

CALL TO ORDER AND ESTABLISHMENT OF QUORUM

A Special Meeting of the Redmond City Council was called to order by Mayor John Marchione at 7:30 p.m. in the Council Chamber. Councilmembers present and establishing a quorum were: Allen, Carson, Cole, Margeson, Myers, Stilin, and Vache.

NEW BUSINESS

- A. AM No. 11-263: Approval of VISION BLUEPRINT, Redmond's Capital Investment Strategy 2013-2030

MOTION: Councilmember Cole moved to approve AM No. 11-263. The motion was seconded by Councilmember Margeson.

Councilmember Cole appreciated the efforts of the Council and staff to bring this item forward for consideration, as it will support the future capital needs of the City and will identify better long-term funding options. Councilmember Cole encouraged the Council to gradually increase the amount of funding set aside for capital funding into the future.

VOTE: The motion passed without objection. (7 - 0)

PUBLIC HEARINGS

- A. AM No. 11-258: Group Health Overlake Master Planned Development and Development Agreement (File Nos. L110367, L110368); *continued from October 18, 2011, and December 6, 2011*
1. Ordinance No. 2644: An Ordinance Adopting the Technical Committee's Recommendation to Approve the Group Health Overlake Village (Zone 4) Master Planned Development dated November 30, 2011, (File L110367)
 2. Resolution No. 1369: A Resolution Approving a Development Agreement for Property Owned by Group Health Cooperative Located West of 156th Avenue NE and East of 152nd Avenue NE in the City of Redmond

Mr. Dennis Lisk provided updated documents to the Mayor and Members of the Council that included revisions to the development agreement, and additional written testimony that was submitted to the City since the last public hearing held on December 6, 2011.

Councilmember Allen queried regarding the differences in timing between the Master Plan and the Development Agreement, as the Master Plan has a term of approval of 15 years, with the Development

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Agreement term being proposed at 20 years.

Mr. Lisk advised the City is in the process of developing a code amendment to change the terms of master plans to 20 years.

City Attorney Jim Haney advised a provision to extend the master plan term based on the current proposed development agreement would be needed. He noted there is a vesting of standards which could continue 20 years even if the master plan expired.

Mayor Marchione opened the continued public hearing at this time.

Mr. Robert Berg, Ms. Yvonne Wang, Ms. Cindy Jayne, and Mr. Joe Schuster, representing Sustainable Redmond, presented a PowerPoint to the Mayor and Members of the Council with their proposed revision of the development which would allow for greater tree retention onsite. They opined the current agreement is in conflict with community values and is inconsistent with the Overlake Neighborhood Plan, with the resulting loss of an urban forest.

Ms. Mary Wirta spoke in opposition to clear-cutting of the land and requested that adequate park land is provided for on this site with the retention of at least 35 percent of the trees on-site.

Ms. Misha Valliees spoke in opposition to granting the development a tree retention exemption and asked that the City Council uphold the current code as written.

Councilmember Allen asked Mr. Mark Brumbaugh to re-present information referenced by Mr. Larry Martin with respect to a survey showing building and parking areas. Mr. Brumbaugh presented his slides.

Mr. Larry Martin spoke regarding constraints of the property and having a buildable plan.

Councilmember Allen queried regarding previous depictions of the development, which portrayed retention of trees on-site. Mr. Martin acknowledged that there were early conversations with regards to tree retention; however due to the constraints of the property, the final design did not include retention on-site.

Planning and Community Development Director Rob Odle noted that 400 trees would be replanted on-site; and a 10-acre canopy would be transferred off-site. Mitigation would start to occur at the issuance of the first permit and vegetation would be removed in stages.

Councilmember Stilin presented a photo of this subject site from the

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1930s', and reminded the members that most of Redmond was clear cut at that time due to development and agriculture.

There being no others wishing to present testimony, Mayor Marchione closed the public hearing and discussion moved to the Council.

Mayor Marchione read Ordinance No. 2644 and Resolution No. 1369 into the record, noting that before the members was a substitute to what was originally presented.

MOTION: Councilmember Cole moved to adopt Ordinance No. 2644 and Resolution No. 1369. The motion was seconded by Councilmember Myers.

Discussion ensued regarding:

- future development plans in the area, including light rail;
- growth in the Puget Sound area, as well as internal growth; and
- the City's urban centers vision, which included redevelopment of this site.

Councilmember Allen noted that she would not be supporting the item because she believes the applicant has not met the threshold to grant the 35 percent tree retention exemption and does not believe a case has been made for 100 percent tree removal. Councilmember Allen concluded by opining that what is presented is a different plan than what was originally depicted and feels it is inconsistent with a number of city policies.

Councilmember Myers stated that the parcel was never intended to be a park. He noted his support for the proposal, opining the threshold for exemption has been met, due to the mitigation that will occur.

Discussion continued regarding:

- sprawl vs. planned concentrated development; and
- amendment language necessary to extend the master plan term to 20 years.

MOTION: Councilmember Allen moved a primary amendment to the Development Agreement, Section 12, as follows:

Section 12.

- (1) End of first sentence; add ", except as provided in this section."
- (2) End of paragraph; new sentence, "If the zoning code is not so amended, or if the Master Plan is not so extended, this agreement shall expire at such time as the Master Plan expires."

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The motion was seconded by Councilmember Carson.

VOTE: The primary amendment passed without objection.
(7 - 0)

VOTE: The main motion, as amended, passed with Councilmember Allen in opposition. (6 - 1)

ADJOURNMENT

There being no further business to come before the Council, the special meeting adjourned at 9:14 p.m.


JOHN MARCHIONE, MAYOR


CITY CLERK

Minutes Approved: January 3, 2012