

City of Redmond Code Rewrite Commission

August 2, 2010 - Meeting Summary
Redmond City Hall – Council Chambers
15670 NE 85th Street, Redmond, Washington

Code Rewrite Commissioners present: Chair Steve Nolen, Vice Chair Sue Stewart, Robert Fitzmaurice, Nancy McCormick, Philip Miller, Robert Pantley

Code Rewrite Commissioners excused: Vibhas Chandorkar

Staff in attendance: Jeff Churchill, Thara Johnson, Gary Lee, Dennis Lisk

Business conducted: The meeting was called to order at 6:00pm.

Approval of Agenda: The agenda was approved without changes.

Approval of Meeting Minutes: The Commission voted unanimously to approve the meeting minutes of July 12, 2010 with the following change:

The Commission requested that the language describing the total square footage calculation for accessory structures be changed to say that the footprint of the accessory structures be no larger than 60% of the footprint of the ground floor living area of a primary dwelling unit.

CRC Reports: Chair Nolen remarked that the monthly reports to the CRC and Planning and Public Works Committee didn't always include the resolution to issues identified in those reports. He asked that the narrative in the reports reflect the resolution reached by the CRC.

Report Approval – Residential Regulations

Prior to considering approval of the report, the Commission dealt with six outstanding issues:

1. Updating a reference to the Affordable Housing chapter;
2. Retaining the allowance for 45% lot coverage in Education hill for homes built to universal accessibility standards;
3. Correcting the numbering in the attached housing section;
4. Including a definition for the land use “Roadside Produce Stand”;
5. Reviewing zone summary graphics, including graphics for a typical site plan and plat; and,
6. Revising a sentence regarding height limit exceptions to include wind turbines.

After discussion of these issues, Commissioner Fitzmaurice moved and Vice Chair Stewart seconded approval of the Residential and Urban Recreation transmittal report to the City Council. The motion carried unanimously.

Report Approval – Downtown

Commissioner McCormick moved and Vice Chair Stewart seconded approval of the Downtown transmittal report to the City Council. The motion carried unanimously.

Study Session – Land Division, Telecommunications, and Performance Assurance Regulations

Ms. Johnson stated that the evening would be devoted to the continuation of issue identification of Exhibits A and B and the start of issue identification for Exhibit C distributed on July 13, followed by issue resolution on all three topics. The Commission identified the following issues/questions regarding Exhibit C for further discussion:

- Revise language in the draft to reference “surety companies” rather than “sureties”
- Revise language relating to enforcement of performance assurance to be more specific and consult with the City Attorney regarding changes proposed by the CRC

The Commission then began to resolve issues on the issues matrix distributed electronically on July 30. The Commission closed the following issues:

- # 1, relating to the Purpose Statement for Land Division – Incorporating main goals of the purpose from state subdivision law
- #2, relating to providing an exemption for Boundary Line Adjustments from complying with requirements for improvements
- #3, relating to the process required for Boundary Line Adjustments
- #6, relating to the organization of the Land Division section
- #8, relating to a cross reference to be included under the Utilities section of the code which references Wireless Communication Facilities
- #9, relating to requirement for a wireless communication facility to comply with essential public facility criteria
- #10, relating to an exemption for small satellite dishes

Commissioners discussed outstanding issues #4, 5 and 7 relating to land division regulations. Issue # 4 related to an exemption for public agencies from compliance with land division regulations when a right-of-way acquisition or condemnation occurs, and the Commission recommended that a requirement for a survey be included. Issue # 5 related to scale required for submittal of a Binding Site Plan, and the Commission recommended utilizing a scale range. Issue #7 related to a requirement of a minimum traverse standard for surveys. In all the three issues discussed, staff indicated that they need further information from the Public Works Department prior to recommending revised language.

Ms Johnson indicated that proposed changes to the draft language would be provided to the Commission electronically and the Commission also agreed to provide staff any changes by email.

Commissioner Miller moved and Vice Chair Stewart seconded approval of the Land Division, Telecommunications and Performance Assurance regulations subject to changes recommended in the issues matrix. The motion carried 4-1, with Commissioner McCormick voting and Commissioner Pantley not voting.

Staff Reports and Scheduling

Mr. Churchill said that he would send a draft of the Overlake Transmittal Report to the City Council if the CRC decided to cancel its meeting on August 9. He would ask for comments and

send a draft to the City Council on August 13, before returning to the CRC for final action on the report on August 16.

The Commission decided to cancel its August 9 meeting.

Adjourn: The meeting was adjourned at approximately 8:20 p.m.

Summary Approved On: 8/30/10

Code Rewrite Commission Chair:_____