



## Memorandum

**To:** Planning Commission

**From:** Peter Holte, NPDES Coordinator, 425-556-2822, [pholte@redmond.gov](mailto:pholte@redmond.gov)

**Date:** May 13, 2016

**Subject:** **Amendments to the Redmond Zoning Code Regarding Low Impact Development**

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### **Introduction**

The Technical Committee has recommended amendments to the Redmond Zoning Code (RZC) in order to address gaps and remove barriers that may inhibit the use of a stormwater management approach commonly referred to as low impact development (LID). Removing these barriers will ensure the City's compliance with a Washington state-mandated requirement associated with the federal Clean Water Act. The mandate requires compliance by December 31, 2016. The majority of these proposed changes are relatively minor: providing clarification and additional guidance to existing codes, adding definitions, and removing incentives for certain LID-related actions which will soon be mandatory.

The proposal also includes a requirement that developers set aside 5% of a site's net buildable area to infiltrate stormwater generated by small storm events. The intent of the set aside requirement is to improve LID integration into the City's development review process by providing developers with clarification regarding a separate, state-mandated requirement that new and redeveloped construction projects incorporate LID infiltration facilities at their sites. The Technical Committee Report includes the background and analysis for the entire proposal.

### **Preparation for May 25 Study Session**

Please review the enclosed Technical Committee Report and Exhibits and identify any questions or discussion issues. Also, please review Attachment A which is a follow up on the questions that Planning Commissioners asked at the April 20 study session. Please contact Peter Holte if you have questions prior to the meeting.

### **Review Schedule**

The purpose of the May 25, 2016 study session is to summarize the proposed amendments and identify questions and issues the Planning Commission would like to discuss. This session is in preparation for a public hearing and study session on June 8, 2016. At the end of the June 15, 2016 meeting the Planning Commission may be ready to make a recommendation on this proposal. City Council review and action would follow later this year.

### **Enclosures**

Technical Committee Report with Exhibits  
Attachment A: Response to Planning Commission April 20, 2016 Study Session Inquiries