Fall 2011 Zoning Code Amendments

Responses to November 30 Planning Commission Questions and Comments

Question/Comment: Check proposed changes to neighborhood green building standards for consistency with Green Building and Green Infrastructure Incentive Program terminology, especially level of specificity in naming green building standards. (Biethan)

Response: The original proposal is consistent with the Green Building and Green Infrastructure Incentive Program. However, in light of changes to the program being considered by Council on December 6th, staff feels it is prudent to carry-out those changes in the provisions that are specific to the North Redmond Wedge and Bear Creek Neighborhood. The net effect would be to offer two additional ways to meet the green building requirement in the North Redmond Wedge area, and to clarify that the City does not require certification *per se*, but rather that an applicant demonstrate the ability to have a project certified. On the whole, the revised proposal provides more flexibility. Revised language is included in this packet.

Commissioner Biethan is correct that the Green Building and Green Infrastructure Incentive Program allows applicants to choose alternative methods of green building (aside from LEED, for example) so long as they are similarly rigorous. That provision is retained.

Question/Comment: What is the code reference for the prohibition on temporary signs that advertise activities outside of Redmond?

Response: The code reference is RZC 21.44.010(H)(1)(c)(i). That subsection reads as follows:

Temporary portable commercial, real property, and construction signs may be displayed only if the business, real property, or construction site to which they relate is located within Redmond city limits.

This subsection is within the context of regulations pertaining to temporary signs.

Question/Comment: The provisions concerning flexibility of sight distance requirements for private driveways should consider impacts to pedestrians.

Response: The proposed language has been modified to specifically include consideration of pedestrian impacts.