

City of Redmond Planning Commission

October 13, 2010 Meeting Summary Redmond City Hall – Council Chambers 15670 NE 85th Street, Redmond, Washington

Planning Commissioners in Attendance:

Chair Tom Hinman, Vice Chair Franz Wiechers-Gregory, Phil Miller, Robert O'Hara, Passion Julinsey, Scott Biethen, Tom Flynn

Planning Commissioners Excused:

N/A

Staff in Attendance:

Pete Sullivan, Planning Commission staff liaison; Gary Lee; Lei Wu; Terry Marpert; Jeff Churchill; Tricia Thomson; Kim Dietz

Call to Order:

Commission Chair Tom Hinman called the meeting to order at 7:06 p.m.

Approval of the Agenda:

Report Approval for the Comprehensive Plan Neighborhoods Element Introduction was moved to the top of the agenda (from item seven to item four).

Items from the Audience

Bob Yoder spoke about Neighborhood Advisory Councils. He had spoken previously about the topic, in tandem with the Planning Commission's review of the Neighborhoods Element of the Comprehensive Plan. Mr. Yoder referred to prior documentation that he believes points to the City's interest in forming advisory councils. He also summarized a more recent conversation with staff that recognized the merits of his proposal, but made clear that timing is not optimal. Commissioner Hinman remarked that the Planning Commission recognizes staff's views on the proposal, and while this conversation now appears to be closed, the Commission looks forward to hearing related discussions in existing forums such as the Neighborhood Network.

Report Approval, 2010/2011 Comprehensive Plan Update. Neighborhoods Element Introduction.

The Planning Commission approved the report by a vote of 7-0.

Briefing: Code Re-write Update – Development Standards 2.

Gary Lee, Senior Planner, Thara Johnson, Associate Planner, and Jeff Churchill, Senior Planner, gave an overview of the topics contained within the Code Rewrite Commission's (CRC) Development Standards 2 package. Items include: affordable housing, parking, historic and archaeological resources, high capacity transit corridor preservation, transfer of development rights (TDRs), transition overlay areas, and transit supportive regulations. Staff indicated the CRC is 98% complete in its review of this package. The presentation was mostly a status update, however the Planning Commission has one area of concern. Commissioner Biethen felt that changes to Transfer of Development Rights (TDRs) rules were more significant than a "re-organization" of the zoning code. Jeff Churchill clarified that while the change does amount to a minor policy revision it does not require a Comprehensive Plan amendment, and is therefore within the scope of the CRC's work.

Briefing, Transportation Master Plan Update.

Lei Wu, Senior Transportation Engineer, and Terry Marpert, Principal Planner, gave a presentation regarding planning process, expected outcomes, outreach methods and initial results of the travel diary survey. Staff spoke about the TMP process and how it relates to the City's Comprehensive Plan and responded to questions from the Planning Commission, most having to do with requests for clarification. Commissioner Miller felt that pursuing emergent grant opportunities and following an established project prioritization process are fundamentally at odds, citing the 36th Street bridge as an example.

Briefing, 152nd Corridor Study.

Tricia Thomson, Senior Transportation Engineer and Jeff Churchill, Senior Planner, gave a presentation regarding the project's proposed improvements, design components and outreach. Staff and the Planning Commission also identified coordination opportunities with the Group Health's major development, which is adjacent to the corridor. Commissioner Miller felt that the proposed urban form did not support walkability goals due to block length and Right-of-Way widths, and asked staff to clarify potential uses of the proposed woonerf.

Report Approval, Gateway Design District Comprehensive Plan and Development Guide Amendment.

The Planning Commission approved the report by a vote of 7-0.

Report Approval, Proposed Development Guide Amendment for the Manufacturing Park (MP) zone including location requirements for religious facilities.

Commissioner Miller was displeased that the Development Guide classifies the intensity of religious institutions, as related to traffic impacts, according to number of seats. He felt the classification scheme was inappropriate due to the variety of land uses potentially occurring at a religious facility. Staff and other Planning Commissioners clarified that the issue of mixed land uses, and the means for addressing parking and traffic spillover effects were already addressed and closed in previous study sessions. Pete Sullivan, project planner for the proposal, also indicated that re-classifying land uses within the pertinent section of the Development Guide code was not within the scope of the proposal, but he would forward comments to CRC staff as it may relate to their "code cleanup" efforts. The Planning Commission approved the report by a vote of 6-1, with Commissioner Miller casting the *no* vote.

Report Approval, Proposed Development Guide Amendment for the Manufacturing Park (MP) and Industrial (I) zones including seating capacity for wineries and breweries.

The Planning Commission approved the report by a vote of 7-0.

Reports/Schedule

Chair Hinman indicated the Planning Commission's support for attending a joint session with the Parks and Trails Commission on December 2 to hear proposed design concepts for the Redmond Central Connector. Commissioner Miller indicated that this meeting gives rise to the question, "who performs design review of capital projects?" He was concerned that projects of this nature are not subject to a similar level of design review as were private development projects, and would like to see the Planning Commission explore the issue further at a later time.

Pete Sullivan announced the upcoming event: Livable Redmond: A Community Conversation on Sustainability to occur Nov 3, 4:30-8:30PM and Redmond City Hall. He described the purpose of the event, its format, and how results will be used for planning purposes.

Adjourn

The meeting was adjourned at 9:30 p.m.