

**REDMOND CITY COUNCIL  
JOINT STUDY SESSION WITH THE DESIGN REVIEW BOARD  
AND COUNCIL STUDY SESSION**

July 26, 2011

**Mayor**

John Marchione

**Members of the Council**

Richard Cole, Council President  
Pat Vache, Council Vice-president  
Kim Allen  
David Carson  
Hank Margeson  
Hank Myers  
John Stilin

**Staff**

Rob Odle, Planning and Community Development  
Director  
Steven Fischer, Principal Planner  
Colleen Kelly, Human Services Manager  
Malisa Files, Deputy Finance Director  
Joseph McGrath, Senior Financial Analyst  
Michelle M. McGehee, MMC, City Clerk

**Members of Design Review Board**

Craig Krueger  
Jannine McDonald  
David Scott Meade  
Mike Nichols  
Joseph Palmquist  
Lara Sirois  
Scott Waggoner

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**JOINT MEETING SUMMARY WITH THE DESIGN REVIEW BOARD**

Convened: 7:30 p.m.

Adjourned: 10:27 p.m.

Council President Richard Cole opened the session and overviewed the agenda for the evening.

Members of the Council and Members of the Design Review Board exchanged introductions.

Mr. Steven Fischer, Principal Planner, provided a report addressing:

- composition of the Design Review Board;
- history of the board; and
- the board's scope – to respond, not design.

Board Member David Scott Meade spoke regarding design flexibility and opportunities to give applicants more incentives to do better work in the community and relaxing impact fees as a result.

Members of the Council and the Design Review Board discussed:

- the challenges with applying historic district guidelines when they make no sense;

- eight-story height limits;
- focusing design incentives to the goals of the City;
- soliciting quality developers by including flexibility of design in the City Code;
- artist renderings of a recent alley vacation project in Downtown;
- reviving a City rewards program wherein local projects were showcased;
- listing new developing projects within the City;
- public input taken in at the DRB;
- public noticing of DRB meetings, actions, and opportunities for public input;
- the current color scheme of buildings built in the Downtown area;
- single-family home review by the DRB – this is in an interesting thought/question; and
- the DRB acquiring the ability to input on corridor, intersection, and community areas within the City.

*(The joint study session adjourned at 8:31 p.m.)*

## **STUDY SESSION SUMMARY**

### **Housing Needs Analysis for East King County and Redmond**

Mr. Arthur Sullivan, of A Regional Coalition for Housing (ARCH), provided a presentation to the Mayor and Members of the Council. The presentation addressed:

- meeting Growth Management Act (GMA) requirements in the housing needs assessment, with the goal of providing community information and comparisons;
- three themes of the assessment: (1) population and demographics; (2) characteristics of supply; and (3) data on local efforts;
- a summary of findings; and
- eastside cities age distribution, household incomes, jobs/housing balance; cost-burdened households, housing capacity, and housing in mixed-use zones.

Discussion ensued regarding:

- how to provide a continuum of housing for a person over time in the area;
- balanced jobs, housing, and income;
- senior housing – where does it fit in?; and
- what the Council can do to make sure housing is affordable in the area.

### **Development User Fee Study**

Ms. Malisa Files, Deputy Finance Director, and Mr. Joseph McGrath, Senior Financial Analyst, provided a report, addressing the following:

- impact of changes presented based on 2008 levels of service;
- the proposal is for full cost recovery of development user fees;
- the policy question of exempting other non-profits; and
- planning fee cost recovery;
  - existing property owners are already paying taxes; and
  - estimated revenue anticipated if the City moves to full cost recovery in this regard.

Members of the Council discussed whether or not tax payers benefit from new development.

Councilmember Myers requested a comparison of what additional revenues would amount to with a full cost recovery policy.

Members of the Council generally supported the full cost recovery approach.

Discussion continued regarding:

- building fees – no issues noted, item is closed;
- public works fees – no issues noted, item is closed;
- new fee type – no issues noted, item is closed; and
- stakeholder comments received to-date.

Members of the Council agreed to bring the fee increases for Council consideration on August 16, 2011, with a public hearing to be held that evening on the same.

### **Council Talk Time**

Discussion ensued regarding the Derby Days bike race.