

City of Redmond Planning Commission

June 13, 2012 Meeting Summary Redmond City Hall – Council Chambers 15670 NE 85th Street, Redmond, Washington

Planning Commissioners in Attendance:

Franz Wiechers-Gregory, Chair; Vibhas Chandorkar, Vice Chair; Scott Biethan, Phil Miller, Eric Murray, and Bob O'Hara

Planning Commissioners Excused:

None

Staff in Attendance:

Sarah Stiteler, Planning Commission staff liaison; Kelsey Johnson, Assistant Planner, Roger Dane, Senior Planner and Pete Sullivan, Senior Planner

Call to Order:

Franz Wiechers-Gregory called the meeting to order at 7:02 p.m.

Approval of the agenda:

The agenda was approved without changes.

Items from the audience

None

Report Approval, Zoning Code Amendment to sign code procedural requirements

Chair Wiechers-Gregory noted that the Commission needed to make a formal motion on the amendment. A motion to recommend approval of the amendment was made and seconded, and approved unanimously. A motion was then made and seconded to approve the Planning Commission report. The report was approved by a unanimous vote.

Study Session, 2012 Stream Map Update

Kelsey Johnson, Assistant Planner, gave an overview of the proposed zoning code amendment to update the Stream Map from the existing map which was last updated in 2009. Since then the City has compiled new information which provides more accurate description of stream locations and classification. Ms. Johnson noted that this update also requires a limited scope Shoreline Master Program amendment. This is required because the Stream Map is part of the map folio of the Critical Areas Ordinance which is referenced in the Shoreline Master Program.

Roger Dane, Senior Planner, presented information regarding streams which have been reclassified and noted the areas of greatest changes. He stated that the sources of information to make these changes were: 1) field reconnaissance, 2) King County GIS data, 3) Information determined through development applications, and 4) City capital improvement projects (CIP). Commissioners asked for a definition of stream classification and how it is used. Mr. Dane and Ms. Johnson responded that the stream classification map is a general guide; the type, extent

and boundaries of streams and other Critical Areas are established by a qualified consultant using procedures identified in the Redmond Zoning Code.

Commissioners were concerned about how changes in classification could affect individual property owners, particularly homeowners. They asked if an individual homeowner would also be required to hire a consultant to provide this information. Ms. Johnson responded that in such cases, staff will do a site visit to determine stream classification. Commissioners further inquired as to how conflicts between the City's Stream Classification Map and a project specific Critical Areas Report would be resolved. Ms. Johnson and Mr. Dane responded that the process used to resolve a conflict between the map and a Critical Areas Report typically involves staff visiting the site to review the submittal against on-site conditions. Staff may request additional information and/or meet the applicant's consultant on-site for clarification. Depending on the permits involved, Tribes and State or Federal agencies often also comment on stream classification.

These issues were noted for the issues table and staff will provide responses for the Commission to consider further at the public hearing and study session scheduled for June 27, 2012.

Study Session, Content of 2012-2013 Annual Update to the Comprehensive Plan

Pete Sullivan, Senior Planner, identified proposed amendments to the Comprehensive Plan that comprise the 2012-2013 docket. He stated that on an annual basis, the City identifies a package of Comprehensive Plan amendments, both initiated by the City as well as private applicants, to be considered by the community, Planning Commission and the City Council over the course of the following year. The Commission reviewed the proposed docket at an initial study session on May 23, 2012.

Mr. Sullivan presented information regarding the process for review and the state requirement to consider the interrelationships and cumulative impacts of all proposals. After the Planning Commission completes its scoping-level review of proposed 2012-13 Comprehensive Plan Amendments and analysis of cumulative effects, the City Council will formally confirm the docket via ordinance, scheduled for July 31, 2012. Each proposed amendment would then be evaluated individually, including holding a public hearing by the Planning Commission, further consideration of Comprehensive Plan amendment decision criteria, and final action by City Council. Timing of review for individual docket items will be determined after Council takes action on the docket on July 31.

Report Approval, Zoning Code Amendment for Utility Distribution Line Undergrounding

Planning Commissioners approved the Planning Commission report on this item by a unanimous vote.

Announcements and Scheduling

Sarah Stiteler asked Commissioners about their availability on July 11, 2012 in order to schedule a Downtown briefing for that meeting.

Adjourn

The Chair adjourned the meeting at approximately 8:25 p.m.

Summary prepared by:

Sarah Stiteler, Senior Planner / Planning Commission Staff Liaison