^{*}Denotes a cross-over item

Iss	sue/Commissioner	Discussion Notes	Issue Status
1.	Are there examples of	Staff Comment/Recommendation:	Closed 2/16/11
	implementation that	2/23: This issue to be handled as part of Goals, Vision, Framework discussion. See the	
	could help illuminate the	discussion in issue #3 of this matrix.	
	redevelopment of		
	underutilized properties,	2/16: Staff recommends reserving modifications to this policy which reflects citywide	
	second bullet of FW-10?	goals, vision, and framework. An associated discussion will occur as part of the	
	(Biethan, Miller)	Commission's concurrent review of the Goals, Vision, and Framework Element.	
	Policy as initially proposed:	Public Comment:	
	FW-10 Ensure that the	PC Comments:	
	land use pattern in	2/16: Planning Commission approved closing this issue while holding open issue #3	
	Redmond meets the	because the discussion of issue #3 satisfies this issue.	
	following objectives:		
		2/9: Commissioner Biethan and Miller requested additional information, such as	
	- Encourages	examples, to help clarify the intent of this bullet in encouraging redevelopment of	
	redevelopment of	properties that are underutilized or inconsistent with the Comprehensive Plan	
	properties that are	designation.	
	underutilized or		
	inconsistent with the		
	Comprehensive Plan		
	designation.		
2.	*- What is the	Staff Comment/Recommendation:	Opened 2/9/11,
	relationship between	3/9: Staff notes that the language summarizing Redmond's policies regarding	discussed 2/16/11,
	agricultural and rural	agricultural uses may be added to the Land Use Element in the form of explanatory text	closed 3/2/11
	uses and recreation?	or policy.	
	(Biethan, Miller,		Reconciliation list
	Hinman)	3/2: Based on clarification provided by Commissioner Miller, staff recommends	
		drafting policy language that summarizes Redmond's protection and encouragement of	
		agricultural uses, inside and adjacent to Redmond, during the reconciliation phase of the	
		Comprehensive Plan Update.	

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Issue/Commissioner	Discussion Notes	Issue Status
	This would allow for the draft policy language to be consistent with the change in zoning that is scheduled to occur on April 5th when City Council is expected to act on the proposed change of Agricultural zoning to Urban Recreation zoning.	
	2/23: Staff is working with Commissioner Miller to further explore the issue and identify a potential resolution.	
	2/16: Staff provided information relevant to agricultural uses during the study session, such as: Redmond's policies related to the urban growth boundary, preservation of rural land outside the urban growth boundary, agricultural uses allowed and protected by Urban Recreation zoning.	
	Through GMA, cities accommodate and promote urban activities within their boundaries and within the Urban Growth Areas as defined by King County and agreed to by cities in the County. Cities may be allowed under GMA to have land designated for agricultural uses within their jurisdictions, but Redmond has chosen not to have an "Agriculture" designation in its Comprehensive Plan. The Urban Recreation land use designation (LU-60) and UR zoning permit agriculture – as well as other uses, such as ball fields.	
	Public Comment:	
	PC Comments: 3/2: Commissioner Miller closed this item, noting his acceptance of staff's recommended modifications and pending reconciliation to follow the City Council action regarding a zoning designation change from Agricultural to Urban Recreation. 2/16: Commissioner Gregory noted that the Urban Recreation policy, LU-60, might be the most suitable place to address this issue. Commissioner Hinman suggested that this	
	issue most closely relates to LU-20. Commission Miller expressed interest in exploring this issue more completely and agreed to work with staff toward resolution.	

^{*}Denotes a cross-over item

Issue/Commissioner	Discussion Notes	Issue Status
3. As above, are there	Staff Comment/Recommendation:	Opened 2/9/11,
examples of	2/23: This issue is held open for the review of Commissioner Biethan.	discussed 2/16/11,
implementation that		closed 3/2/11
could illuminate LU-5	2/16: The Comprehensive Plan and Zoning Code currently include a variety of	
that encourages infill	programs and opportunities that support implementation of policy LU-5, such as: small	
development? Does this	lot short plats, cottage housing, multiplex structures, innovative housing, and affordable	
policy impact possible	housing, and transfer of development rights. The regulations governing a particular site,	
innovative approaches to	including neighborhood criteria, determine the applicability of the various	
design and/or	implementation measures.	
development?		
(Biethan, Miller)	Looking to one part of the City in particular, the North Redmond neighborhood	
	"wedge" subarea, several of these programs, combined with a special overlay zone,	
Policy as stated in	permit an increased density of dwellings in balance with preserving critical areas and	
update:	associated buffers.	
LU-5 Encourage infill		
development on suitable	Design is often subjective and flexibility over a long-term permits innovations and	
vacant parcels and	emerging trends. Policy LU-5 provides flexibility by calling for infill and	
redevelopment of	redevelopment projects to be compatible with their surroundings, rather than a	
underutilized parcels.	particular type of development.	
Ensure that the height,		
bulk, and design of infill	Public Comment:	
and redevelopment		
projects are compatible	PC Comments:	
with their surroundings.	3/2: Commissioners Flynn reflected direction from Commissioner Biethan and	
	concurred with Commissioner Miller to close this item without additional modification.	
	2/16: Planning Commission was satisfied with staff response but held on closing the	
	issue to provide an opportunity for Commissioner Biethan to review.	
	2/9: Commissioners Biethan and Miller requested additional definition or examples	
	along with a determination whether the encouragement of infill development is	
	implemented by way of a policy or procedure. Commissioner Miller added his concern	
	whether this policy discourages creative or innovative approaches to design and	

^{*}Denotes a cross-over item

Issue/Commissioner	Discussion Notes	Issue Status
	development.	
4. Are all uses treated the	Staff Comment/Recommendation:	Opened 2/9/11,
same regarding access to	3/2: Staff recommends maintaining the currently proposed amendments regarding	discussed 2/16/11,
services, this is related to	commercial land use in consideration of the City Council's current review of	closed 3/9/11
Neighborhood	Neighborhood Commercial land use and zoning designation. If necessary to maintain	
Commercial (NC)	consistency with citywide goals, additional reconciliation may follow to reflect the	Reconciliation list
changes currently in	Council's action on April 5, 2011.	
progress, see LU-36?		
How does the City	2/16: The following images include zoning designations in the vicinity of BP, MP, and I	
ensure that residential	zones. Adjacent to the clusters of these zones, a variety of zoning designations	
neighborhoods remain	supplement the currently permitted uses within the BP, MP, and I zones.	
stable and a balance is		
achieved regarding	Willows/Rose Hill and Sammamish Valley vicinity:	
denser commercial uses		
in the Urban Centers,	NE 124th ST NE 124th ST	
page 30?	# NE 122nd ST	
(Biethan, Miller)	NE 120th ST	
	NE-116th ST NE-116th ST NE 116th ST	
Policy as initially	NE 114th ST NE 113th CT R-1	
proposed:	NE 100th FL NE 111th ST NE 111th ST	
LU-36 Maintain and	NE 105th PL	
enhance a well-	R.6 NE 104th ST	
distributed system of	RIN RIN	
commercial uses that	RAS NE 98th CT	
serve the needs of residential	NE 95th ST NE 34th ST NE 95th ST R-12 R-12 R-12 R-12 R-12 R-12 R-12 R-12	
	NE 9151 ST R-50 R-5 R-20 R-5 R-20 R-5	
neighborhoods,	R.5 BD VV NE 88th ST	
workplaces, and the greater Redmond	R-20 R-30 SMT TSQ	
community. Encourage	R4 R50 R20 R30 R20 R30 R30 R30	
commercial land uses		
that support or provide		
services to adjacent land		
services to adjacent tana		

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Issue/Commissioner	Discussion Notes		Issue Status
uses, to encourage non-	SE Redmond vicinity:		
uses, to encourage non- motorized travel.	R-12 BCDD2 R-30 R-30	BB RA-5 R-12 INVESTIGATION OF THE PARTY OF T	
	Permitted uses (including respective criteri	a and/or special regulations) within the BP, d in neighborhood commercial zones (based in and/or special regulations). Automobile sales, service, or rental Heavy and durable consumer goods	
		Finance and insurance Convenience store Personal, professional, and administrative services Full-service, cafeteria, or limited-service restaurants Bar or drinking place	
	Manufacturing Park zones	Automobile sales, service, or rental Real estate services Heavy, durable, and other consumer	

^{*}Denotes a cross-over item

Issue/Commissioner	Discussion Notes		Issue Status
		goods Professional and administrative services Full-service, cafeteria, or limited-service restaurants Bar or drinking place	
	Industrial zones	Automobile sales, service, or rental Professional services Full-service, cafeteria, or limited-service restaurants Caterers	
	his satisfaction with the staff responthe Planning Commission at the 3/9 3/2: Commissioner Miller recomme consideration by Commissioner Bie with staff on February 22 nd to reflect "well-distributed system" of comme 2/9: Commissioners Biethan and M neighborhood character and existing commercial development in the Citinformation to help determine whet commercial centers, or a more gene	8/9, Commissioner Biethan communicated to staff use to the issue. Staff shared this information with meeting. Planning Commission closed the issue. ended closing this item pending additional ethan. Commissioner Biethan clarified his question et his concern whether the policy should support a ercial uses throughout the City. iller asked whether this policy intends to maintain g land uses in the context of supporting denser y's two urban centers. They requested additional ther small commercial nodes, neighborhood ral distribution of commercial uses is preferred by	
		d his concern regarding a citywide support of siness Park, Industrial, and Manufacturing Park es during the work day.	

^{*}Denotes a cross-over item

Issue/Commissioner	Discussion Notes	Issue Status
5. * - What is the City's	Staff Comment/Recommendation:	Closed
parking strategy and	2/23: Please refer to the issue matrix for the Transportation Element.	2/16/11
does it include public		
parking facilities?	Public Comment:	
(Biethan)		
	PC Comments:	
	2/16: Planning Commission closed this issue noting that it is represented for discussion	
	and resolution in the issue matrix for the Transportation Element.	
6. Should policy address	Staff Comment/Recommendation:	Opened 2/9/11,
healthy food, LU-6?	2/16: Staff recommends maintaining this policy noting that it does not preclude access	discussed 2/16/11,
Does the definition of	to other foods and beverages. County and regional planning policies also recommend	closed 3/2/11
"healthy food" differ	including support for such opportunities. Staff also recommends establishing an	
from person to person?	associated definition later this year through the Comprehensive Plan update process.	
(Gregory)		
	The City's current effort in carrying out the Communities Putting Prevention to Work,	
Policy as initially	Healthy Eating/Active Living grant includes defining this term. King County offers a	
proposed:	suggestion of "un-processed foods, fruit, vegetables, whole grains, low fat dairy, etc."	
LU-6 Provide	as a definition of healthy food. Additionally, the USDA adopted the "Dietary	
opportunities for shops,	Guidelines for Americans, 2010" on January 31, 2011. The guidelines refer to "nutrient	
services, recreation, and	dense foods and beverages" and define them as follows:	
access to healthy food	"nutrient dense—Nutrient-dense foods and beverages provide vitamins, minerals, and	
sources within walking	other sub-stances that may have positive health effects, with relatively few calories. The	
or bicycling distance of	term "nutrient dense" indicates the nutrients and other beneficial sub-stances in a food	
homes, work places, and	have not been "diluted" by the addition of calories from added solid fats, added sugars,	
other gathering places.	or added refined starches, or by the solid fats naturally present in the food. Nutrient-	
	dense foods and beverages are lean or low in solid fats, and minimize or exclude added	
	solid fats, sugars, starches, and sodium. Ideally, they also are in forms that retain	
	naturally occurring components, such as dietary fiber. All vegetables, fruits, whole	
	grains, seafood, eggs, beans and peas, unsalted nuts and seeds, fat-free and low-fat milk	
	and milk products, and lean meats and poultry—when prepared without solid fats or	
	added sugars—are nutrient-dense foods." Source:	
	http://www.cnpp.usda.gov/Publications/DietaryGuidelines/2010/PolicyDoc/Appendices	

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Issue/Commissioner	Discussion Notes	Issue Status
	<u>.pdf</u> , pg 94	
	Puget Sound Regional Council "VISION 2040 recognizes the important relationship between a healthy environment – both the natural and built environment – and healthy people. As a result, health issues, including environmental health, pollution exposure, and transportation's impact on health, are addressed throughout VISION 2040." Source: http://www.psrc.org/assets/4543/Appendix E Complete.pdf , pg E1-14	
	Public Comment:	
	PC Comments: 3/2: Commissioner Gregory closed this item, describing his support for the countywide planning policy direction.	
	2/9: Commissioner Gregory noted his concern whether policy should address healthy food. He added that the term "healthy" when applied to food, in particular, can indicate	
	a different meaning to different people.	
7. Should policy address	Staff Comment/Recommendation:	Opened 2/9/11,
physical activity in LU- 17.1 in a manner that	2/16: Staff plans to address Commissioner Gregory's concern in combination with the Parks, Arts, Recreation, Culture, and Conservation Element and to provide additional	discussed 2/16/11, closed 3/2/11
helps establish	recommendation at the Commission's February 16 th meeting. Associated modifications	Closed 5/2/11
opportunities?	will be reserved for the Comprehensive Plan amendment reconciliation.	Reconciliation list
(Gregory)	will be reserved for the Comprehensive Fight unfortainent reconomitation.	Reconcination list
(3.181.))	Public Comment:	
Policy as initially		
proposed:	PC Comments:	
Incorporate health into	3/2: Similar to issue #6, Commissioner Gregory closed this item in support of the	
local decision-making by	countywide planning policy direction.	
locating, designing, and		
operating public	2/9: Commissioner Gregory asked how the City would implement the tools described in	
facilities and services in	policy LU-17.1 and suggested addressing the intent as providing opportunities for	
a manner that:	physical activity and well-being along with examples of such.	
•••		

^{*}Denotes a cross-over item

Iss	ue/Commissioner	Discussion Notes	Issue Status
	- Provides tool such as educational and demonstration programs that help foster a healthy environment, physical activity and well being, and public safety.		
8.	What is the definition of diversity, as reference in the narrative of the residential section? Should diversity address lifestyles and sustainability more so than housing type? (Miller)	Staff Comment/Recommendation: 3/2: Based Commissioner Miller's suggestion, staff recommends substituting the word, "variety," for the word, "diversity" in order to remove unnecessary confusion from the policies, LU-33 and LU-34. 2/23: Staff seeks clarification from Commissioner Miller regarding the definition of lifestyle. 2/16: Staff supports this refinement and will carry out modifications prior to the Planning Commission's approval of amendments to the Land Use Element. Public Comment: PC Comments: 3/2: Commissioner Miller closed this item and noted his support for staff's recommended substitution of "variety" for "diversity" when used to describe residential portions of the City such as in policies LU-33 and LU-34. 2/9: Commissioner Miller requested using the term "neighborhood diversity" to indicate other varieties of lifestyle and the way in which each neighborhood implements aspects of sustainability.	Opened 2/9/11, discussed 2/16/11, closed 3/2/11
9.	* - Consistency in	Staff Comment/Recommendation:	Opened 2/9/11,
	terminology – neighborhoods,	2/16: Staff has noted this request and plans to address during Comprehensive Plan amendment reconciliation.	discussed 2/16/11, closed 3/2/11

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Issue/Commissioner	Discussion Notes	Issue Status
subareas, zones, districts, and others. (<i>Hinman</i>)	Public Comment: PC Comments: 3/2: The Commission recommended closing this item in the context of staff's ongoing management of editorial comments.	Reconciliation list
10. Ensure consistency between Land Use and Urban Planning Elements, particularly regarding the single- family residential portion of the Overlake neighborhood plan. (Hinman)	Staff Comment/Recommendation: 2/16: Staff plans to address this item during the Commission's concurrent review of the Urban Center's Element, reflecting subsequent amendments, as necessary, in the Land Use and Neighborhoods Elements. Public Comment: PC Comments: 3/2: The Commission also recommended closing this item in relation to staff's ongoing work to address editorial comments as well as concurrent work to amend the Urban Centers Element. 2/9: Commissioner Hinman requested addressing the Overlake neighborhood regarding references to the urban center portion, the three sub-areas, and the northern single-family, residential portion to help ensure consistency throughout the Comprehensive Plan.	Opened 2/9/11, discussed 2/16/11, closed 3/2/11 Reconciliation list
11. How can the proposed new policy, LU 17.1, be modified to ensure that every citizen has easy biking and walking access to a community garden? The proposed LU 17.1	Staff Comment/Recommendation: 2/23: A governing principle of the Comprehensive Plan update is to create policy that can be implemented in a predictable and measurable manner. The location of community gardens, pea patches, and corporate gardens, and the like will evolve as a function of private and public effort and investment. The establishment of these gardens is likely to result in a random distribution throughout Redmond. The recommended policy <i>supports</i> a distribution of gardens, rather than <i>ensures</i> an equal distribution. Also, multiple policies of the proposed Comprehensive Plan update	Opened 2/16/11, discussed 2/16/11, closed 3/2/11

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Issue/Commissioner	Discussion Notes	Issue Status
reads:	call for equitable access to goods and services including community gardens, via	
	multiple modes of transportation.	
Incorporate health into local		
decision-making by	Staff recommends the following amendment to policy LU-17.1 (previously	
locating, designing and	recommended as an addition to the Land Use Element, new language underlined):	
operating public facilities		
and services in a manner	LU 17.1 Incorporate health into local decision-making by locating, designing and	
that	operating public facilities and services in a manner that:	
 Uses sustainable 	 Uses sustainable building and development practices; 	
building and	 Encourages walking and bicycling access to public facilities; 	
development	Supports creation of community gardens such as pea patches on public open	
practices;	space in accessible locations throughout Redmond; and	
 Encourages walking 	• Provides tools such as educational and demonstration programs that help foster a	
and bicycling access	healthy environment, physical activity and well being, and public safety.	
to public facilities;		
 Supports creation of 		
community gardens	Public Comment:	
such as pea patches	2/16: Cindy Jayne, representing Sustainable Redmond shared the group's interest in	
on public open	ensuring that "every citizen has easy biking and walking access to" community gardens.	
space; and		
 Provides tools such 	PC Comments:	
as educational and	3/2: The Commission supported staff's recommended modification to policy LU-17.1	
demonstration	and closed this item.	
programs that help		
foster a healthy		
environment,		
physical activity and		
well being, and		
public safety.		
(Cindy Jayne, Sustainable		
Redmond)		

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Issue/Commissioner	Discussion Notes	Issue Status
12. Are the new growth	Staff Comment/Recommendation:	Opened 2/16/11,
target numbers for 2030	2/23: The growth target numbers for 2030 assume no change to the current zoning for	discussed 2/16/11,
supported by an analysis	Redmond, that is, no change in allowed density of residential or commercial	closed 3/2/11
of what the natural	development. The growth target numbers are less than the capacity for growth allowed	
resources of Redmond	by current zoning.	
can sustainably support?		
(Cindy Jayne,	The current zoning for Redmond was approved incrementally through many, separate	
Sustainable Redmond)	legislative processes. When considering changes to zoning and updates to growth	
	targets, Redmond takes into account multiple factors, including the potential general	
	impacts to the natural environment, such as impacts to critical areas and other natural	
	resources and the potential general impacts to the capacity of public facilities and	
	services.	
	Redmond's Planning Commission and City Council apply this information when	
	approving zoning changes. Yes, in this manner, the growth targets for 2030 are	
	supported by consideration of Redmond's natural resources.	
	Public Comment: 2/16: In written comments, Ms. Jayne offered this example: "if Las Vegas was to	
	plan to grow significantly, on might argue that the lack of water in the area would make	
	that an unsustainable place."	
	that an unsustamable place.	
	PC Comments:	
	3/2: The Commission closed this item, maintaining the growth target numbers as	
	recommended.	
13. Do the proposed,	Staff Comment/Recommendation:	Opened 2/16/11,
updated Comprehensive	3/2: Staff recommended closing this item having received additional definition for	discussed 2/16/11,
Plan policies encourage	"community gardens". Editorial modifications will help clarify differences between	closed 3/2/11
the creation of farm	agricultural uses, farm land, community gardens, and pea patches.	
lands, protect the new		Reconciliation list
and existing farm lands	2/23: The policies of the proposed, updated Comprehensive Plan do not directly	
from any environmental	encourage the creation of farm lands. The policies do support the preservation of	

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Issue/Commissioner	Discussion Notes	Issue Status
damage or loss of	existing farm land and encourage small-scale farming in the form of community	
productivity due to	gardens, pea patches, etc Agriculture is an allowed use in the Urban Recreation, Open	
development of	Space, and Semi-Rural designations of the Comprehensive Plan.	
surrounding areas, and		
encourage, foster and	Staff recommends maintaining existing policy that offers various levels of support and	
facilitate the food	encouragement regarding food systems such as community gardens. Additional	
processing and delivery	consideration of food systems will also occur along with later amendments as part of the	
from farms to the local	2010-2011 periodic review of the Comprehensive Plan. However, staff recommends	
farmers markets and	considering a process such as advisory opportunities as a component of the CPPW	
other local outlets	HEAL grant for considering applicability and implementation of Ms. Jayne's request.	
accessible by residents?	For example, policy LU-20 includes "Encouraging businesses, programs, and other uses	
(Cindy Jayne,	that support agricultural uses as part of Redmond's local economy, such as local farmer	
Sustainable Redmond)	markets, community supported agriculture, and other local produce programs" and may	
	help establish the foundation for additional approaches akin to Ms. Jayne's	
	recommendation.	
	Public Comment: 2/16: Cindy Jayne, representing Sustainable Redmond requested greater encouragement for the creation and preservation of farmlands. Specifically, she noted the group's interest in policy that addresses creating farm lands, protecting the new and existing farm lands for any environmental damage or loss in productivity due to the development of surrounding areas, and encouraging, fostering, and facilitating the food processing and delivery from these farms to the local farmers markets and other local outlets accessible by residents. PC Comments: 3/2: Commissioner Gregory and Miller noted the difference between larger-scale and commercial-based farm land located outside of Redmond's city limits and community gardens as addressed by recommended policy amendments. The Commission closed this item and noted the pending reconciliation process for helping establish formal definition and consistent language regarding "community gardens".	

^{*}Denotes a cross-over item

Issue/Commissioner	Discussion Notes				Issue Status		
14. LU-1 table – does this	Staff Comment/Recommendatio				Opened 2/16/11,		
table provide for	2/23: The proposed growth targets				discussed 2/16/11,		
sufficient amount of	forecasted for Redmond by the Pu		closed 3/2/11				
commercial square	City's commitment through the Ki						
footage, as projected to	estimates that approximately two-t						
2030, in anticipation of	developed in Overlake and Downt						
Overlake high-tech							
development? (Don	The targets also reflect the amount						
Marcy, representing	Overlake through the 2007 neighb						
Microsoft Corporation)	associated Supplemental Environm						
	of 4.5 million square feet of comm	of 4.5 million square feet of commercial space above the previous plan. Finally, staff would like to note that we track progress in achieving the growth targets					
	Finally staff would like to note the						
	and report annually through the Co						
	opportunity for ongoing review of						
	recommends maintaining policy L						
	Table LU-1						
	Redmond Development						
	2010 Actual and 2030 Growth Tai						
				0000	-		
		2010	Increase	2030 Growth Target			
		2010	Titlease	T Glowin raiget	-		
	Dwelling Units	25,000	12,000	36,500			
	Commercial Space (Million GFA)	29.0	11.2	40.2			
		-	-	-			
	Please refer to item #12 of the Plan						
	description of Redmond's growth target.						
	Public Comment:						
	2/16: Don Marcy, representing Microsoft Corporation noted his concern that the table						
	contained in policy LU-1 may not reflect the long-term commercial development						
interest of Redmond's high-tech companies such as Microsoft and Nintendo,							

Planning Commission Issues Matrix, *March 16, 2011* 2010-2011 Periodic Update of the Comprehensive Plan: Land Use Element (L100259)

^{*}Denotes a cross-over item

Issue/Commissioner	Discussion Notes	Issue Status
	particularly in the Overlake neighborhood.	
	PC Comments: 3/2: Commissioner Gregory closed this item and noted his support of staff's response to Mr. Marcy's question. 2/16: Commissioner Gregory requested that staff double-check that the proposed growth targets take into account the concerns of business for future commercial space.	
15. *- LU-3 map – should this map expand to include properties west of SR-520 that are currently	Staff Comment/Recommendation: 2/23: Staff notes that this map is recommended to move to the Urban Centers Element and should be addressed as part of that element's discussion. See issue 35 on the Urban Centers matrix.	Opened 2/16/11, discussed 2/16/11, closed 3/2/11
owned/operated by Microsoft and Nintendo, for example? (Don Marcy, representing Microsoft Corporation)	Public Comment: 2/16: Don Marcy, representing Microsoft Corporation requested that map LU-3 Overlake Urban Center also include those lands owned and operated by Overlake neighborhood's high-tech companies including Microsoft and Nintendo. The parcels of interest lay to the west of SR-520.	
	PC Comments: 3/2: The Commission closed this item reflecting the concurrent issue regarding the Urban Centers Element (described in issue #35 of the respective issue matrix).	

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