



Planning Commission Report

To: City Council

From: Planning Commission

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Date: August 26, 2015

File Numbers: PR-2015-00773, LAND-2015-00838, SEPA-2015-00839

**Planning
Commission
Recommendation:** Approval

Title: 2015 Redmond Comprehensive Plan and Zoning Code Miscellaneous Amendments

**Recommended
Action:** Adopt the Comprehensive Plan and Zoning Code Amendments as shown in *Exhibit A*.

Summary: This miscellaneous amendment improves clarity, accuracy, consistency in the Zoning Code, and contains updates based on changed conditions. The recommended amendments generally include: incorporation of administrative interpretations, updates per state law, revisions for consistency with the Transportation Master Plan, updates to current conditions, and clarification of/consistency with and between the Redmond Zoning Code, Comprehensive Plan and Municipal Code.

**Reasons the
Proposal Should be
Adopted:** The proposed amendments should be adopted because:

- Amendments to the Zoning Code improve code clarity and user friendliness and reflect changed conditions since the last package of miscellaneous amendments;
- Amendments to the Zoning Code align code provisions with direction in the Transportation Master Plan;

- An update to Comprehensive Plan policy PI-16 implements City Council direction; and
- Minor zoning boundary adjustments better align zoning and parcel boundaries.

Recommended Findings of Fact

1. *Public Hearing and Notice*

a. **Public Hearing Date**

The City of Redmond Planning Commission held two public hearings on the proposed amendments: one on June 24, 2015 and the other on August 5, 2015. Both oral and written testimony was received at the public hearings. The public testimony is summarized in the Commission's Issues Matrix and in *Exhibits C and D*.

b. **Notice**

Both public hearings were published in the Seattle Times. Public notices were posted in City Hall and at the Redmond Library. Notice was also provided by including the hearing in Planning Commission agendas and extended agendas mailed to various members of the public and various agencies. Additionally, hearing notification was posted on the City's web site and sent electronically to more than 200 citizens that have indicated interest in Zoning Code issues.

Recommended Conclusions

1. *Key Issues Discussed by the Planning Commission*

Exhibit B includes a summary of the Planning Commission's discussion issues and staff responses. Below are key issues discussed by the Planning Commission.

RZC 21.08.260, Attached Dwelling Unit Provision

The Commission spent some time gaining an understanding of the intent of this provision. Staff inadvertently omitted some of the attached dwelling unit provisions for certain neighborhoods during the 2011 code rewrite process. The proposal restores density limits for duplexes in Grass Lawn and North Redmond, restores adjacency limits for multiplexes in North Redmond, and prohibits multiplexes in the North Redmond Wedge Subarea.

The Commission heard testimony from Quadrant Homes opposing the amendments as well as testimony from residents in support of restoring the code provisions. The Commission ultimately supported staff's recommendation.

RZC 21.14.040.D, Special Requirements for Professional Service Uses in the MP Zone

Staff recommended that the language for professional services be slightly modified to read that professional service uses are limited to research and development services and other uses that support another permitted use. This is a very minor code change to ensure consistent implementation. The Commission asked staff to define what qualifies as “other uses”. Other uses include a variety of uses permitted in the MP Zone such as heavy/durable consumer goods sales/service, manufacturing and wholesale trade, and freight service. The Commission concurred with this amendment.

RZC 21.78, Definition of Full Service Hotel and Conference Center

This amendment clarifies a minimum size requirement in the definition of a full service hotel and conference center. The Commission questioned how the size requirement might be measured. Staff recommended a measurement based upon seated occupant load after discussing the proposal with the building division and fire prevention division. The recommended language reads, “A hotel with banquet and meeting facilities with at least one banquet or meeting room having a seated occupant load of 300 people or greater.” The Commission was satisfied with this definition.

RZC Use Charts, Parking for Conference Centers, and Arts, Entertainment, and Recreational Uses.

Commissioner Miller questioned whether a parking standard of “adequate for peak use” is appropriate given Redmond’s transportation and land use goals and policies. In particular, the discussion revolved around adequate parking for parks and it was suggested “adequate to accommodate typical use” might be a more appropriate approach. This suggestion was vetted with various staff members involved in transportation planning and transportation development review. The Commission agreed that the idea has merit, though concurs with staff that it should be reviewed in the context of Redmond’s parking regulations generally.

RZC 21.20.030, Affordable Housing Waivers in Overlake

After hearing public testimony, the Commission explored staff’s recommendation to remove the affordable housing waivers in Overlake since the market in Overlake appears attractive and requiring affordable housing is not deterring development. Currently, the zoning code allows for up to a total of 100 waivers from providing affordable housing in Overlake as an incentive for development and so far, 25 of these waivers have been used. Based on public testimony the Commission considered adding a sunset date of December 31, 2016, reducing the number of waivers from 100 to 75 with no sunset date, and making no change.

Commissioners agreed that achieving affordable housing is an important policy goal for the City. They also understood that potential developers are relying on the

affordable housing waiver as they explore development in Overlake. Ultimately, the Commission recommended leaving the affordable housing waiver provision for Overlake in place.

2. Recommended Conclusions of the Technical Committee

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

3. Planning Commission Recommendation

The Planning Commission adopted a motion to recommend approval of amendments to the Redmond Comprehensive Plan and Redmond Zoning Code by a vote of 5-0 at its August 12, 2015 meeting.

List of Attachments

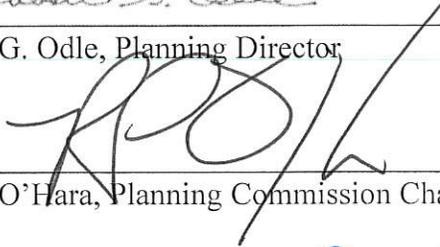
- Exhibit A:** Recommended Amendments to the Redmond Comprehensive Plan and Redmond Zoning Code
- Exhibit B:** Planning Commission Final Issues Matrix
- Exhibit C:** Written Public Testimony
- Exhibit D:** Planning Commission Meeting Minutes, June 24, 2015 and August 5, 2015
- Exhibit E:** Technical Committee Report with Exhibits



Robert G. Odle, Planning Director

8/19/2015

Date



Robert O'Hara, Planning Commission Chairperson

8/26/15

Date

Approved for Council Agenda



John Marchione, Mayor

8/26/15

Date