a public meeting early in the development process serves both the community and the developer, Mr. Hinman said. Early communication on development concepts can help reduce the cost and controversy of projects before significant developer investments are made in design and engineering.

Item 21 deals with revised notice procedures for Type V public hearings. Mr. Hinman said the opportunity for additional public comment in this recommendation is strongly supported by Sustainable Redmond. He said a 500-foot radius may suffice for residential neighborhoods, but it may not be sufficient for urban centers where development projects can impact congestion and affect a broader number of regional travelers. Mr. Hinman said an 800-foot or perhaps larger radius might be appropriate. Additionally, a two-tier notification process for those who are beyond the initial notification radius could also be appropriate. In any case, both business and residential tenants must be included in that outreach process.

In closing, Mr. Hinman recognized the work done by staff on this process and the Planning Commission's robust discussion on more holistic communications and public outreach strategies to include the incorporation of new technologies. Sustainable Redmond is looking forward to learning more about implementation of these policy improvements.

Chairman Gregory asked Mr. Hinman about the public advisory group on community tree coverage. Mr. Hinman said the Arbor Day Foundation has three criteria. A city must have an ordinance for trees, which Redmond does. A city must also have a public advisory body with regard to street trees. The City of Redmond does that advisory work

through the Natural Resources Department, to Mr. Hinman's knowledge, and there is no public voice in that process. Sustainable Redmond is trying to recommend that change. The Foundation's third criterion is for a city to have a tree preservation plan to complement the ordinance, and the City of Redmond has an Urban Forest Plan. Mr. Hinman said his group is trying to expand the opportunity for public comment in the arena of tree coverage.

Commissioner Biethan asked Mr. Hinman if he was suggesting a public advisory board should be put in place regarding street trees, and Mr. Hinman said he was. Mr. Hinman said he was suggesting not as much a conversational, public body, but more a body which would incorporate public members such as people from other advisory groups or from the development community. This would expand the review process beyond a staff function. Commissioner Sanders asked about other Eastside cities which had this type of process. Mr. Hinman replied that Kirkland did and he believed Issaquah did, as well. Chairman Gregory said he would ask staff to get more information on that particular topic.

Mike Fernandez next spoke to the Commission as part of the public hearing. He lives at 8827 NE 191st Street in Bothell, and he has been on the staff at Washington Cathedral since 1994. He was concerned about Item 3 regarding the corner of Woodinville-Redmond Road and 124th Street. He wanted to clarify that this area was going to be zoned R1 and R4. When it was annexed, this area was zoned as RA5. He confirmed with staff that the zoning change was just for the right-of-way, and would not affect the church property. Seeing no other public testimony, Chairman Gregory closed the public hearing, including written testimony.

Chairman Gregory asked for some comments from the Commission and the staff about forming a public advisory group for trees. Mr. Churchill noted that this idea was discussed by the Planning Commission earlier in 2013 when amendments were made to the Comprehensive Plan and Zoning Code proposed by Sustainable Redmond. He was not sure what happened in that discussion, but he said he would review that and see what staff members had said at that time. Commissioner Sanders said she was not sure what role a group like that would play and which commissions or agencies it would interact with. Her first thought is that this role is, essentially, how Sustainable Redmond is functioning currently, as a de facto public advisory group. She asked if there are other public advisory groups on other issues, and how they were structured.

Mr. Churchill noted that all of the City's boards and commissions are advisory groups. Commissioner Sanders asked if there was anything more focused, specifically for sculpture or music, for example. Ms. Johnson noted that there was a Parks Commission and an Arts Commission, which focus on different topics. Commissioner Biethan said the Planning Commission is similar to these other groups, in that each is appointed by the City Council. Commissioner Sanders said a trees group would need some fleshing out. She did not think it was in the purview of the Planning Commission to endorse creating a tree advisory group, but she suggested that the Planning Commission could still review the idea. Commissioner Chandorkar said he did not think Sustainable Redmond was asking the Commission to take on an additional responsibility, but rather, the

Commission was being asked to make a recommendation to the City Council to establish a trees group. Commissioner Chandorkar said that the Parks Commission should handle trees, and he believed the Planning Commission lacked information on the trees issue.

Commissioner Murray asked staff what difference there would be in having an official tree advisory group tied to the City versus what Sustainable Redmond is doing currently. Commissioner Chandorkar echoed that question. Commissioner Murray said there is already a public advisory group on community tree coverage, which is Sustainable Redmond. Sustainable Redmond has spoken to the Commission many times. He asked if there was a value in making Sustainable Redmond an official public advisory group. Chairman Gregory said that was the point of the Sustainable Redmond presentation, that a tree advisory group should be a City body rather than a group of citizens. He noted that this would have to eventually be a City Council decision, but he noted that, with regard to Item 12, that the Commission was called on to recommend that such a public advisory group should be created.

Commissioner Murray asked what would happen when a Salmon Commission was needed, or a Power Boat Commission. Commissioner Chandorkar agreed that those were good questions, and said that Sustainable Redmond was looking for sufficient voice and input into the public process to influence decisions. He did not support the idea to create a Tree Commission, which he saw as another level of bureaucracy. He wanted to know what other cities have done.

Chairman Gregory said he would like to see what other cities were doing, as well. He noted that trees are a special subject on many different projects. He said that another commission or advisory group could muddy up the process, and added that there is plenty of input through the Planning Commission and other bodies to the City Council. He was not in favor of recommending the creation of another advisory group.

Commissioner Biethan said the Commission should find out what other cities are doing with trees, what their ordinances are, and how they implement the Tree City, USA standards. He said that there is a public process already set up in Redmond, and he did not want to jump into a new process without knowing all the ramifications. Chairman Gregory said he would consider this research on Tree City, USA as a point for staff to look into and a future matrix issue. Commissioner Sanders said staff should focus specifically on the public advisory group piece. She said the Commission should not make an endorsement with regard to an advisory group, but rather pass some information along to City Council. Chairman Gregory said that was a valid point and he supported Commissioner Sanders' idea.

Commissioner Murray noted that Mr. Hinman had pointed out that the Tree Plan for the City was not current and also had asked what would replace it. Commissioner Murray said that should be on the issues matrix as well. Ms. Johnson said she reviewed this topic at the study session with the Commission last week. The City's current Street Tree Plan has not been updated in ten years. The Plan was created to determine an inventory of trees already planted in the City, primarily in Downtown, but some in North Redmond.

That has not been an ongoing effort, however. The current practice is to coordinate with the Parks Department to ensure that any new developments use trees already planted in the neighborhoods where they are going in, for conformity. If there are issues with tree maintenance, staff confers with the Parks Department to see if there are certain tree species that can cause problems and then makes a recommendation to a developer. Language has been added to that section of Code to reflect that practice. Commissioner Murray asked if the outdated Tree Plan needed to be replaced, seeing as how there were some mechanisms already in place for tree awareness. Ms. Johnson said she did not believe the Plan needed to be replaced.

Commissioner Chandorkar asked if this was a Zoning Code or Comprehensive Plan issue. Ms. Johnson said this was a Zoning Code issue. In section RZC 21.32.090, street trees are mentioned specifically. Staff is proposing to remove some language regarding street tree species, the City's recommended street tree list, and the City's Street Tree Plan, which is the inventory that has not been updated. Chairman Gregory said this was a simple housekeeping measure: because the street tree list does not truly exist, it should not be referenced in the Code. Commissioner Chandorkar asked if this was a misunderstanding on Mr. Hinman's part. Mr. Churchill said part of the confusion was that the Street Tree Plan was not actually a plan but rather an inventory of trees that was done many years ago. He was not sure how this language got into the Code, but he wanted the Code to reflect the reality that such a Plan does not exist. Street trees get selected in coordination with the Parks Department based on maintenance and consistency.

Commissioner Biethan asked which document staff was making changes to with regard to street trees. Ms. Johnson pointed out this information was in the Zoning Code. Chairman Gregory said the language of choosing appropriate trees was clearly laid out in the Code as the purview of the City Planning and Parks departments. Thus, he summarized, staff is deleting the language which mentions the Street Tree Plan, because the Plan does not truly exist. Mr. Churchill noted that Mr. Hinman had likely seen this language before. Commissioner Chandorkar asked if a formal street tree list would not be created. Ms. Johnson said that is correct. The selection of street trees will occur in the development review process.

Chairman Gregory said the only other item from Mr. Hinman's presentation was Item 21, revising the notice and procedure for Type V public hearings. Mr. Hinman suggested expanding the radius from 500 feet to 800 feet or more, with a two-tier notification system. Commissioner Chandorkar said he agreed with Mr. Hinman's suggestion, and said that, for major projects, it would be important to reach the maximum number of citizens possible and give the maximum number of opportunities for public input. Commissioner Murray said he liked putting in a caveat to limit this to the urban centers. Commissioner Chandorkar said this would deal with Type V public hearings. Chairman Gregory said that in urban centers, a 500-foot radius was not adequate in Mr. Hinman's view, and a two-tier system was needed.

Commissioner Murray said, in practical terms, the 800-foot radius would be three football fields' worth of distance, or near a half-mile. He said the entire urban center would have to be notified on every project. Other Commissioners countered that 800 feet was actually less than a quarter mile. Commissioner Chandorkar noted that for projects like Group Health, a 500-foot notification did not reach that many people. Commissioner Biethan said this was a simple matter of notification. Commissioner Murray said he supported the idea, but wanted to make sure it was considered practically. Commissioner Chandorkar said some larger projects have citywide impacts. Chairman Gregory said, for example, with Redmond Town Center, a 500-foot radius would not have reached anyone for public input. He asked why these distances were included. He noted that with larger projects, there must be better ways for public outreach. Chairman Gregory would support an 800-foot radius expansion.

Mr. Churchill reiterated the changes proposed by staff: one deals with how many neighborhood meetings there would be for Type 5 Master Plan developments. The change would be from one to two meetings. Also, there is a change proposed for all Type V public hearings that include master plans or development agreements, which are the most common permits issued. The change would be to mail the notice to the public near the development site. Right now, for Type V public hearings, the notice is mailed only to parties of record. Staff's proposed changes would make things consistent with all the City's other notice procedures, which use a 500-foot radius. Mr. Churchill continued that staff likes the consistency with the notice provisions, in that 500 feet is a standard. Also, he noted that with projects like Group Health or Redmond Town Center, the notice radius is not what got people involved and interested. The scope of the project and certain controversial issues brought people out, and Mr. Churchill said it would probably not have made a difference if the City mailed notices to people using a 5-foot or 500-foot radius.

Mr. Churchill did not think expanding the radius would solve the problem that Mr. Hinman raised. Mr. Hinman was talking about congestion and projects in urban centers, which can impact regional travel. Mr. Churchill said the time to deal with congestion is during the development of transportation policies and the Transportation Master Plan. By the time someone comes up with a Master Plan, there is a supply of mobility units and a demand of mobility units involved with each project. If the demand for the project does not exceed the supply, then there would be no mechanism to make changes that would significantly reduce congestion. Commissioner Murray noted that transportation really is the issue that drives input on projects, and adding radius for notice probably would not make a difference. He spoke about developing a strategy for each project as it comes up to improve notification, perhaps improving web outreach or changing the placement of notice signs around a project.

Commissioner Murray did not want to support a change in policy due to an assumption that such a change would be the most effective way to get the public involved. Any changes need to be systemic, and a master strategy should be employed any time the City wants to communicate with its residents. Changing the radius of notification might not be the most practical idea. He said it might be better to reconsider the radius issue after

hearing about the City's overall communication strategy. He noted that that the Planning Commission was considering changes to three or four individual items to improve notification, but those changes appeared more ad hoc, not strategic, to him. Chairman Gregory said that was a good point, and asked Mr. Churchill about the 500-foot radius rule. Mr. Churchill said it was the distance for required mail notice, per the Zoning Code. Chairman Gregory supported Commissioner Murray's point about improving overall communication strategy versus responding with a change in the radius. Chairman Gregory asked the Commission if the members would support staying with the 500-foot distance. Commissioner Murray said he would like to hold on that decision until the Commission has a better understanding of the City's entire communication strategy.

Commissioner Chandorkar said there are two points to consider: a need for a larger, more comprehensive communication strategy, and that the proposed 800-foot distance does not necessarily suffice. He said shooting down the 800-foot radius concept would not be a good idea, but he also suggested keeping the idea on hold for a separate discussion. He agreed with Mr. Hinman that major projects need to have a larger notification area, perhaps even citywide. Chairman Gregory said the Commission needs to focus on specific amendments, and moved the discussion to the issues matrix.

Issue 1 deals with unit lot subdivisions, which Commissioner Sanders had been concerned about. She said the changes made by staff answered her questions. She was still concerned about green-lighting this issue without a timetable. This provision has been in place eight years and has only been used five times, primarily in the past two years. She said she would be happy with closing this issue. Ms. Johnson showed the Commission a few slides on the unit lot subdivision topic.

Chairman Gregory moved on to Issue 2. He noted that the Commission has talked in generalities before about the citywide communication process. In reflecting on that, he wondered if the Commission could help staff members out with this concept, which is a huge task to ask them to tackle. He asked if the scope of Issue 2 could be narrowed a little bit to focus on notification for development projects. Commissioner Sanders agreed with that concept, but noted that one concern she had was not captured in the issues matrix, which is the use of electronic media or websites. She was aware that some agencies are legally bound to use newspapers for notifications, which she did not believe was an effective way to reach a large part of the public. She would like to see the City use its own website as a newspaper of sorts to give the public the information it needs. She would like to see the use of the website as a matter of policy, in the same way a newspaper or signs are used currently.

Mr. Churchill said that right now, the notices the City sends to the newspaper are already put on the City website. He asked if Commissioner Sanders was trying to codify that procedure. She said that was indeed what she was asking for, as a way to let people know where to go for information on a consistent basis. Commissioner Murray said there were two issues at play in Commissioner Sanders' request. One was for codifying the process of putting information on the web and other is the ease of finding information on the website and proper website maintenance. He said the two issues were different. He would

like the City to make it easier to find notifications, but he was not sure that had to be codified. Commissioner Sanders said a change in graphics on the website or a change in communications policy could undermine the public outreach effort. She would like to make effective use of the City website in notifying people and publicizing information about development projects.

Chairman Gregory said, in many state agencies, there are provisions to publish information in newspapers, websites, and other assorted means. He said that the City is catching up to modern communication and he did not believe it would be a burden to codify that notices should be in a certain newspaper and the City website. He noted that there has been a trend at the state level to codify new information technology. Commissioner Biethan said he did not care if anything was codified or not. He said the issue is that the City is not reaching a large swath of people that might be affected on certain projects. He said the City is also not getting the public input it is trying to get, and noted that on one larger City transportation survey, only ten people responded. He would like to see some results-based measurement systems and results-based outcomes, but he was not certain the Commission had enough of an understanding about current communication techniques. Commissioner Sanders said this problem was not specific to the City. She said any agency trying to get out information has a difficult time reaching people. She would like the City to look at new ways to communicate, which Commissioner Biethan did not disagree with.

Commissioner Murray said that regardless of the results of a communication process, it would be nice to be systematic about how the City tries to get results. He asked if there were a strategy that the City followed for every communication campaign that led to an identification of the audience, the message, and the means of communication. Mr. Churchill said there was nothing that formal at the City level regarding communication processes. Commissioner Murray said staff members are expert planners, not necessarily experts in group communication. He did not point this out as a fault, merely a different concentration of talent. He would like a systematic communication action plan guided by experts or perhaps the City's own communication department. In that way, the messaging and the audience could be determined for each development project, and the City staff could go through a list of procedures, including using a website or mailing a notice, for example. He would like to see a process used consistently for every project, perhaps with some guidance from the City's own communications unit.

Chairman Gregory noted that the City's communication office consisted of, basically, one person and a graphic artist. He would like to talk about this larger issue of how the City communicates, but would like to narrow the scope of what the Commission is working on within the issues matrix, as well. He did not support the idea of hiring a communications consultant any time there was a City project, but said the City could learn from agencies like Sound Transit when it comes to getting people to come to the table who are impacted by a certain development. He would like to schedule an agenda item about this in the future, but would like to keep the focus on how communication impacts development projects, not other City communication issues.

Commissioner Chandorkar noted that the mechanism of public feedback needed to be explored, as well. He did not have a preference with regard to website versus newspaper on communication policy, but he would like to understand what the City does about communicating to the public on development projects and how public feedback is received and incorporated. Chairman Gregory asked the Commission members to collect their thoughts on their own communication experiences and bring that up for a future discussion on the larger communication issue. Commissioner Murray said a whole meeting could be devoted to the topic, not just creating a laundry list of things to do, but rather a creative brainstorming session about communication strategy. Chairman Gregory said that would be a good start in capturing ideas and focusing on the purpose of City communication. Commissioner Murray said a white board could be used to help in that process. Chairman Gregory said this should be a future agenda item, and noted the Commission is getting dinged, fairly or unfairly, about its communication process. For the series of amendments staff is proposing, in Item 19, he said there were no more comments from the Commission, but noted that a larger, more general communication issue has been raised. He closed Issue two.

The next issue dealt with master plan development neighborhood meetings, and was a concern of Commissioner Biethan. He did not ask to keep the issue open, but said his concern was still the same. He said that by adding a second neighborhood meeting, new information and new concerns are often brought in that can make a project more costly. He said that if more public input comes in early in the process of a project, this issue becomes a moot point and is wrapped into the Commission's previous discussion. He did not know if there was a right answer to his concern. Commissioner Chandorkar supported the idea of having a neighborhood meeting later in the process.

Commissioner Murray said he was content to support a recommendation about staff's proposed amendments to the City Council at this meeting. Chairman Gregory noted that the one stumbling block to making that happen was the possibility of creating a public advisory group on community tree coverage. He summarized that the Commission had fully reviewed the specific proposal made by staff, which is basically taking out some language referencing the Tree Plan or tree list. Discussing other topics would not impact the particular item the Commission is reviewing. Chairman Gregory was prepared to make a recommendation and still hear about a public advisory committee on trees in the future. He noted that the tree subject is broad and had been discussed by the Commission earlier.

MOTION by Commissioner Chandorkar to recommend the adoption of the Redmond Comprehensive Plan and Zoning Code miscellaneous amendments. MOTION seconded by Commissioner Murray. With no further discussion or amendments, the MOTION was approved unanimously (5-0) and the amendments were adopted.

Chairman Gregory said the Commission did not need to revisit these amendments at its next meeting, as previously planned, other than discussing the tree advisory group concept. He said that the larger discussion on increasing public input would come later. Thus, he suggested that there would be no meeting on August 28, but the issue of public

input should be a centerpiece of the Commission's work in the fall. Staff approved of this change in the meeting schedule.

REPORTS/SCHEDULING/TOPICS FOR NEXT MEETING(S):

Ms. Stiteler noted that at the City Council meeting prior to this Commission meeting, Council members heard a staff report on the work the Commission had done on the General Commercial Zone and Manufacturing Park Zone. The Council will take action on this topic on September 17. The Council also passed the Transportation Master Plan, which has been a multi-year process.

Commissioner Chandorkar noted that he recently visited the project Vision 5 in Redmond, created by Robert Pantley. He said all the Commissioners should see it when they get a chance. Commissioner Chandorkar said it was a mix of innovative housing and affordable housing. He said it was a nice single-unit apartment complex where everyone has one small space and a common space. Of the residents of Vision 5 he talked to, Commissioner Chandorkar heard that the accessibility close to the Redmond bus lines was very good. The residents also liked the fact that the units were small and sustainable. The complex had a garden, as well. He said this trend towards smaller units would become more prevalent, and speak to the Commission's latest discussions about affordability.

Commissioner Murray noted that his younger brother lives in this complex. There is an unplanned impact of this development, which is a visit from the Fire Department every week due to someone accidentally pulling a fire alarm or because of heavy smoke in the community kitchen. Commissioner Murray said the Fire Department will most likely say there has been an increase of false alarms. He noted that it was a great complex overall, but there are some drawbacks. Commissioner Chandorkar said it was a LEED Platinum building.

Ms. Stiteler asked the Commission to take note of an upcoming short course on local planning. The City of Sammamish is hosting this program on September 5. Several Commissioners have gone before, and are welcome to go again. This is a three-hour session that is an introduction to Washington's Growth Management Act, the Open Public Meetings Act, and other legal and planning issues. She said this was good information for Commissioners. Commissioner Chandorkar personally recommended going to this discussion, particularly to learn about the Growth Management Act.

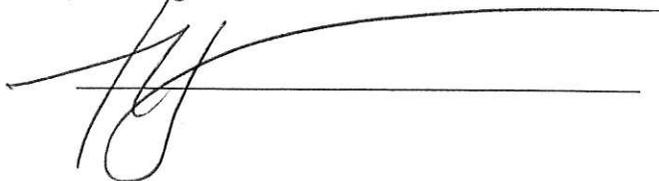
ADJOURN

Chairman Gregory adjourned the meeting at approximately 8:15 p.m.

Minutes Approved On:

September 11, 2013

Planning Commission Chair





**TECHNICAL COMMITTEE REPORT
TO THE PLANNING COMMISSION**

To: Planning Commission

From: Technical Committee

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Date: August 1, 2013

Project File Number: LAND-2013-01274

Project Name: 2013 Redmond Comprehensive Plan and Zoning Code
Miscellaneous Amendments

Related File Numbers: SEPA-2013-01275

Applicant: City of Redmond

Applicant's Representative: Jeff Churchill or Thara Johnson

Reason for Proposal Adoption: The recommended amendments to the Redmond
Comprehensive Plan and Redmond Zoning Code should be
adopted in order to:

- Improve consistency between the Comprehensive
Plan and Zoning Code;
- Fix minor errors in the Zoning Code; and
- Improve clarity in the Zoning Code.

I. APPLICANT PROPOSAL

BACKGROUND AND REASON FOR PROPOSAL:

The City of Redmond completed a rewrite of its development regulations in April 2011. These regulations are known as the Redmond Zoning Code (RZC). In December 2011 the City also completed a periodic update to its Comprehensive Plan.

Since that time, City staff and customers have noted a number of errors or areas of ambiguity for correction or improvement. Staff has maintained a working list of items to address, and those items are what constitute this package of amendments.

II. RECOMMENDATION

Adopt the recommended amendments to the Redmond Comprehensive Plan and Redmond Zoning Code as shown in Exhibit A.

III. PRIMARY ISSUES CONSIDERED

Primary Issues Considered:

The primary issues considered for this package were clarity, accuracy, and consistency. Staff does not believe that the package raises or resolves any substantive policy issues. See the Existing Conditions section below for descriptions of the issues particular to individual amendments.

Alternatives:

Potential alternative ways for addressing each individual amendment are described below in the Existing Conditions section.

IV. SUPPORTING ANALYSIS

A. EXISTING CONDITIONS

1. Revise Comprehensive Plan Map LU-1

Existing Condition. Comprehensive Plan Map LU-1 is the Comprehensive Land Use Plan Map. Currently it contains an urban designation (Multi-Family Urban) for a very small area outside the urban growth area, and also contains a Single-Family Constrained designation for recently-annexed right-of-way (see Exhibit A, page 1). The property designated Multi-Family Urban by the City of Redmond is located outside the City limits, is zoned RA2.5 (minimum lot size of 2.5 acres) by King County and is vacant.

Proposal. Staff proposes to change the Multi-Family designation to Rural because 1) the City has no authority to give land outside the urban growth area an urban designation, and 2) surrounding land on the map is similarly designated Rural. Staff proposes to change the Single-Family Constrained designation to Single-Family Urban. This would create logical land use designation boundaries. Since the land is all right-of-way, there is no development potential in any case.

Alternatives. The City is obligated to remove the urban designation that was put on the map in error. The City could choose to retain the Single-Family Constrained designation, but historically has given annexed right-of-way the same land use designation as the land around it for the purpose of creating logical boundaries.

2. **Remove R-18P zoning designation from portion of Zoning Map**
Existing Condition. The Zoning Map shows property outside the City limit and outside the urban growth area as zoned R-18P (see Exhibit A, page 2).

Proposal. Staff proposes to remove the R-18P designation because the property is outside the urban growth area. The City has no authority to adopt pre-annexation zoning for land outside the urban growth area. This property is zoned RA2.5 (minimum lot size of 2.5 acres) by King County and is vacant.

Alternatives. None.

3. **Rezone land along NE 124th Street near Red-Wood Road to R-1 and R-4**
Existing Condition. A portion of NE 124th Street was annexed in 2007 and 2008 in order to facilitate intersection improvements at Red-Wood Road. By default the land was zoned RA-5 (see Exhibit A, page 3).

Proposal. Staff proposes to rezone the right-of-way in order to give it the same zoning designation as the land around it. That means rezoning a portion of it to R-1 and another portion to R-4. The only effect of this is to create logical zoning boundaries.

Alternatives. The City could retain the RA-5 zoning, but historically has given annexed right-of-way the same zoning designation as the land around it for the purpose of creating logical boundaries.

4. **Add parking requirements for adult family homes**
Existing Condition. The Zoning code does not include a minimum or maximum parking standard for adult family homes.

Proposal. Staff proposes to require a minimum of 2 parking spaces, since adult family homes cannot exceed a maximum of 6 residents, as defined in the Zoning Code and state licensing requirements. The adult family home would typically include one nurse or caregiver overseeing the residents in addition to the property owner. Therefore, a minimum of 2 on-site parking spaces should be provided. Visitor parking could be accommodated through off-site or street parking.

Alternatives. The City could choose to not regulate the number of parking spaces required or require additional parking.

5. Move accessory structure setback requirements

Existing Condition. The zoning code lists setback requirements for accessory structures under site requirements for residential zones but not under the Accessory structures section of the code.

Proposal. Staff proposes to move the setback requirements for accessory structures to the Accessory Structures section of the zoning code, with the purpose of having all regulations relating to accessory structures in one location.

Alternatives. The City could choose to keep the existing language in its current location.

6. Replace “gasoline service” with “gas station” in use charts

Existing Condition. The Zoning Code contains references to “gasoline service” in the allowed use tables for the Downtown zones; however, the term is not defined in the code.

Proposal. Staff proposes to replace “gasoline service,” which has no definition in the code, with “gas station” and to add a definition of “gas station” to the code. “Gasoline service” is problematic both because it is undefined and because it implies a specific fuel. Staff is proposing a more inclusive term given the variety of fuels in use, and is proposing to define it for clarity. See item 22 below for more discussion on the definition.

Alternatives. The City could adopt other terms, like “fuel station,” or could keep “gasoline service.” Staff believes that “gas station” is widely understood. In any case, it should have a definition.

7. Move and revise restaurant parking requirements

Existing Condition. The River Trail, Carter, and East Hill zones in Downtown contain specific parking regulations for restaurants and

(separately) for the retail components of mixed-use developments. These parking requirements are in a different location in the table than other requirements for general retail.

Proposal. Staff proposes to move the parking requirements for restaurants so that they are adjacent to other requirements for general retail. In addition, staff proposes to strike language that is not clear. Finally, staff proposes to strike the parking requirements for the retail components of mixed-use developments because such developments are not permitted in these zones.

Alternatives. The City could choose to keep the existing language.

8. **Remove language related to BROTS commercial development cap**
Existing Condition. The Overlake chapter of the RZC refers to a BROTS (Bellevue Redmond Overlake Transportation Study) cap on commercial development that expired on December 31, 2012.

Proposal. Staff proposes to remove these references because they are obsolete.

Alternatives. The City could choose to keep these references, though they have no effect.

9. **Update “ambulatory and outpatient care services” regulations to take account of current neighborhood boundaries**
Existing Condition. The Business Park (BP) section of the RZC allows “ambulatory and outpatient care services” only in the Bear Creek neighborhood. This provision should be updated because the neighborhood boundary changed in 2011, which effectively changes the meaning of this provision.

Proposal. Staff proposes to change the provision to say that “ambulatory and outpatient care services” are allowed in the “Southeast Redmond neighborhood north of Union Hill Road.” This would have the effect of keeping with the City Council’s intent when it originally adopted the allowance of ambulatory and outpatient care services.

Alternatives. The City could choose not to update this provision. Not updating the provision would have the effect of creating legal nonconforming uses in the BP zone north of Union Hill Road. Staff does not believe the City Council intended to create legal nonconforming uses in this situation.

10. Add Manufacturing Park Overlay map

Existing Condition. The Manufacturing Park (MP) section of the RZC refers many times to a Manufacturing Park Overlay and directs readers to the Zoning Map for a depiction of the overlay. However, the Zoning Map does not have labels for specific overlays. Thus, it is difficult to understand where the Manufacturing Park Overlay is.

Proposal. Staff proposes to add a map of the Manufacturing Park Overlay to the MP section of the RZC.

Alternatives. The City could choose not to add a map of the Manufacturing Park Overlay, or could choose to label all overlays on the Zoning Map. Staff believes addressing the issues in the MP section is most user friendly.

11. Add “towing operators and impound yards” to Manufacturing Park and Industry use charts

Existing Condition. Towing operators and impound yards were permitted in the Manufacturing Park (MP) and Industry (I) zones in the old Redmond Community Development Guide (RCDG). When the RZC was adopted, these uses were inadvertently omitted from the allowed use tables in the MP and I zones.

Proposal. Staff proposes to add towing operators and impound yards to the allowed use tables in the MP and I zones. Staff proposes to revise definitions accordingly (see item 23). In essence, existing towing uses have been operating as legal nonconforming uses since April 2011. This would again make those uses conforming.

Alternatives. The City could choose to prohibit new towing operators and impound yards in the MP and I zones. This would be a policy change; staff does not believe it was the City Council’s intent to change where these uses are permitted through the code rewrite.

12. Update street tree requirements

Existing Condition. The Zoning code section relating to street trees references compliance with the City’s recommended street tree list and City’s Street Tree Plan; neither of which are current documents.

Proposal. Staff proposes to remove references to the City’s recommended street tree list and Street Tree Plan, since these documents are not current. Staff is recommending that criteria be included for placement of street trees to ensure consistency with other street trees in the neighborhood while also providing flexibility and

coordinating with the City's Parks Department in instances where certain tree species may cause maintenance issues.

Alternatives. The City could choose to keep these references, though they have no effect.

13. Revise temporary use permit exemption for motorized catering

Existing Condition. Motorized catering uses that remain in one location for up to three hours per day are exempt from obtaining temporary use permits. However, "motorized catering" is not currently defined.

Proposal. Staff proposes to strike some of the exemption language in the Temporary Use chapter and reuse that language in a new definition of "motorized catering." The effect would be to give staff and customers a clear understanding of what "motorized catering" is.

Alternatives. The City could choose to rely on the guidance provided in the Temporary Use exemption list. Staff does not believe this list provides adequate guidance.

14. Remove transfer of development rights bonus expiration provisions related to parking

Existing Condition. In 2007 the City amended its Transfer of Development Rights (TDR) regulations to, among other things, institute a cap on the amount of parking bonus that can be achieved through the TDR program. This is consistent with what is now policy LU-21. Specifically, the City adopted parking bonus provisions that would expire contingent on a follow-up study to have been commenced no later than August 2011. That study has not been started and so the bonus provisions remain in place.

Proposal. Staff proposes to strike the language referring to the study and the deadline for two reasons. First, the language is obsolete because the August 2011 deadline has passed. Second, staff believes it is bad practice to program work items through the zoning code. Staff continues to believe that the study is worthwhile and plans to pursue it as part of a larger look at parking in Redmond that is planned to begin later this year.

Alternatives. The City could choose to retain the language, though it has no effect.

15. Make SEPA planned action ordinances subject to Type VI review process

Existing Condition. SEPA planned action ordinances are subject to Type V review. That means that the City Council holds a public hearing and makes a final decision.

Proposal. Staff proposes to change the review process to Type VI. The effect would be to bring SEPA planned action ordinances, and amendments to them, to the Planning Commission for a public hearing and recommendation to the City Council. The City Council would continue to make a final decision. SEPA planned actions are very much within the realm of land use, and while state law does not require that a city involve its Planning Commission in the process, Redmond staff believes that is the best way to review planned actions. Staff is proposing this change to provide consistency with the Overlake SEPA Planned Action process.

Alternatives. State law requires a public hearing, and so the City could choose to continue reviewing SEPA planned actions using the Type V process, where the City Council holds the hearing.

16. Update subdivision provisions to comply with state law

Existing Condition. The Zoning Code includes time limits for validity of preliminary plats once they have been approved by the City. The State legislature has recently amended these time limits and granted additional time for preliminary plat approvals, based on when they were approved. The time limits are established to ensure improvements and infrastructure associated with a preliminary plat is constructed in accordance with the timelines established by state law.

Proposal. Staff proposes to amend the time limits for preliminary plat approval to be consistent with the recent changes approved by the state.

Alternatives. The City could choose to retain the current language; however, state law would take precedence.

17. Extend unit lot subdivision provisions indefinitely

Existing Condition. The purpose of the Unit Lot Subdivision provisions is to allow for subdivision of attached dwelling units. The section on Unit Lot subdivisions expires on October 29, 2013.

Proposal. Staff proposes to remove the expiration of unit lot subdivisions since they are being utilized consistently by developers to

subdivide property for multi-family residential projects, rather than utilize condominiums.

Alternatives. The City could choose to not extend the Unit Lot subdivision provision or extend the provision for a finite time period and reevaluate the provision at the end of the set time limit.

18. Revise appeal procedures

Existing Condition. The Zoning Code includes procedures for where to file an appeal and the process for submitting written argument on an appeal. The Zoning Code references compliance with Council rules which do not specify any specific protocol for submittal of written argument for an appeal.

Proposal. Staff is proposing that the appeal process be amended so that appeals are submitted to the City Clerk's office since all other types of appeals within the City are submitted to the City Clerk's office. Staff is also proposing that written arguments for appeals be submitted two business days prior to the Council meeting.

Alternatives. The City could choose to retain the current language.

19. Revise master planned development procedures

Existing Condition. Master planned developments that are reviewed under a Type V process (Council hearing and decision) currently require one neighborhood meeting.

Proposal. Staff proposes to require two neighborhood meetings for Type V master planned developments. The first neighborhood meeting would occur early in the PREP process. ("PREP" is a collaborative land use entitlement review process that precedes the submittal of a formal application. The purpose of PREP is to ensure that formal submittals are code compliant, eliminating resubmittals.) The second meeting would occur during the formal review process, but no later than 60 days before the Council public hearing. The idea is to give the community opportunities for input prior at two important times. At the time of the first meeting, the applicant would be early in the design process, and so would have the opportunity to incorporate input from the community. At the second meeting, issues could be raised in advance of the hearing so that parties could work toward a resolution. Since there can be changes in what is proposed as part of a master plan during the course of the process holding another meeting later in the process provides an opportunity for additional community input regarding those changes, prior to the Council hearing.

Alternatives. The number of neighborhood meetings is discretionary. Staff believes that requiring two meetings balances the need to obtain public input at key milestones, with the need for a process that moves in a timely and predictable manner.

20. Revise antenna array and base station replacement procedures

Existing Condition. Replacement and colocation of antenna arrays and base stations require land use permit entitlement unless a previous land use approval was specifically granted.

Proposal. Staff is proposing that replacement of existing antenna arrays or co-location of new antenna arrays be granted without requiring land use entitlement. A review of antenna arrays and any associated ground mounted equipment would still occur through the building permit review process. This change would streamline the process for review of antenna array structures and associated ground mounted equipment.

Alternatives. The City could choose to retain the current language.

21. Revise notice procedures for Type V public hearings

Existing Condition. Notices for Type V public hearings before City Council are currently sent to established parties of record.

Proposal. Staff is proposing that notices for Type V public hearings be amended to also include notice to residents and property owners within 500' of the proposal, as well copies of the notice to be posted at City Hall and one other designated public building. This change would provide consistency with noticing requirements for public hearings associated Type III and IV permits.

Alternatives. The City could choose to retain the current language.

22. Add or revise definitions in the Zoning Code

Existing Condition. There are a few terms in the Zoning Code for which definitions do not exist, or are insufficiently clear. In many cases this is a result of migrating hundreds of land use categories in the RCDG to a single system, called the Land Based Classification System (LBCS). The LBCS works very well for ensuring uniformity of land use categories across zones (inconsistency in this regard was a big problem in the RCDG), but as a national standard, does not always account for particularities of zoning regulations in Redmond.

Proposal. Staff proposes the following amendments:

- Define “gas station” because it is proposed to appear in the Downtown allowed use tables (see item 6).
- Revise definition of “manufacturing and wholesale trade” to include concept of distribution. This was a concept that was present in the RCDG.
- Revise definition of “mixed use residential structure” to clarify that it includes “retirement residences” but not other kinds of “housing services for the elderly” such as skilled nursing services.
- Define “motorized catering” because it appears in the Temporary Use chapter.
- Revise definition of “real estate services” to include the concept of self-storage establishments. This was a concept included in the RCDG.
- Revise definition of “road, ground passenger, and transit transportation” to clarify that it does not include “towing operators and auto impound yards.” That is proposed to be separately defined (see item 11).
- Revise definition of “size-limited dwelling” to clarify that total square footage calculations must include garage space, whether attached or detached.
- Revise definition of “social assistance, welfare, and charitable services” to clarify that it includes the concept of shelters.
- Define “towing operators and impound yards” to facilitate their inclusion into the Manufacturing Park and Industry allowed use tables (see item 11).

Alternatives. The City could choose not to revise or add the above definitions, or could modify them in other ways.

23. Revise definition of “size-limited” dwelling in Comprehensive Plan Existing Condition. The definition of “size-limited dwelling” in the Comprehensive Plan glossary is not clear.

Proposal. Staff proposes to clarify that total square footage calculations must include garage space, whether attached or detached. Staff believes this is consistent with the intent of this term as initially conceived during the Willows/Rose Hill Neighborhood Plan update.

Alternatives. The City could choose not to revise or add the above definitions, or could modify them in other ways.

B. COMPLIANCE WITH CRITERIA FOR PLAN AMENDMENTS

Redmond Comprehensive Plan Policies PI-16 and LU-24 direct the City to take several considerations, as applicable, into account as part of decisions on proposed amendments to the Comprehensive Plan.

Items 1 through 6 apply to all proposed amendments. Items 7 through 9 apply when proposed amendments concern allowed land uses or densities, such as proposed amendments to the Land Use Plan Map, land use designations, allowed land uses, or zoning map.

The following is an analysis of how items 1 and 23 of this proposal comply with the requirements for amendments.

1. Consistency with Growth Management Act (GMA), State of Washington Department of Commerce Procedural Criteria, VISION 2040 or its successor, and the King County Countywide Planning Policies.

Removing the urban land use designations from properties outside the urban growth area sprawl is consistent with the GMA goal concerning sprawl. Changing the land-use designation for right-of-way to give it the same land-use designation as adjacent land has no impact on any GMA goal. Revising the definition of size-limited dwelling in the Comprehensive Plan glossary has no impact on any GMA goals.

These amendments are consistent with state procedural criteria for plan amendments in that the City has established a process for public participation in Comprehensive Plan amendments, and that the City is meeting its other procedural requirements under the GMA, such as notice to state agencies.

These amendments are consistent with policies in VISION 2040 and the King County Countywide Planning Policies calling for accommodating growth in urban areas.

2. Consistency with Redmond's Comprehensive Plan, including the following sections as applicable:

a. Consistency with the goals contained in the Goals, Vision and Framework Policy Element.

The amendments to Map LU-1 are consistent with the goal of conserving agricultural and rural lands. The amendment to the definition of size-limited dwelling does not impact any goals.

The amendments to Map LU-1 are also consistent with policies FW-12 and FW-48, which speak to reducing sprawl and working with regional partners to implement the Growth Management Act. The amendment to the definition of size-limited dwelling does not impact any of the framework policies.

b. Consistency with the preferred land use pattern as described in the Land Use Element.

The amendments to Map LU-1 are consistent with Redmond's preferred land use pattern as expressed in policy FW-3, which supports the preservation of land outside the urban growth area. Amendments to the definition of size-limited dwelling do not impact the preferred land use pattern.

c. Consistency with Redmond's community character objectives as described in the Community Character/Historic Preservation Element or elsewhere in the Comprehensive Plan.

These amendments do not impact Redmond's community character objectives.

d. Consistency with other sections as applicable

The proposed revision of the definition of size-limited dwelling is consistent with policy HO-31, which supports a diversity of housing types, including size-limited dwellings.

3. Potential general impacts to the natural environment, such as impacts to critical areas and other natural resources, including whether development will be directed away from environmentally critical areas and other natural resources.

None.

4. Potential general impacts to the capacity of public facilities and services. For land use related amendments, whether public facilities and services can be provided cost-effectively and adequately at the proposed density/intensity.

None.

5. Potential general economic impacts, such as impacts for business, residents, property owners, or City Government.

None.

- 6. For issues that have been considered within the last four annual updates, whether there has been a change in circumstances that makes the proposed amendment appropriate or whether the amendment is needed to remedy a mistake.**

These items have not been considered in the last four years.

The following items apply when proposed amendments concern allowed land uses or densities, such as proposed amendments to the Land Use Plan Map, land use designations, allowed land uses, or zoning map.

- 7. General suitability of the area for the proposed land use or density, taking into account considerations such as adjacent land uses and the surrounding development pattern, and the zoning standards under the potential zoning classifications.**

Removing the urban land use designation from rural property has no impact since Redmond has no authority to designate such land as urban. Re-designating land that is entirely right-of-way also has no practical impact since it cannot be developed.

- 8. Whether the proposed land use designation, zoning, or uses are compatible with nearby land use designations, zoning or uses. Whether there are opportunities to achieve compatibility with surrounding land uses through design or through separation by topography or buffers.**

Re-designating right-of-way to give it the same designation as adjacent land has the effect of creating logical land use designation boundaries.

- 9. If the amendment proposes a change in allowed uses or densities in an area:**
 - a. The need and demand for the land uses that would be allowed and whether the change would result in the loss of capacity to accommodate other needed land uses, especially whether the proposed amendment complies with policy HO-16, the City's policy of no net loss of housing capacity;**

The map changes would have no substantive impacts.

- b. Implications of the proposed amendment for the balance between the amount and type of employment in Redmond and the amount and type of housing in Redmond.**

None.

C. COMPLIANCE WITH CRITERIA FOR CODE TEXT AMENDMENTS

RZC 21.76.070.AE provides that all amendments to the Redmond Zoning Code must be consistent with the Redmond Comprehensive Plan. The following is an analysis of how *items 2-22* of this proposal comply with the requirements for code text amendments.

Consistency with the Redmond Comprehensive Plan

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.

This package of amendments is principally about improving consistency between the Comprehensive Plan and Zoning Code, clarifying provisions of the Zoning Code, and correcting errors in the Zoning Code. In that way, the amendments support policy PI-19, which calls for clear and consistent development regulations that carry-out the Comprehensive Plan.

PI-2: Provide opportunities for public review of plans, regulations and development proposals, while tailoring the review approach and specific issues to the appropriate stage of plan preparation and implementation.

Amendments related to review procedures for SEPA planned actions, master planned developments, and Type V public hearings would strengthen the public review process and in that way are consistent with policy PI-2.

D. RELATIONSHIP TO PENDING AMENDMENTS IN THE 2013-14 COMPREHENSIVE PLAN AMENDMENT PACKAGE.

The Comprehensive Plan amendments that are part of this package (items 1 and 23) are part of the 2013-14 Comprehensive Plan Amendment

Package. Staff does not believe that these amendments have any bearing on the other amendments that are part of the 2013-14 package.

V. AUTHORITY AND ENVIRONMENTAL, PUBLIC AND AGENCY REVIEW

A. AMENDMENT PROCESS

RZC Sections 21.76.070.AE and 21.76.050.K require that amendments to the Comprehensive Plan or Zoning Code (except zoning map amendments consistent with the Comprehensive Plan) be reviewed under the Type VI process. Under this process, the Planning Commission conducts a study session(s), an open record hearing(s) on the proposed amendment, and makes a recommendation to the City Council. The City Council is the decision-making body for this process.

B. SUBJECT MATTER JURISDICTION

The Redmond Planning Commission and the Redmond City Council have subject matter jurisdiction to hear and decide whether to adopt the proposed amendment.

C. WASHINGTON STATE ENVIRONMENTAL POLICY ACT (SEPA)

A Determination of Non-Significance and SEPA Checklist were issued for this non-project action on July 29, 2013.

D. 60-DAY STATE AGENCY REVIEW

State agencies were sent 60-day notice of this proposed amendment on July 30, 2013

E. PUBLIC INVOLVEMENT

The public has opportunities to comment on the proposed amendment through the Planning Commission review process and public hearing, which will be held on August 21, 2013.

F. APPEALS

RZC 21.76.070.AE identifies Zoning Code and Comprehensive Plan Amendments as a Type VI permit. Final action is held by the City Council. The action of the City Council on a Type VI proposal may be appealed by filing a petition with the Growth Management Hearing Board pursuant to the requirements.

VI. LIST OF EXHIBITS

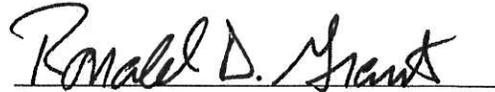
Exhibit A: Recommended Amendments to the Redmond Comprehensive Plan and Redmond Zoning Code

- Exhibit B: SEPA Threshold Determination
- Exhibit C: Public Hearing Notice
- Exhibit D: Public Hearing Notice – Map Amendment

Conclusion in Support of Recommendation: The Technical Committee has found the proposal to be in compliance with the Redmond Zoning Code, Redmond Comprehensive Plan, Redmond Municipal Code, and State Environmental Policy Act (SEPA).



ROBERT G. ODLE,
Planning Director
Planning and Community Development
Department



RONALD D. GRANT,
Assistant Director of Public Works
Public Works Department

2013 Comprehensive Plan and Zoning Code Miscellaneous Amendments

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RZC 21.04 GENERAL PROVISIONS

21.04.010 Land Use Zones Introduction

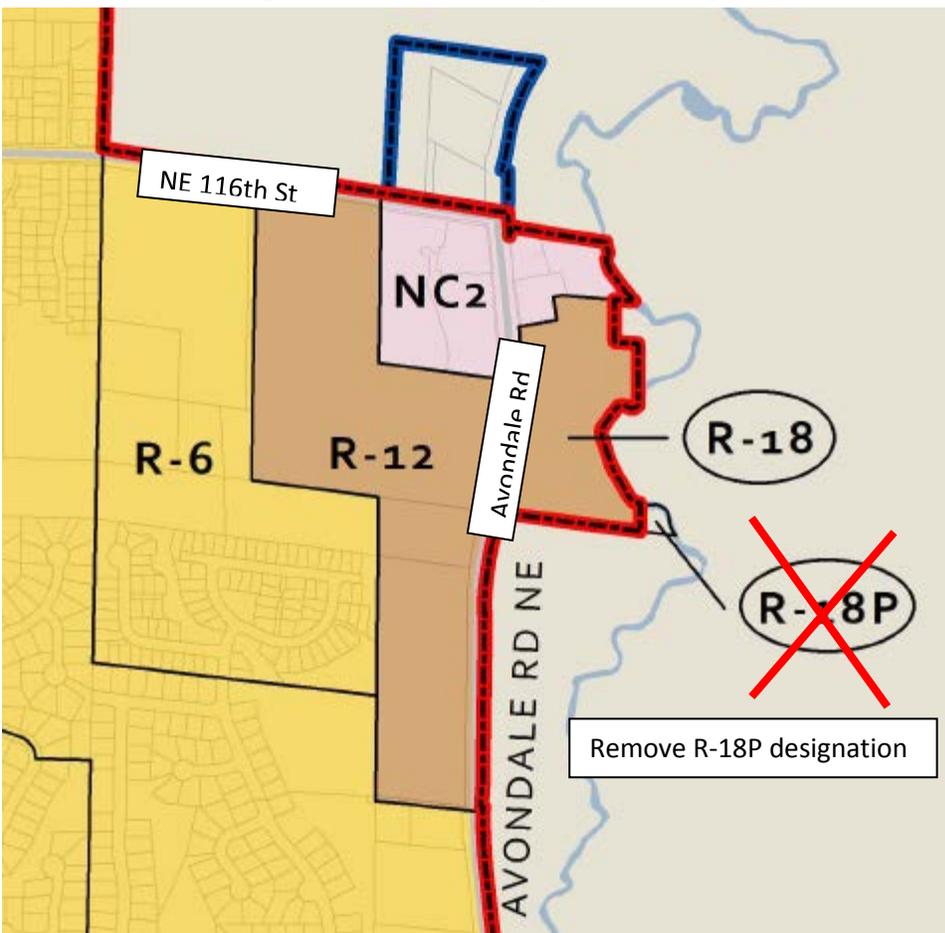
No changes.

21.04.020 Zoning Map

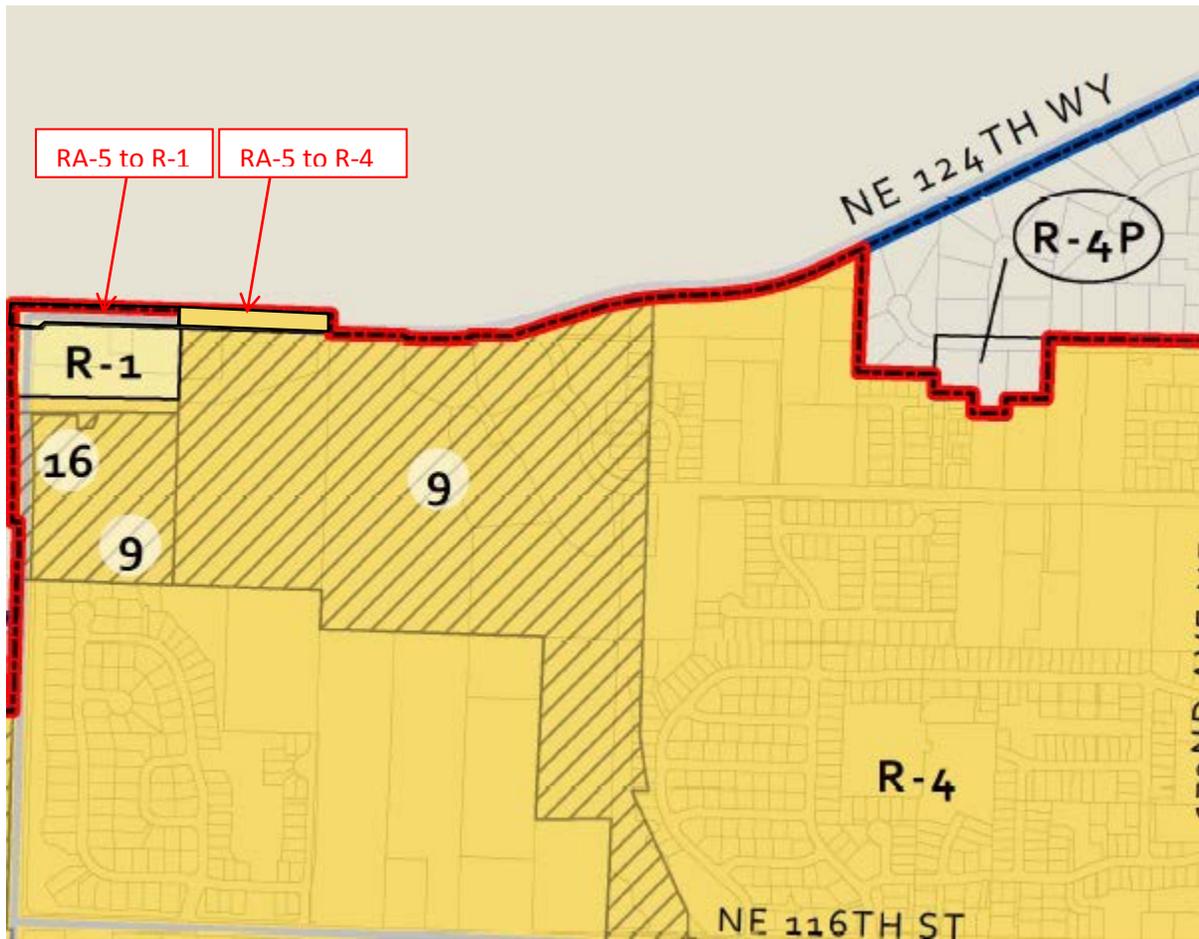
- A. **Establishment of Zoning Map.** The designation, location and boundaries of the zones established by RZC 21.04.010.A.2 are as shown and depicted on the Zoning Map(s) of the City, which shall be maintained as such and which are hereby incorporated by reference in this section and maintained on file in at the Redmond Development Services Center. Zoning for all land within the City of Redmond is established as shown on the Official Zoning Map.

The following changes are proposed to the Official Zoning Map:

1. Remove R-18P zoning from area shown on portion of map below.



2. Change RA-5 zoning to R-1 and R-4 as shown below.



21.04.030 Comprehensive Allowed Uses Chart

No changes.

RZC 21.08 RESIDENTIAL REGULATIONS

21.08.010 Introduction and User Guide

No changes.

21.08.20 to .140 (all R zones)

In subsection C of all of these sections, add parking standards for Adult Family Homes, as shown in the example below.

Table 21.08.020C Allowed Uses and Special Regulations			
Section	Use	Parking Ratio: Unit of measure (Minimum required; Maximum allowed)	Special Regulations
Residential			
1	Detached dwelling unit	Dwelling unit (2.0)	
2	Size-limited dwelling		
3	Accessory dwelling unit (ADU)	ADU (1.0)	See RZC 21.08.220, Accessory Dwelling Units, for specific regulations which may apply.
4	Manufactured home	Dwelling unit (2.0)	See RZC 21.08.320, Designated Manufactured Homes, Manufactured Homes and Mobile Homes for specific regulations which may apply.
5	Residential care facility		A Conditional Use Permit is required
6	Adult family homes	Dwelling unit (2.0)	
No changes to remainder of table			

21.08.130 to .160

No changes.

21.08.170 to Requirements for Residential Zones

No changes to subsections A-G.

H. Building Setbacks.

1. Purpose. *No changes.*
2. Requirements. *No changes in a.-f.*
 - g. ~~Accessory Structure Setbacks. Side interior and rear setbacks (but not side street) for accessory structures in all residential zones are five feet.~~

No changes to 21.08.180 to .220

21.08.230 Accessory Structures

No changes to subsections A-B.

C. Requirements.

1. Height. Accessory structures may not exceed 22 feet in height, with the exception of accessory structures which contain accessory dwelling units, which shall not exceed 28 feet in height.
2. Size.
 - a. Total square footage for the footprint of the accessory structures may not exceed 60 percent of the footprint of the living area on the ground floor (excluding garage) of the primary dwelling unit.
 - b. Total square footage for accessory structures which contain accessory dwelling units may not exceed 60 percent of the total square footage (excluding garage) of the primary dwelling unit.
 - c. In no case shall the total square footage of the accessory dwelling unit portion of an accessory structure exceed 1,000 square feet.
3. Building Separation. Unless the International Building Code or International Fire Code dictates otherwise, there shall be no minimum building separation for accessory structures.
4. Location. Accessory structures are prohibited within the front yard setback, with the exception of garages where lot size or lot configuration are not supportive of lessening the dominant appearance of a garage, such as where lot width measured at the front street is less than 50 feet, where steep grades are present, or when compliance with this section would endanger or impair pedestrian and vehicular safety.

5. Accessory Structure Setbacks. Side interior and rear setbacks (but not side street) for accessory structures in all residential zones are five feet.

No changes to rest of chapter

RZC 21.10 DOWNTOWN REGULATIONS

21.10.010 Purpose

No changes.

21.10.020 Downtown Zones Map

No changes.

21.10.30 to .090 (regulations for specific Downtown zones)

Replace every instance of “gasoline service” with “gas station”

21.10.100 River Trail (RVT), Carter (CTR), and East Hill (EH) Zones

No changes in subsections A-C.

- D. **Allowed Uses and Basic Development Standards.** The following table contains the basic zoning regulations that apply to uses. To use the chart, read down the left-hand column titled “Use.” When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, Overview of the Development Process, for more information. Uses not listed are not permitted.

Table 21.10.100C Allowed Uses and Basic Development Standards			
Section	Use	Parking Ratio: Unit of Measure Minimum required, Maximum allowed	Special Regulations
Residential			
1	Multifamily Structure, Mixed-Use Residential	Dwelling Unit (1.0, 2.25) Plus one guest space per four units for projects with six units or more. Curbside parking along the site may be counted towards up to 25 percent of the required off-street parking.	Maximum density per lot dependent upon size and width of lot, RZC 21.10.130.B, Downtown Residential Densities Chart. Not permitted on ground floor street fronts of Type I pedestrian streets as shown on Map 10.3, Downtown Pedestrian System, or where ground floor residences may be negatively impacted by nearby nonresidential uses, except through establishment of an Administrative Design Flexibility per RZC 21.76.070.C. Residential uses may be allowed on ground floor streets fronts of Type II Pedestrian Streets per RZC 21.62.020.F.5. Affordable Housing requirements apply to developments of 10 units or more. See RZC 21.20.020, Applicability.
2	Dormitory	Bed (0.5, 1.0)	

Table 21.10.100C Allowed Uses and Basic Development Standards			
Section	Use	Parking Ratio: Unit of Measure Minimum required, Maximum allowed	Special Regulations
3	SRO		
4	Housing Services for the Elderly	See Special Regulations.	<p>Parking requirements are as follows: Multifamily housing for senior citizens: Unit (0.5, 2.0). Nursing home or long-term care facility: 4 patient beds (1.0, 1.0). Retirement residence with no skilled nursing facility: Unit (1.0, 1.0). Retirement residence with skilled nursing facility: Worker on largest shift (1.25, 1.25). A traffic mitigation plan is required. The plan shall address traffic control; parking management, including mitigation of overflow parking into adjoining residential areas; and traffic movement to the arterial street system.</p>
General Sales or Service			
5	General Sales or Services	1,000 square feet gfa (2.0, 3.5)	<p>1. Uses not permitted include:</p> <ol style="list-style-type: none"> a. Gasoline service <u>Gas station.</u> b. Auto repair. c. Automobile sales with outdoor display and storage. d. Rental storage and mini-warehouses. e. Uses requiring or utilizing outdoor storage. <p>2. Shall not be materially detrimental in terms of noise, truck traffic, and other potential operational impacts with nearby residential developments.</p> <p>3. General Retail uses may only occupy single-family structures in existence prior to the year 2005 provided: a) Required parking for the use is not located in the front yard, and the parking and driveway areas do not expand beyond the year 2005 recorded parcel; b) The exterior of the structure, accessory structures, and landscaping maintain a single-family character; and c) Storage of all products is kept indoors and accessory buildings do not exceed 60 percent of the ground floor area of the main structure.</p> <p><u>a. Parking standards for restaurant uses:</u></p> <ol style="list-style-type: none"> i. <u>Sit-down restaurant: 1,000 SF GFA (9.0, 9.0).</u> ii. <u>Take-out restaurant: 1,000 SF GFA (10.0, 10.0).</u> iii. <u>The Technical Committee may waive the parking requirement for restaurant/deli/café uses less than 750 square feet provided:</u> <ol style="list-style-type: none"> A. <u>The use is located in an office building and primarily serves the occupants and guests of the office building; or</u> B. <u>The use is visible from and within 100 feet of a promenade or Downtown park, such as Luke McRedmond Park, Anderson Park, O’Leary Park, The Edge Skate Park, or the 83rd Street Promenade, for example, or within 100 feet of a critical areas buffer of the Sammamish River and access to the. River Trail, and the use primarily caters to pedestrians and outdoor patrons.</u>

Table 21.10.100C Allowed Uses and Basic Development Standards			
Section	Use	Parking Ratio: Unit of Measure Minimum required, Maximum allowed	Special Regulations
			<p>4. General Services are allowed only on the ground floor of multistory mixed-use residential buildings. Except, General Service uses may occupy existing single-family structures in existence prior to 2005 provided:</p> <ul style="list-style-type: none"> a. on-site parking is not located in the front yard; b. the exterior of the structure and landscaping maintains a single-family character; and c. the use is consistent with Comprehensive Plan Policies for the zone. <p>5. Parking standards for restaurant uses:</p> <ul style="list-style-type: none"> a. Sit-down restaurant: 1,000 SF GFA (9.0, 9.0). b. Take-out restaurant: 1,000 SF GFA (10.0, 10.0). c. The Technical Committee may waive the parking requirement for restaurant/deli/café uses less than 750 square feet gfa that support/enhance the City's vision for creating /enhancing Downtown as a pedestrian place provided: <ul style="list-style-type: none"> i. The use is located in an office building and primarily serves the occupants and guests of the office building; or ii. The use is visible from and within 100 feet of a promenade or Downtown park, such as Luke McRedmond Park, Anderson Park, O'Leary Park, The Edge Skate Park, or the 83rd Street Promenade, for example, or within 100 feet of a critical areas buffer of the Sammamish River and access to the River Trail, and the use is designed to enliven the pedestrian environment and primarily cater to pedestrians and outdoor patrons. <p>6. The maximum number of parking stalls allowed may be increased to 5.0 per 1,000 square feet of gross floor area for the retail components of mixed-use Developments.</p>
<i>No changes to rest of table.</i>			

No changes to rest of chapter.

RZC 21.12 OVERLAKE REGULATIONS

No changes in sections .010-.080

21.12.090 OV Floor Area

- A. All legal **lots** are allowed the greater of either the maximum allowed FAR or 10,000 square feet of **buildings** provided all other applicable **site** requirements are met.
- B. The FAR for nonresidential and **residential uses** within a given **development** are individually calculated and may be added together for a cumulative total, provided that the respective maximum FAR for each use is not exceeded, unless otherwise provided for.
- C. Floor area ratio calculations shall be based on the **gross site area** prior to any provision of space for public amenities.
- ~~D. Development in Overlake shall be subject to the provision of BROTS, as originally executed to cap commercial development at a total of 15.4 million square feet through 2012.~~

No changes in remainder of section .090 or any of sections .100-.200

21.12.210 OBAT Allowed Uses and Basic Development Standards

- A. **Allowed Uses and Basic Development Standards.** The following table (see below) contains the basic zoning regulations that apply to uses in the Overlake Business and Advanced Technology (OBAT) zone. To use the chart, read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require **land use permit** approval. See RZC 21.76.020, *Overview of the Development Process*, for more information. Uses not listed are not permitted.

Table follows with no changes

- ~~B. **Commercial Floor Area Limit.** Development in Overlake shall be subject to the provision of BROTS, as originally executed to cap commercial development at a total of 15.4 million square feet through 2012.~~

Remainder of chapter follows with no changes

RZC 21.14 COMMERCIAL REGULATIONS

No changes to sections .010-.020

21.14.030 Business Park

No changes to subsections A-C

- D. **Allowed Uses and Basic Development Standards.** The following table contains the basic zoning regulations that apply to uses in the Business Park (BP) zone. To use the chart, read down the left-hand column titled “Use.” When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, *Overview of the Development Process*, for more information. Uses not listed are not permitted.

Table 21.14.030 Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories)	FAR		
		w/o TDR or GBP; w/TDR or GBP	w/o TDR or GBP; w/TDR or GBP		
[No changes to rows 1-31 of the table]					
Education, Public Administration, Health Care, and other Institutions					
32	Grade schools	4; 5	0.45; 1.0	Adequate to accommodate peak use	1. Conditional use permit required if capacity is greater than 150 full-time students. See RZC 21.76.070.K, Conditional Use Permit.
33	Colleges and universities				
34	Technical, trade, and other specialty schools				
35	Secure community transition facility				1. See RZC 21.76.070.M, <i>Essential Public Facilities</i> .
36	Ambulatory and outpatient care services				1. Only medical diagnostic and short-term treatment facilities where treatment lasts less than 24 hours are permitted. 2. Only permitted in the Southeast Redmond Bear Creek neighborhood north of Union Hill Road .

Table 21.14.030C Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories)	FAR		
		w/o TDR or GBP; w/TDR or GBP	w/o TDR or GBP; w/TDR or GBP		
37	Day care center			Employee on maximum shift (1.0, 1.0)	1. Play equipment shall be located no less than 10 feet from any property line. 2. Shall not be located closer than 300 feet from existing day care operation in a residential zone.
38	Associations and nonprofit organizations			1,000 sq ft gfa (2.0, 3.0)	
<i>No changes to remainder of table</i>					

No changes to remainder of section .030

21.14.040 Manufacturing Park

No changes in subsections A-C

- D. **Allowed Uses and Basic Development Standards.** The following table contains the basic zoning regulations that apply to uses in the Manufacturing Park (MP) zone. To use the chart, read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, *Overview of the Development Process*, for more information. Uses not listed are not permitted.

Table 21.14.040C Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories)	FAR		
		w/o TDR or GBP; w/TDR or GBP	w/o TDR or GBP; w/TDR or GBP		

**Table 21.14.040C
Allowed Uses and Basic Development Standards**

Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories)	FAR		
		w/o TDR or GBP; w/TDR or GBP	w/o TDR or GBP; w/TDR or GBP		
General sales or services					
1	Automobile sales, service, or rental establishment	4; 5	0.5; 1.0	600 sq ft enclosed sales gfa (1.0, 1.0); and 2,500 sq ft open sales/rental display area (1.0, 1.0); and service bay (3.0, 3.0); and employee on maximum shift (1.0, 1.0)	<p>Gasoline service requires conditional use permit. See RZC 21.76.070.K, <i>Conditional Use Permit</i>.</p> <p>Shall not abut residential zone.</p> <p>Rental uses operating in mixed-use developments are limited to eight rental vehicles at any given time in existing parking spaces; additional vehicles may be stored on-site in a building or elsewhere given submittal and approval by the Technical Committee of a vehicle storage plan.</p> <p>Vehicle display area shall be outside of required parking and landscape areas.</p> <p>Vehicles shall be stored on paved surfaces.</p> <p>Advertising signs are not permitted on the outside of vehicles. Signs providing information about the vehicle, such as year, make, model, etc., may be displayed on the outside of or in the windows of vehicles.</p> <p>Outdoor loudspeaker systems are prohibited.</p> <p>Razor wire, chain link, and barbed wire fences are prohibited on street or access frontage.</p> <p>Vehicle repair shall be conducted indoors.</p> <p>Auto and motorcycle repair uses may also allow sales, not to exceed 25 percent of the combined gross floor area of all uses.</p> <p>Auto sales only permitted in conjunction with repair (see note 10 above), or as stand-alone businesses on properties with frontage on NE 90th Street between Willows Road and 152nd Avenue NE, NE 95th Street between Willows Road and 151st Avenue NE, and 151st Avenue NE between NE 90th Street and NE 95th Street.</p>
2	Real estate services	4; 5	0.5; 1.0	1,000 sq ft gfa (2.0, 3.0)	Limited to mini-warehouses/self-storage only, except within the Manufacturing Park Overlay as shown on Map 14.1, Manufacturing Park Overlay City of Redmond Zoning Map .

**Table 21.14.040C
Allowed Uses and Basic Development Standards**

Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories)	FAR		
		w/o TDR or GBP; w/TDR or GBP	w/o TDR or GBP; w/TDR or GBP		
3	Heavy consumer goods sales or service	4; 4	0.25; 0.25	1,000 sq ft gfa (2.0, 5.0)	<p>Limited to repair and rental of goods, and membership wholesale/retail warehouses only, except within the Manufacturing Park Overlay as shown on Map 14.1, Manufacturing Park Overlay City of Redmond Zoning Map.</p> <p>For membership wholesale/retail warehouses:</p> <ul style="list-style-type: none"> a. Permitted in SE Redmond only. b. A Development Agreement is required and must address the following policy areas of the Comprehensive Plan: land use and design, sustainable building practices, utilities, environmental issues, transportation, parks and open space, and community character. c. A neighborhood meeting is required prior to development agreement public hearing. d. Notice for neighborhood meeting shall be mailed at least 21 days in advance to all owners and tenants of properties within 1,000 feet of the site for which a complete application has been received by the City. Notice shall also be mailed to all homeowners' associations and residential properties adjacent to the specific MP zone in question. <p>Parking in the Manufacturing Park Overlay shall be provided at 2.0 to 3.0 stalls per 1,000 sq ft gfa.</p>
4	Durable consumer goods sales or service				
5	Consumer goods sales or service, other than heavy or durable				
6	Health and personal care	4; 5	0.5; 1.0	1,000 sq ft gfa (2.0, 3.0)	<p>Allowed only within the Manufacturing Park Overlay as shown on Map 14.1, Manufacturing Park Overlay City of Redmond Zoning Map.</p> <p>Limited to (a) research and development services and (b) other uses that support another permitted use in the MP zone, except within the Manufacturing Park Overlay as shown on Map 14.1, Manufacturing Park Overlay City of Redmond Zoning Map.</p>
7	Finance and insurance				
8	Professional services				

**Table 21.14.040C
Allowed Uses and Basic Development Standards**

Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations		
		Height (stories)	FAR				
		w/o TDR or GBP; w/TDR or GBP	w/o TDR or GBP; w/TDR or GBP				
9	Administrative services				Limited to corporate headquarters and regional offices associated with manufacturing or wholesale trade uses in an MP zone in Redmond, except within the Manufacturing Park Overlay as shown on Map 14.1, Manufacturing Park Overlay City of Redmond Zoning Map .		
10	Personal services				Allowed only within the Manufacturing Park Overlay as shown on Map 14.1, Manufacturing Park Overlay City of Redmond Zoning Map .		
11	Services to buildings and dwellings						
12	Full-service restaurant	4; 5	0.5; 1.0	Employee on maximum shift (1.0, 1.0)	Shall be located in multi-tenant building or a single building in a multibuilding, multi-tenant complex . 50-person seating capacity, except when associated with manufacture of food or kindred products. In that case, maximum is 100-person seating capacity, so long as the seating area does not occupy more than 25 percent of combined gross floor area. The seating limit does not apply when the use is secondary to a winery or brewery, but the 25 percent limit continues to apply. Hours of operation limited to 6 a.m.-10 p.m.		
13	Cafeteria or limited service restaurant						
14	Bar or drinking place			1,000 sq ft gfa (10.0, 10.0)			
15	Caterer						
16	Food service contractor			1,000 sq ft gfa (2.0, 3.0)			
17	Pet and animal sales or services (except veterinary)						Allowed only within the Manufacturing Park Overlay as shown on Map 14.1, Manufacturing Park Overlay City of Redmond Zoning Map .

**Table 21.14.040C
Allowed Uses and Basic Development Standards**

Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories)	FAR		
		w/o TDR or GBP; w/TDR or GBP	w/o TDR or GBP; w/TDR or GBP		
18	Animal kennel / shelter				<p>Boarding facilities must be located inside of a structure.</p> <p>Outdoor runs or yards are allowed for the purpose of exercising animals. Runs/yards must be enclosed by eight-foot-high walls of sound-attenuating fencing or material such as masonry or concrete.</p> <p>The planned maximum number of animals to be sheltered shall be indicated on the application. The maximum may be reduced if the applicant cannot demonstrate that the development has adequate lot size and facility design to accommodate the planned number of animals in a way that ensures neighboring residential properties will not be impacted with noise or odor problems.</p>
Manufacturing and Wholesale Trade					
19	Manufacturing and wholesale trade	4; 5	0.5; 1.0	1,000 sq ft gfa (2.0, 3.0)	<p>Asphalt and concrete batch plants shall have direct access to arterials.</p> <p>Rock crushing equipment, asphalt, and concrete batch plants, silos and other related equipment may extend to a maximum height of 90 feet.</p> <p>Outdoor processing operations follow a Type II review process.</p> <p>Retail sales of goods manufactured on the premises, or accessory or secondary to the primary manufacturing and wholesale trade use, are permitted. Area devoted to retail sales shall not exceed the lesser of 10 percent of combined gross floor area or 1,000 square feet.</p> <p>One caretaker residence per parcel is permitted as an accessory use, and shall not exceed 1,500 square feet.</p>
Transportation, Communication, Information, and Utilities					
20	Rail transportation				
21	Road, ground passenger, and transit transportation	4; 5	0.5; 1.0	1,000 sq ft gfa (2.0, 3.0)	

**Table 21.14.040C
Allowed Uses and Basic Development Standards**

Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories)	FAR		
		w/o TDR or GBP; w/TDR or GBP	w/o TDR or GBP; w/TDR or GBP		
22	Truck and freight transportation services				
**	Towing operators and auto impoundment yards				
23	Rapid charging station			Adequate to accommodate peak use	Shall not be located on a parcel that abuts a residential zone.
24	Battery exchange station				
25	Postal services			1,000 sq ft gfa (2.0, 3.0)	Conditional use permit required. See RZC 21.76.070.K, <i>Conditional Use Permit</i> .
26	Helipoint facility				
27	Communications and information				
28	Large Satellite Dishes/Amateur Radio Tower				See RZC 21.56, <i>Wireless Communication Facilities</i> .
29	Antenna Array and Base Station			Adequate to accommodate peak use	A Conditional Use Permit may be required; see RZC 21.56, <i>Wireless Communication Facilities</i> , for specific development requirements.
30	Antenna Support Structures	4; 5	0.5; 1.0		
31	Regional utilities				
32	Local utilities				
33	Solid waste transfer and recycling			1,000 sq ft gfa (2.0, 3.0)	

**Table 21.14.040C
Allowed Uses and Basic Development Standards**

Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories)	FAR		
		w/o TDR or GBP; w/TDR or GBP	w/o TDR or GBP; w/TDR or GBP		
34	Incidental hazardous waste treatment and storage				Measures shall be taken in the construction of structures, design of storage areas, and design of delivery areas to prevent release of materials including those resulting from a “worst case” accident and including consideration of large storms where areas are not covered. Hazardous materials shall not cause fumes, unpleasant odors, or harm to others in the course of normal handling. This shall not preclude the handling of materials with the use of approved filters, hoods, scrubbers, or other methods of removing odors or harm.
35	Primary hazardous waste treatment and storage				Conditional use permit required. See RZC 21.76.070.K, Conditional Use Permit Measures shall be taken in the construction of structures, design of storage areas, and design of delivery areas to prevent release of materials including those resulting from a “worst case” accident and including consideration of large storms where areas are not covered. Hazardous materials shall not cause fumes, unpleasant odors, or harm to others in the course of normal handling. This shall not preclude the handling of materials with the use of approved filters, hoods, scrubbers, or other methods of removing odors or harm.
Arts, Entertainment, and Recreation					
36	Natural and other recreational parks				
37	Amusement, sports or recreation establishment	4; 5	0.5; 1.0	1,000 sq ft gfa (2.0, 3.0)	Limited to athletic club or fitness center only.
38	Adult entertainment facilities				Conditional use permit required. See RZC 21.76.070.K, Conditional Use Permit . See RZC 21.18, Adult Entertainment Facilities .
Education, Public Administration, Health Care, and other Institutions					

**Table 21.14.040C
Allowed Uses and Basic Development Standards**

Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories)	FAR		
		w/o TDR or GBP; w/TDR or GBP	w/o TDR or GBP; w/TDR or GBP		
39	Technical, trade, and other specialty schools	4; 5	0.5; 1.0	Adequate to accommodate peak use	Conditional use permit required if capacity is greater than 150 full-time-equivalent students, where 15 credits per quarter is considered full-time. See RZC 21.76.070.K , <i>Conditional Use Permit</i> . The school shall allow for the efficient operation manufacturing uses. The proposed site design and layout shall minimize the effects of existing manufacturing uses upon the proposal. Site design and layout should include adequate screening of noise, light, and view of adjacent and less aesthetic uses (such as a storage yard).
40	Secure community transition facility				See RZC 21.76.070.M , <i>Essential Public Facilities</i> .
41	Ambulatory and outpatient care services				Allowed only within the Manufacturing Park Overlay as shown on Map 14.1 , Manufacturing Park Overlay City of Redmond Zoning Map .
42	Day care center				Employee on maximum shift (1.0, 1.0) Play equipment shall be located no less than 10 feet from any property line . Shall not be located closer than 300 feet from existing day care operation in residential zone.

**Table 21.14.040C
Allowed Uses and Basic Development Standards**

Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories)	FAR		
		w/o TDR or GBP; w/TDR or GBP	w/o TDR or GBP; w/TDR or GBP		
43	Religious institutions			<p>Assembly uses: 1,000 sq ft gfa (10.0, 10.0), or number of fixed seats (0.2, 0.2) Other uses: 1,000 sq ft gfa (2.0, 3.0)</p>	<p>A seat is one fixed seat, or 18 inches on a pew or bench, or seven square feet in the general assembly area, including aisle space, but excluding stage, podium, lobby, and space for musical instruments.</p> <p>Storage locations of buses/vans over 10,000 gvw shall be shown on a plan and screened from neighboring properties or right-of-way. Decorative fencing or decorative walls and landscaping on side or back lots are required when necessary to prevent visual impacts on neighboring properties and public shoreline areas.</p> <p>Off-site parking in residential zones is allowed only with a shared parking agreement with an existing institutional use, such as a school. A traffic mitigation plan is required. The plan shall address traffic control, parking management (including mitigation of overflow parking into adjoining residential areas), and traffic movement to the arterial street system. Steeples, bell towers, crosses or other symbolic religious icons mounted on the rooftop may exceed the maximum shoreline building height by 15 feet. (SMP)</p> <p>Maximum height for separate structures on-site, such as bell towers, crosses, statuary, or other symbolic religious icons, is 60 feet.</p> <p>Institutions with a seating capacity greater than 750 seats shall: require a traffic study or other documentation deemed suitable by the Technical Committee that demonstrates that there will be no significant adverse impacts to traffic operations on the adjacent street system; have a maximum building height of five stories; be setback five additional feet for every one foot in building height over 45 feet exclusive of rooftop symbolic icons; not contain accessory or stand-alone parking facilities; not contain primary or secondary schools; and shall require a conditional use permit. See RZC 21.76.070.K, Conditional Use Permit.</p> <p>Institutions with a seating capacity greater than 7,500 seats shall be located adjacent to at least one collector, minor, or principal arterial.</p>

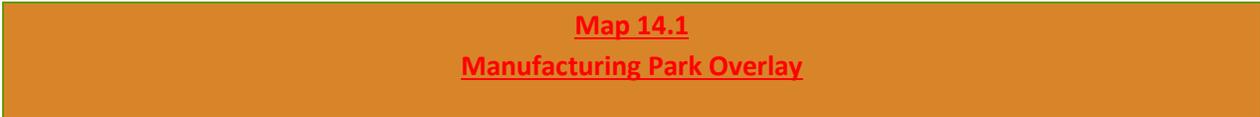
**Table 21.14.040C
Allowed Uses and Basic Development Standards**

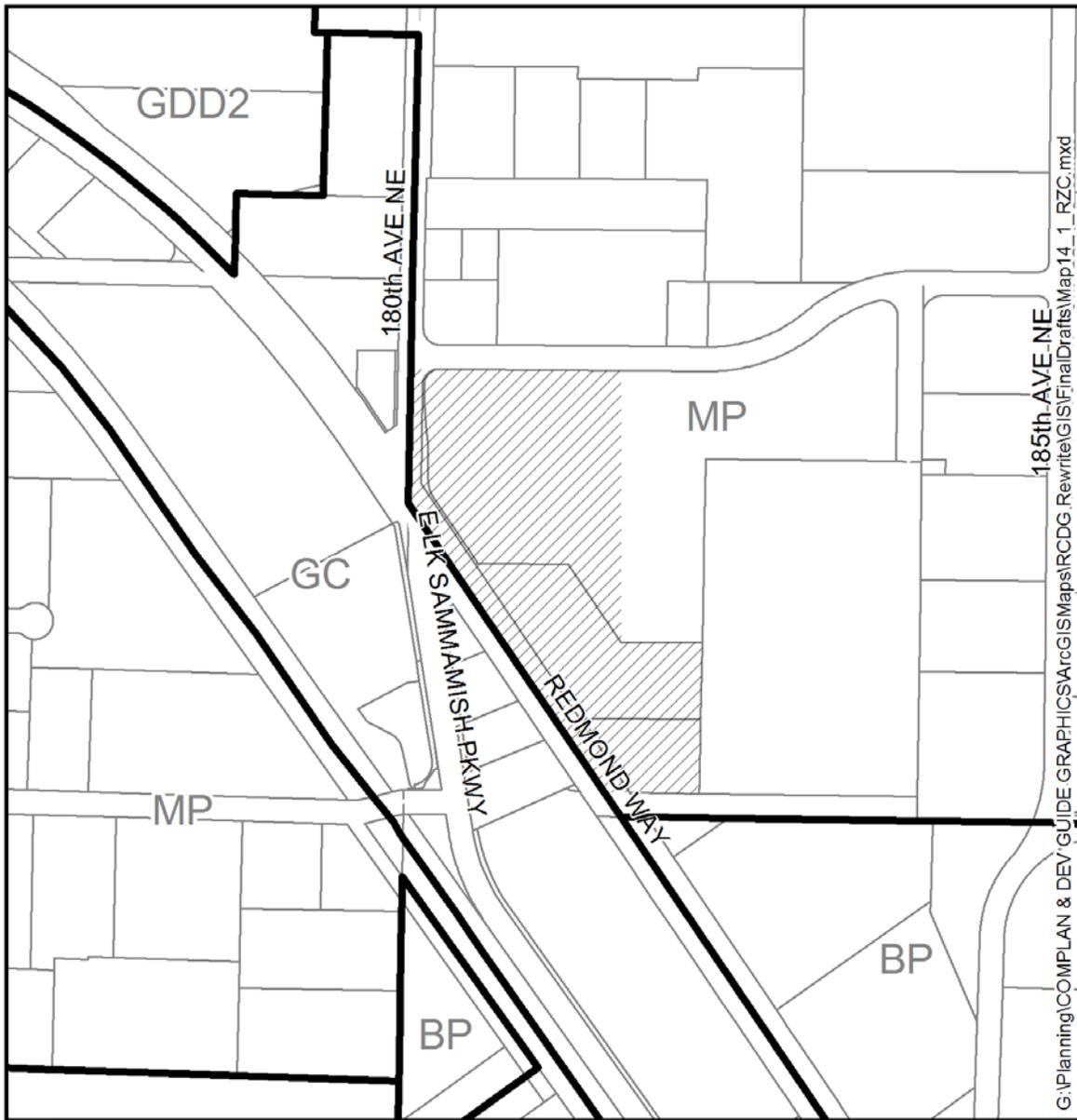
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories)	FAR		
		w/o TDR or GBP; w/TDR or GBP	w/o TDR or GBP; w/TDR or GBP		
Construction-related Businesses					
44	Construction-related businesses	4; 5	0.5; 1.0	1,000 sq ft gfa (2.0, 3.0)	
Other					
45	Water enjoyment use	45 feet; 45 feet	0.5; 1.0	1,000 sq ft gfa (2.0, 3.0)	Allowed only in the shoreline jurisdiction of Bear Creek, downstream of Avondale Road on Union Hill Road, Redmond Way or SR 520, and the shoreline jurisdiction of the Sammamish River at NE 85th Street and NE 90th Street. (SMP) Maximum height is 45 feet. (SMP)
46	Kiosk	1; 1		1,000 sq ft gfa (2.0, 3.0)	Limited to uses associated with water enjoyment within the shoreline jurisdictions of Bear Creek and the Sammamish River. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access. Shall not reduce or interfere with functional use of walkway or plaza to below standards of Americans with Disabilities Act. Structures shall be secured to prevent tipping and endangering public safety . Maximum size is six feet wide by ten feet long. Administrative design review required for structures.
47	Vending cart				

**Table 21.14.040C
Allowed Uses and Basic Development Standards**

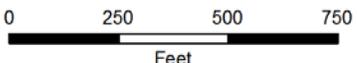
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories)	FAR		
		w/o TDR or GBP; w/TDR or GBP	w/o TDR or GBP; w/TDR or GBP		
48	Drive-up stand			1,000 sq ft gfa (2.0, 3.0)	Limited to uses associated with water enjoyment within the shoreline jurisdictions of Bear Creek and the Sammamish River. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access. Shall not reduce or interfere with functional use of walkway or plaza to below standards of Americans with Disabilities Act. Structures shall be secured to prevent tipping and endangering public safety. Maximum size is six feet wide by ten feet long. Administrative design review required for structures. Must submit circulation plan addressing queuing.

- E. **Manufacturing Park Overlay.** The Manufacturing Park Overlay is shown in Map 14.1, Manufacturing Park Overlay, below.





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Legend	 Manufacturing Park Overlay	 Map 14.1 Manufacturing Park Overlay Effective: Month XX, 2013
	 Parcel	
	 Zoning	
 0 250 500 750 Feet		

Note: Online users may click the map for a full-size version in PDF format.

F. **Cross-references.** For information on how to measure various site requirements like height and setbacks, see RZC 21.16.020, *How to Measure Site Requirements*. See RZC 21.16.030, *Other Applicable Regulations*, for information on other standards that may apply to you.

21.14.050 Industry

No changes in subsections A-C

D. **Allowed Uses and Basic Development Standards.** The following table contains the basic zoning regulations that apply to uses in the Industry (I) zone. To use the chart, read down the left-hand column titled “Use.” When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, *Overview of the Development Process*, for more information. Uses not listed are not permitted.

Table 21.14.050C Allowed Uses and Basic Development Standards			
§	Use	Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
[No changes to rows 1-7]			
Transportation, Communication, Information, and Utilities			
8	Rail transportation	1,000 sq ft gfa (2.0, 3.0)	
9	Road, ground passenger, and transit transportation		
10	Truck and freight transportation services		
**	Towing operators and auto impoundment yards		
11	Rapid charging station	Adequate to accommodate peak use	Shall not be located on a parcel that abuts a residential zone.
12	Battery exchange station		
13	Heliport facility	1,000 sq ft gfa (2.0, 3.0)	Conditional use permit required. See RZC 21.76.070.K, <i>Conditional Use Permit</i> .
14	Communications and information		
15	Large Satellite Dishes/Amateur Radio Tower	Adequate to accommodate peak use	See RZC 21.56, <i>Wireless Communication Facilities</i> .

	Antenna Array and Base Station		A Conditional Use Permit may be required; see RZC 21.56, Wireless Communication Facilities , for specific development requirements.
16	Antenna Support Structures		
17	Regional utilities		
18	Local utilities		
19	Incidental hazardous waste treatment and storage	1,000 sq ft gfa (2.0, 3.0)	Measures shall be taken in the construction of structures, design of storage areas, and design of delivery areas to prevent release of materials, including those resulting from a “worst case” accident and including consideration of large storms where areas are not covered. Hazardous materials shall not cause fumes, unpleasant odors, or harm to others in the course of normal handling. This shall not preclude the handling of materials with the use of approved filters, hoods, scrubbers, or other methods of removing odors or harm.
20	Primary hazardous waste treatment and storage		
<i>No changes to remainder of table</i>			

No changes to remainder of section .050 or any of sections .060-.070

RZC 21.32 LANDSCAPING

21.32.010 to .080

No changes.

21.32.090 Street Trees

- A. Street tree species shall be consistent with other street tree species in the neighborhood and shall not result in significant maintenance issues as determined by the City's Planning and Parks Departments recommendations. ~~comply with the City's Recommended Street Tree List and the City's Street Tree Plan.~~
- B. Trees of the species listed in the Recommended Street Tree List or as otherwise determined by the Parks Department are required to be installed on principal, minor, and collector arterials, and on other streets as specified in neighborhood residential design standards, unless variations are approved by the Technical Committee in situations where tree species conflicts with utility lines, public access, driveways, or public street frontages.
- C. On local streets not addressed in neighborhood standard, street trees on the Recommended Street Tree List may be planted by property owners, who are then responsible for maintenance of the trees in the street right-of-way.

No changes to remainder of chapter.

RZC 21.46 TEMPORARY USES

21.46.010 Purpose

No changes

21.46.020 Scope

No changes to subsections A-F

- G. **Exemptions.** The following activities and structures are exempt from requirements to obtain temporary use approval:
1. Portable units or modular structures when used to provide temporary classrooms at schools, provided that adequate sewer and water service is available.
 2. **Manufactured homes**, portable units, modular structures, travel trailers when used as a dwelling while a residential **building** on the same lot is being constructed or when a damaged residential building is being repaired, when adequate sewer and water is available.
 3. Manufactured homes when used for housing elderly or disabled relatives of the occupant of an existing residence, when such relatives require constant supervision and care, and when adequate sewer and water is available.
 4. Manufactured homes, portable units, modular structures, or travel trailers when used to support construction or site development.
 5. Guests of Redmond residents in recreational **vehicles** when in compliance with RZC **21.40.010.G**, Parking and Storage of Recreational, Utility, and Commercial Vehicles and Vessels in Residential Neighborhoods.
 6. Recycling and collection centers that meet all of the following requirements:
 - a. Containers and structures shall be located on private property and not on public rights-of-way. The property owner's approval must be obtained, and the Planning Department notified that the structure will be located at that site;
 - b. Structures shall not interfere with traffic circulation or visibility at **intersections**;
 - c. The owner's name and telephone number shall be clearly posted on the structure or container; and
 - d. If located in a parking area, the structures or containers shall take up no more than three parking stalls. One collection structure and associated staff booth are allowed

in parking lots of 200 stalls or less and one additional container and staff booth for every additional 200 stalls;

7. Model homes or apartments and related real estate sales and display activities located within the [subdivision](#) or residential development to which they pertain;
8. Garage sales, moving sales, and similar activities for the sale of personal belongings when operated not more than three days in the same week and not more than twice in the same calendar year. Allowed in all residential zoning districts;
9. Fund-raising car washes that meet the requirements for discharge of wastewater established by the [City of Redmond Natural Resources Division](#);
10. Motorized catering ~~_, such as popsicle/ice cream scooters and self-contained lunch wagons,~~ that remains at one location for no more than three hours per day;
11. Circuses, carnivals, fairs, or similar transient amusement or recreational activities. Such uses are subject to RMC Chapter 5.28, *Shows, Carnivals and Circuses*;
12. Activities, vendors and booths associated with City of Redmond-sponsored or authorized special events;
13. Individual booths in an approved temporary use site for group retail identified under subsection E.5 of this section;
14. Weekend (Saturday and Sunday) only, warehouse sales in Business Park, Manufacturing Park, and Industry zones, when held no more than once a month in an existing facility.

21.46.030 Decision Criteria

No changes

RZC 21.48 TRANSFER OF DEVELOPMENT RIGHTS (TDR) PROGRAM

21.48.010 Transfer of Development Rights Program

No changes to subsections A-E

F. Use of Development Rights.

1. Each development right may be used as a right for any one of the following, subject to the limitations of this division and other zoning code chapters:
 - a. To authorize an additional 8,712 square feet of **gross floor area**;
 - b. To increase the maximum **impervious surface** or maximum **lot coverage** by 8,712 square feet, provided that the total increase does not exceed 10 percent of the allowed maximum square footage for the site;
 - c. To increase the height of a structure, including above-ground structured parking, by one **story** across each 8,712-square-foot increment of gross floor area or parking floor plate. In no case shall total building height be greater than one story above the height allowed by the underlying zone; the height bonus shall not apply to structures within the shoreline jurisdiction or within the Downtown height limit overlay areas; or
 - d. Adding up to five parking stalls, provided that the total number of parking stalls for the development, including all bonuses provided by this division, shall not exceed:
 - i. 25 percent above the maximum allowed by the underlying zone in the Downtown and Overlake Neighborhoods; or
 - ii. 30 percent above the maximum allowed by the underlying zone in all other neighborhoods;
 - iii. Five stalls per 1,000 square feet of gross floor area;
 - iv. This bonus shall not be combined with any other parking ratio bonus.

~~v. — The bonuses in subsections F.1.d.i and ii of this section shall expire by July 31, 2012, provided that no later than the beginning of August 2011, the City shall undertake a study to evaluate whether the bonuses should be modified. That study shall take into account at a minimum an analysis of transit service, commute trip reduction programs, and parking usage. The bonus for the Overlake Neighborhood may be amended earlier as a part of the Bellevue Redmond Overlake Transportation Study (BROTS) update.~~

2. A fraction of a development right shall be entitled to the corresponding fraction of any of the above.
3. A land use application using Transferred Development Rights shall contain a statement describing the amount of the development rights proposed to be used and how the development rights are proposed to be used.

G. Affordable Housing Bonus.

1. When zoning or site planning constraints prevent project proponents from **building** bonus market-rate units to which the proponents would otherwise be entitled under **RZC 21.20, Affordable Housing**, the Administrator shall convert the number of bonus market-rate units not developed on the site into TDRs for use or sale.
2. The quantity of TDRs shall be equal to the number of bonus market-rate homes not developed on the project site due to zoning or site constraints.
3. When TDRs are granted for providing affordable housing in Downtown, each 8,712 square feet of credit shall be equal to one TDR.

No changes to remainder of chapter

RZC 21.70 STATE ENVIRONMENTAL POLICY ACT (SEPA) PROCEDURES

No changes to sections .010-.090

21.70.100 Planned Actions Generally

The [City](#) of Redmond adopts WAC 197-11-164 through 197-11-172, as now existing or hereinafter amended, by reference. Planned actions shall be adopted by ordinance or resolution following the process established under RZC [21.76.050](#).~~JK, Type V~~ [Type VI](#) Review.

No changes to remainder of chapter

RZC 21.74 LAND DIVISION

21.74.010 to .020

No changes.

21.74.030 Decision Criteria and Procedures

No changes to subsections A-D

E. Preliminary Subdivision Procedures.

No changes to subsections 1-3

4. Limitation on Preliminary Approval.

- a. Final approval of a subdivision must be acquired within seven years of preliminary plat approval if the date of preliminary plat approval is on or before December 31, 2014, and within five years of the date of preliminary plat approval if the date of preliminary plat approval is on or after January 1, 2015, after which time the preliminary plat approval is void. ~~This subsection shall expire automatically on December 31, 2014. All subdivisions for which a complete preliminary subdivision application was filed prior to such date shall continue to have seven years from preliminary approval to acquire final approval, but any subdivision for which a complete preliminary subdivision application is filed after such date shall be subject to the five-year limitation in section E.4.b below.~~
- b. ~~Final approval of all subdivisions for which a complete preliminary subdivision application is filed after December 31, 2014, must be acquired within five years of preliminary plat approval, after which time the preliminary plat approval is void. Final approval of a subdivision must be acquired within ten years of preliminary plat approval if the date of preliminary plat approval is on or before December 31, 2007, and not subject to the requirements of RCW Chapter 90.58, the Shoreline Management Act, after which time the preliminary plat approval is void.~~
- c. The Hearing Examiner may grant an extension of the time periods set forth in 4.a and 4.b above for one year if the applicant has attempted in good faith to submit the final plat within the required time period; provided, however, the applicant must file a written request with the Planning Department requesting the extension at least 30 days before expiration of the required time period.

No changes to subsections F-G

H. Unit Lot Subdivisions.

No changes to subsections 1-10

11. The authority provided by this section for approval of unit lot subdivisions shall expire on October 29, 2013. Unit lot subdivisions for which a complete application is or was filed prior to said date shall continue to be processed to completion under this section, including to final subdivision approval, but no applications shall be accepted for unit lot subdivisions after the stated date unless extended by the Redmond City Council. (Ord. 2642)

No changes to remainder of chapter.

RZC 21.76 REVIEW PROCEDURES

21.76.010 to .050

No changes.

21.76.060 PROCESS STEPS AND DECISION MAKERS

No changes to subsections A-H.

I. Appeals to Hearing Examiner on Type I and Type II Permits.

1. Overview. For Type I and Type II permits, the Hearing Examiner acts as an appellate body, conducting an open record appeal hearing when a decision of a department director (Type I) or the Technical Committee (Type II) is appealed. The Hearing Examiner's decision on the appeal may be further appealed to the City Council in a closed record appeal proceeding.
2. Commencing an Appeal. Type I and II decisions may be appealed as follows:
 - a. Who May Appeal. Any party of record may appeal the decision.
 - b. Form of Appeal. A person appealing a Type I or II decision must submit a completed appeal form which sets forth:
 - i. Facts demonstrating that the person is adversely affected by the decision;
 - ii. A concise statement identifying each alleged error of fact, law, or procedure, and the manner in which the decision fails to satisfy the applicable decision criteria;
 - iii. The specific relief requested; and
 - iv. Any other information reasonably necessary to make a decision on the appeal.
 - c. Time to Appeal. The written appeal and the appeal fee, if any, must be received by the Redmond [Development Services Center City Clerk's Office](#) no later than 5:00 p.m. on the fourteenth day following the date the decision of the Technical Committee/Design Review Board Decision is issued.
 - d. Shoreline Permit Appeals must be submitted to the Shoreline Hearings Board. See RZC [21.68.200.C.6.b](#).

No changes to subsections 3-6.

No changes to subsections J-L.

M. Appeals to City Council on Type I, II, and III Reviews and from King County Landmark Commission Decisions.

1. Overview. Except for Shoreline Substantial Development Permits, Shoreline Conditional Use Permits, and Shoreline Variances, all decisions of the Hearing Examiner on Type I and II appeals and all decisions of the Hearing Examiner on Type III permits may be appealed to the City Council. All decisions of the Redmond Landmarks and Heritage Commission on Level II Certificates of Appropriateness that require a public hearing, and Level III Certificates of Appropriateness, and all decisions of the King County Landmarks Commission on Historic Landmark Designations and removal of Historic Landmark Designations may also be appealed to the City Council. The City Council will make a final decision on such matters in a closed record appeal proceeding in which no new evidence may be submitted.
2. Commencing an Appeal. Hearing Examiner decisions on Type I and II appeals and on Type III permits and decisions of the Redmond Landmarks and Heritage Commission and King County Landmarks Commission on matters described in subsection M.1 above may be appealed to the City Council as follows:
 - a. Who May Appeal. The following parties may appeal:
 - i. The applicant;
 - ii. The owner(s) of property subject to the application;
 - iii. City staff;
 - iv. In the case of Type I or II decisions, any party who appealed the department director's or Technical Committee's decision to the Hearing Examiner;
 - v. In the case of Type III decisions, any person who established themselves as a party of record prior to or at the public hearing; and
 - vi. In the case of decisions by the Redmond Landmarks and Heritage Commission or the King County Landmarks Commission specified in subsection M.1 above, any person who established themselves as a party of record prior to or at the public hearing.
 - b. Form of Appeal. A person appealing a Type I, II, or III decision by the Hearing Examiner or the decisions of the Redmond Landmarks Commission or King County Landmarks Commission described in subsection M.1 must submit a completed appeal form which sets forth:
 - i. Facts demonstrating that the person is adversely affected by the decision;

- ii. A concise statement identifying each alleged error of fact, law, or procedure, and the manner in which the decision fails to satisfy the applicable decision criteria;
 - iii. The specific relief requested; and
 - iv. Any other information reasonably necessary to make a decision on the appeal.
- c. Time to Appeal. The written appeal and the appeal fee, if any, must be received by the Redmond [Development Services Center City Clerk's Office](#) no later than 5:00 p.m. 10 business days following the expiration of the Hearing Examiner's (or Landmarks and Heritage Commission's) reconsideration period.
3. Closed Record Appeal Proceeding Before City Council.
- a. Notice. Notice of the closed record appeal proceeding shall be given as provided in RZC [21.76.080.I](#).
 - b. Conduct of the Appeal Proceeding.
 - i. Who May Participate. The applicant, owner(s) of property subject to the application, appellant, the applicable department director, or representatives of these parties may participate in the appeal proceeding.
 - ii. How to Participate. A person entitled to participate may participate in the appeal proceeding by:
 - a. [Submitting written argument on the appeal to the City Clerk no later than two business days prior to the scheduled City Council meeting date specified in the City Council's rules of procedure; or](#)
 - b. Making oral argument on the appeal to the City Council at the closed record appeal proceeding. Argument on the appeal is limited to information contained in the record developed before the Hearing Examiner or Landmarks and Heritage Commissions, and must specify the findings or conclusions which are the subject of the appeal, as well as the relief requested from the Council.

No changes to remainder of section .060

21.76.070 LAND USE ACTIONS AND DECISION CRITERIA

No changes to subsections A-O.

P. Master Planned Development (MPD).

1-3 (no changes)

4. Procedures. MPDs shall be processed using the following procedures:

- a. MPDs in the Overlake Village Subarea that are larger than three acres in size and MPDs in the Downtown that are larger than ten acres in size shall follow a Type V process as set forth in RZC 21.76.050.J.
 - i. A recommendation from the Design Review Board shall be required.
 - ii. The applicant shall host two neighborhood meetings: one early in the PREP process if PREP is used, and a second pursuant to RZC 21.76.060.C. The second neighborhood meeting shall be held no later than 60 days before the public hearing~~a neighborhood meeting early in the MPD review process.~~
 - iii. MPD approval extensions and MPD amendments that meet the criteria for administrative modifications shall be reviewed under RZC 21.76.090, Post-Approval Actions.
- b. All other master planned developments shall follow the process that is followed for the underlying land use permit. For example, an MPD that accompanies a site plan entitlement would follow a Type II process.
 - i. A neighborhood meeting to gather public input shall be held prior to the applicant making a formal application for the underlying land use permit.
 - ii. MPD approval extensions and MPD amendments that meet the criteria for administrative modifications shall be reviewed under RZC 21.76.090.D, Administrative Modifications.
- c. A Master Plan shall be completed prior to approval of any subdivision, binding site plan, or issuance of land use permit approval for any development. The following actions are exempt from this requirement:
 - i. Alterations to a building that qualify for review as an Administrative Modification under RZC 21.76.090.D.
 - ii. Public projects, such as parks, utility, and street improvements, including subdivision of property for land acquisition, or acquisition of other property rights required for such projects.
 - iii. Actions exempt from subdivision requirements as listed in RZC 21.74.010.B.2.
 - iv. Relocation of structures displaced by public projects.

No changes to the rest of subsection P.

No changes to subsections Q-AC.

AD. Wireless Communication Facilities.

1. Purpose. The purpose of this section is to provide a mechanism to address issues of safety and appearance associated with Wireless Communication Facilities and to provide adequate siting opportunities at appropriate locations within the City to support existing communications technologies as needed for Redmond businesses and institutions to stay competitive.
2. Scope. The chart below identifies the process type based upon the type of facility and its location:

Table 21.76.070 Wireless Communication Facilities			
Facility Type	Zone	Structure Type	Land Use Permit Type
Small satellite dish antenna	All	All	None required
Large satellite dish antenna	All	All	WFP I
Amateur radio towers	All	All	WFP I
Antenna Support Structures*	MP and I	All	WFP II
	UR, RA-5, R-1	All	Conditional Use Permit
	All other zones than those above	All	Conditional Use Permit
*If exceeds height limits per RZC 21.56	All	All	Conditional Use Permit
Antenna Array and Base Stations	Replacement of existing antennas or Collocated collocation of new antennas on existing antenna support structure, and associated ground mounted equipment where adequate provisions for antennas and ground mounted equipment exist	All	None required
	GC, NC-1, NC-2, BP, MP and I	Nonresidential	WFP I
	All zones except GC, NC-1, NC-2, BP, MP and I	Nonresidential	WFP II
	All zones	N/A (free standing/ground mounted facilities)	WFP I
	All zones	Residential	Conditional Use Permit
Wireless monopoles, lattice, and guy towers and existing pole structures extended in height	All zones except UR, RA-5 and R-1	All	Conditional Use Permit
	RA-5, UR and R-1	All	Conditional Use Permit
If facility exceeds height limits per RZC 21.56	NC-1, NC-2, GC, BP, MP and I	All	Conditional Use Permit

3. Decision Criteria. All proposed wireless communication facilities shall not be approved unless the development regulations provided in RZC 21.56, Wireless Communication Facilities, are met.

No changes to rest of section .070.

21.76.080 NOTICES

No changes to subsections A-D.

E. Notice of City Council Public Hearing on Type V Reviews.

1. Public notice of the date of the City Council public hearing at which the City Council will consider the application shall be published in a newspaper of general circulation. The public hearing shall be scheduled no sooner than 21 days following the date of publication of the notice. If a Determination of Significance was issued by the Administrator, the notice of the Technical Committee's recommendation shall state whether an EIS or Supplemental EIS was prepared or whether existing environmental documents were adopted. The notice of the City Council meeting shall also include the notice of the availability of the Technical Committee's recommendation.
2. The Administrator shall mail notice of the City Council public hearing, the SEPA determination, and the notice of the availability of the Technical Committee recommendation to each owner and occupant of real property within 500 feet of the project site or to 20 property owners and residents/tenants, whichever is greater; and to each person who established themselves as a party of record at any time prior to the publication of the notice of hearing.
3. The Administrator shall post the notice of the date of the public hearing and the availability of the recommendation on-site and at a designated location within City Hall and at least one other public building. The Administrator shall establish standards for size, color, layout, design, wording, and placement of the notice boards.
4. Type V Master Planned Developments are considered a major land use action. In addition to the general notice requirements, major land use actions shall comply with the extraordinary signage requirements outlined in Appendix 6.

No changes to rest of chapter 21.76.

RZC 21.78 DEFINITIONS

G DEFINITIONS

Gas Station. Any area of land, including the structures thereon, that is used for the sale of gasoline, biofuels, biodiesel, diesel or other motor fuels, oils, lubricants, and auto accessories (including areas for storage) and which may or may not include washing, lubricating and other minor servicing.

M DEFINITIONS

Manufacturing and Wholesale Trade. An establishment that engages in the transformation of raw materials into finished products, in the sale or distribution of those products to persons, firms, or corporations for resale, in the storage of materials or products in a warehouse or similar structure, or in the assembly or fabrication of goods. A manufacturing or wholesale trade establishment does not engage in the retail sale of products to the end consumer.

Mixed Use Residential Structure. A structure with at least one residential unit built above one or more nonresidential uses. This includes retirement residences but excludes all other housing services for the elderly.

Motorized Catering. The provision of food or drink from a motor vehicle and/or attached trailer. These are sometimes known as food trucks, popsicle/ice cream scooters, or lunch wagons.

R DEFINITIONS

Real Estate Services. The sale, rental, or lease of real estate; the management of real property for others; self-storage establishments; and the provision of real estate appraisal and similar services.

Road, Ground Passenger, and Transit Transportation. The provision of road, ground passenger, and transit transportation systems, such as bus and rail systems, including supporting infrastructure. This definition excludes towing operators and auto impoundment yards.

S DEFINITIONS

Size-Limited Dwelling. A size-limited dwelling is a single-family detached unit that does not exceed 1,900 square feet. The determination of total square footage includes attached and detached garages. A size-limited dwelling will be so identified and legally binding on the title of the home; enlarging the home will not be permitted above the maximum size limit.

Small Lot Short Plat. The short subdivision of a lot that is not required to meet the minimum average lot size for the underlying zone and subject to the criteria in RZC 21.08.180.E.(2).

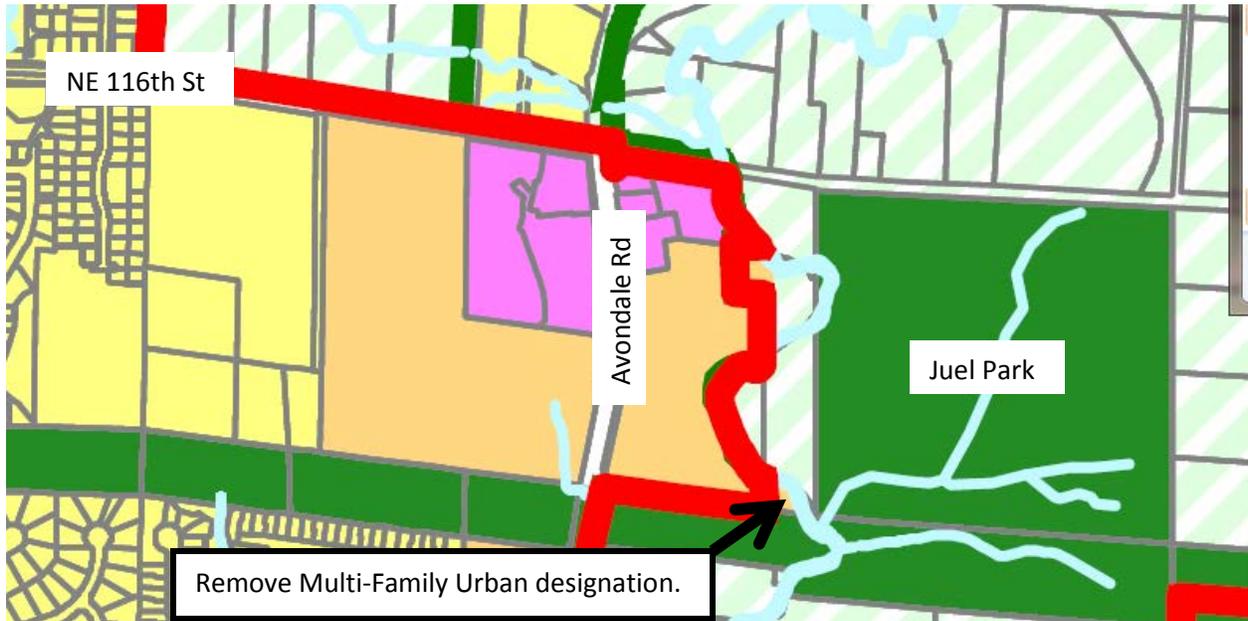
Social Assistance, Welfare, and Charitable Services. The provision of social assistance services, including shelters, (except residential or accommodation services) directly to individuals in need.

T DEFINITIONS

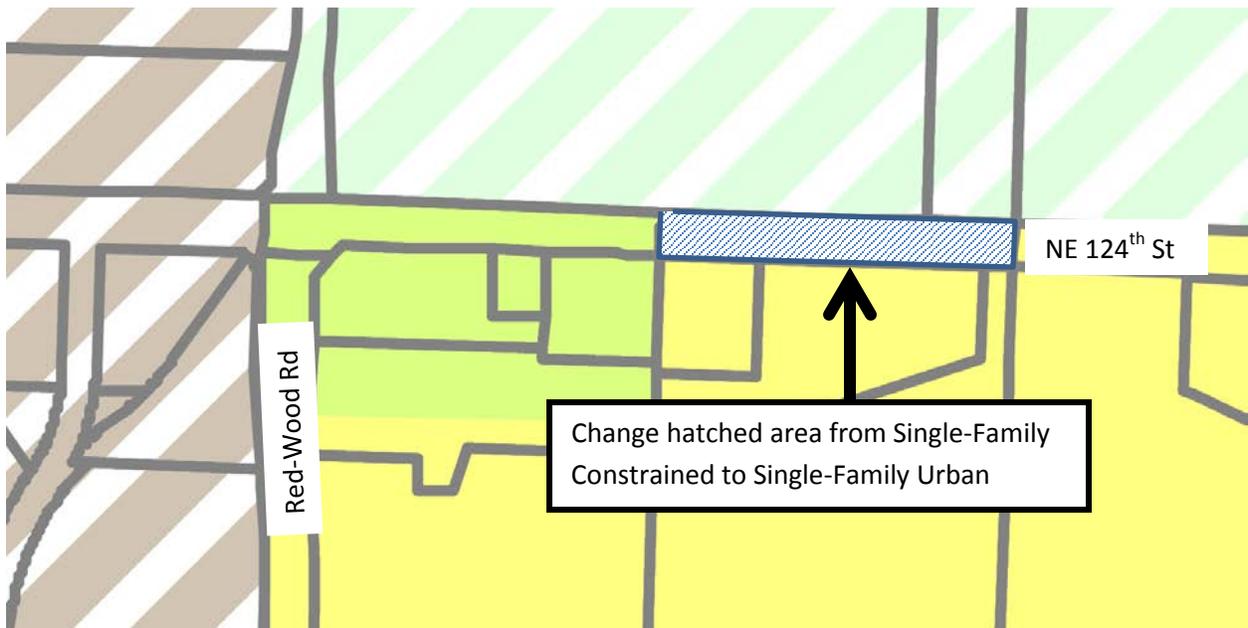
Towing operators and auto impoundment yards. Establishments that tow or impound motor vehicles. These establishments may provide incidental services, such as storage and emergency road repair services.

No changes to any definitions not listed above.

Amendments to Comprehensive Plan Map LU-1



The property proposed for change is outside the Urban Growth Area (UGA) and so Redmond has no authority to apply an urban land use designation. This is an error on Redmond's Land Use Map.



The hatched area was a part of a recent annexation completed in order to make intersection improvements. It is entirely right-of-way. The change land use designation change would create logical land use boundaries and allow for the creation of logical zoning boundaries.



STATE ENVIRONMENTAL POLICY ACT (SEPA) DETERMINATION OF NON-SIGNIFICANCE

Exhibit B

For more information about this project visit www.redmond.gov/landuseapps

PROJECT INFORMATION

PROJECT NAME: 2013 Comprehensive Plan and RZC Misc Amendments

SEPA FILE NUMBER: SEPA-2013-01275

PROJECT DESCRIPTION:

This proposal includes a range of minor housekeeping zoning code amendments to improve clarity and ensure consistency between regulations in the Zoning Code and Comprehensive Plan.

PROJECT LOCATION: Citywide

SITE ADDRESS:

APPLICANT: Jeff Churchill

LEAD AGENCY: City of Redmond

The lead agency for this proposal has determined that the requirements of environmental analysis, protection, and mitigation measures have been adequately addressed through the City's regulations and Comprehensive Plan together with applicable State and Federal laws.

Additionally, the lead agency has determined that the proposal does not have a probable significant adverse impact on the environment as described under SEPA.

An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. **This information is available to the public on request.**

CITY CONTACT INFORMATION

PROJECT PLANNER NAME: Cathy Beam

PHONE NUMBER: 425-556-2429

EMAIL: cbeam@redmond.gov

IMPORTANT DATES

COMMENT PERIOD

Depending upon the proposal, a comment period may not be required. An "**X**" is placed next to the applicable comment period provision.

There is no comment period for this DNS. Please see below for appeal provisions.

'X' This DNS is issued under WAC 197-11-340(2), and the lead agency will not make a decision on this proposal for 14 days from the date below. Comments can be submitted to the Project Planner, via phone, fax (425)556-2400, email or in person at the Development Services Center located at 15670 NE 85th Street, Redmond, WA 98052. **Comments must be submitted by 08/12/2013.**

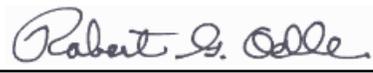
APPEAL PERIOD

You may appeal this determination to the City of Redmond Planning Department, Redmond City Hall, 15670 NE 85th Street, P.O. Box 97010, Redmond, WA 98073-9710, **no later than 5:00 p.m. on 08/27/2013**, by submitting a completed City of Redmond Appeal Application Form available on the City's website at www.redmond.gov or at City Hall. You should be prepared to make specific factual objections.

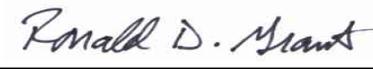
DATE OF DNS ISSUANCE: 07/29/2013

For more information about the project or SEPA procedures, please contact the project planner.

RESPONSIBLE OFFICIAL: ROBERT G. ODLE
PLANNING DIRECTOR

SIGNATURE: 

RESPONSIBLE OFFICIAL: RONALD D. GRANT
ASSISTANT PUBLIC
WORKS DIRECTOR

SIGNATURE: 

Address: 15670 NE 85th Street Redmond, WA 98052



CITY OF REDMOND NOTICE OF PUBLIC HEARING

PROJECT INFORMATION

FILE NUMBER: LAND 2013-01274

COMPREHENSIVE PLAN AMENDMENT

TOPIC: 2013 COMPREHENSIVE PLAN AND RZC MISC AMENDMENT

SUBJECT: AMEND THE REDMOND COMPREHENSIVE PLAN AND REDMOND ZONING CODE TO IMPROVE CONSISTENCY BETWEEN THE COMPREHENSIVE PLAN AND THE ZONING CODE; FIX MINOR ERRORS IN THE COMPREHENSIVE PLAN AND ZONING CODE AND IMPROVE CLARITY IN THE ZONING CODE.

REQUESTED ACTION: PLANNING COMMISSION RECOMMENDATION ON THE PROPOSED COMPREHENSIVE PLAN AMENDMENT

IMPORTANT DATES

PUBLIC HEARING DATE & TIME: AUGUST 21, 2013 AT 7:00PM OR AS SOON THEREAFTER AS POSSIBLE

PLACE: CITY COUNCIL CHAMBERS, CITY HALL 15670 NE 85TH STREET, REDMOND WA 98052

BY: CITY OF REDMOND PLANNING COMMISSION

LEGAL NOTICE: JULY 31, 2013

CITY CONTACT INFORMATION:

PROJECT PLANNER NAME: JEFF CHURCHILL & THARA JOHNSON

PHONE NUMBER: 425-556-2492 & 425-556-2470

EMAIL: JCHURCHILL@REDMOND.GOV;

TMJOHNSON@REDMOND.GOV



CITY OF REDMOND NOTICE OF PUBLIC HEARING

PROJECT INFORMATION

FILE NUMBER: LAND-2013-01274

COMPREHENSIVE PLAN AND ZONING CODE MAP AMENDMENT

TOPIC: NE 124TH STREET RIGHT-OF-WAY LAND USE AND ZONING DESIGNATION CHANGE

SUBJECT: AMEND LAND USE DESIGNATION TO SINGLE-FAMILY CONSTRAINED AND SINGLE-FAMILY URBAN, AND AMEND ZONING DESIGNATION TO R-1 AND R-4 FOR A PORTION OF THE NE 124TH STREET RIGHT-OF-WAY NEAR REDMOND-WOODINVILLE ROAD.

REQUESTED ACTION: PLANNING COMMISSION RECOMMENDATION ON THE PROPOSED COMPREHENSIVE PLAN AND ZONING CODE MAP AMENDMENT.

IMPORTANT DATES

PUBLIC HEARING DATE & TIME: AUGUST 21, 2013 AT 7PM
OR AS SOON THEREAFTER AS POSSIBLE

PLACE: CITY COUNCIL CHAMBERS, CITY HALL, 15670 NE
85TH STREET, REDMOND WA 98052

BY: CITY OF REDMOND PLANNING COMMISSION

LEGAL NOTICE: JULY 31, 2013

CITY CONTACT INFORMATION:

PROJECT PLANNER NAME: JEFF CHURCHILL AND THARA JOHNSON

PHONE NUMBER: 425-556-2492 OR 425-556-2470

EMAIL: JCHURCHILL@REDMOND.GOV OR TMJOHNSON@REDMOND.GOV

PUBLIC COMMENT

ALL INTERESTED PERSONS ARE INVITED TO COMMENT AT THE PUBLIC HEARING TO EXPRESS THEIR VIEWS OR TO SUBMIT WRITTEN TESTIMONY, OR, WRITTEN COMMENTS MAY BE SENT TO THE PLANNING DEPARTMENT PRIOR TO THE HEARING TO BE RECEIVED NO LATER THAN AUGUST 21, 2013 AT 5:00PM. WRITTEN COMMENTS MAY BE SENT TO THE PROJECT PLANNER VIA PHONE, EMAIL OR IN PERSON TO THE PLANNING DEPARTMENT LOCATED AT CITY HALL, 15670 NE 85TH STREET, P.O. Box 97010, REDMOND, WA, 98073-9710.

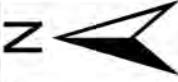
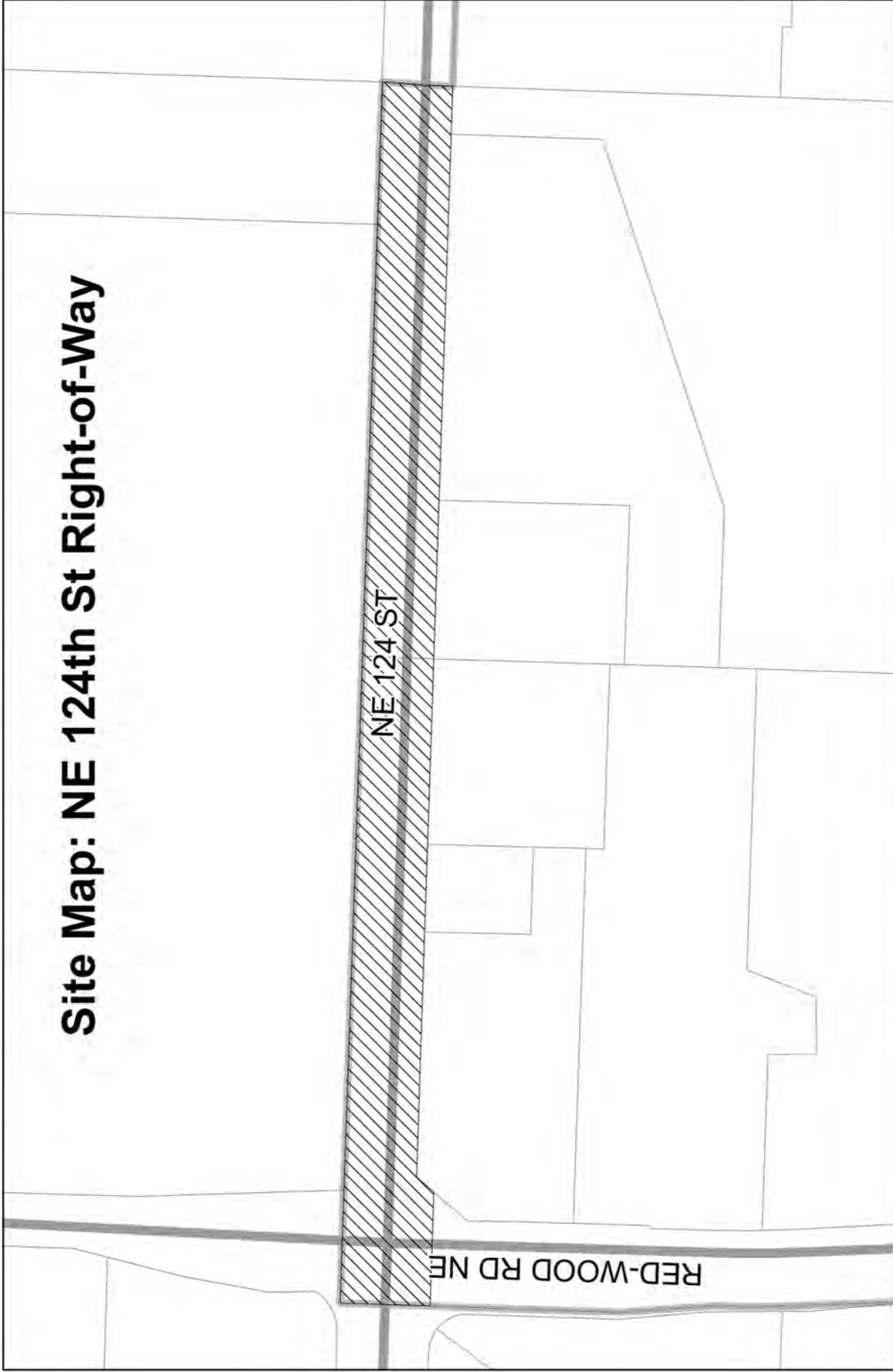
INFORMATION AVAILABLE:

A COPY OF THE PROPOSAL WILL BE AVAILABLE NO LATER THAN AUGUST 2, 2013 FROM THE PLANNING DEPARTMENT, 4TH FLOOR OF CITY HALL AND ON THE CITY'S WEBSITE AT WWW.REDMOND.GOV/PLANNINGCOMMISSION

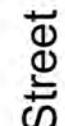
HEARING INFORMATION

IF YOU ARE HEARING OR VISUALLY IMPAIRED, PLEASE NOTIFY THE PLANNING DEPARTMENT AT (425) 556-2440 ONE WEEK IN ADVANCE OF THE HEARING IN ORDER TO BE PROVIDED ASSISTANCE.

Site Map: NE 124th St Right-of-Way



Legend

-  Subject Area
-  Parcel
-  Street
-  City Limit