

City of Redmond Code Rewrite Commission

August 16, 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

Code Rewrite Commissioners excused: Vibhas Chandorkar, Robert Pantley

Staff in attendance: Jeff Churchill, Steve Fischer

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 summary for July 19, 2010 and the meeting minutes for July 26, 2010 on the understanding that the July 26 minutes would be amended to reflect Vice Chair Stewart's presence at the meeting.

CRC Reports: There were no CRC reports.

Report Approval – Overlake

Commissioner McCormick moved, and Vice Chair Stewart seconded the approval of the CRC's Transmittal Report to Council regarding the Overlake Regulations package. The motion carried unanimously.

Study Session – Design Standards

Steven Fischer, Principal Planner, introduced the Design Standards topic to the Code Rewrite Commission. The Commission will hold the public hearing for this portion of code on August 30. Portions of code that are currently found under the Downtown and Overlake chapters that are design related are proposed to be relocated into the Design Standards. Additionally, seven sections that are now found under Design Standards are proposed to be moved to their respective sections in the zoning code.

Mr. Fischer noted that notice for the public hearing had also been sent to all architects who presented before the City's Design Review Board from 2008 to the present. Commissioner McCormick requested that notice be extended to include those architects who also presented in 2007. Additionally, Commissioners Miller and Nolen requested that staff present to them an electronic copy of the design standards showing the edits and changes that have been proposed by staff. The Commission also requested that following a discussion at the August 19 meeting of the Design Review Board that a draft copy of the minutes of this meeting be presented to the Commission.

Commissioner Miller asked if the individual neighborhood variations that relate to signs in the design standards section will be lost when this section is moved into the sign code. Staff noted that these variations will be preserved.

Commissioner Nolen noted that there was only one definition listed for this code and that staff should prepare a list of all definitions related to Design Standards. Mr. Fischer responded that a list of definitions would be presented at the next meeting. Mr. Fischer outlined in the code the difference between “shall” and “should” statements as well as the difference between intent and design criteria within the code in response to questions by Commissioner Stewart.

Several of the Commissioners expressed concern with the use of the word “consider” and “encourage” in the standards. Mr. Fischer noted that applicants must still meet the intent statements for each of the sections. Commissioner Miller noted concern that the design standards might be too prescriptive and not allow for creativity. The Commission felt that the word “appropriate” may be better than the word “distinctive”; however, staff believes that there is a need for distinctive design in the community. Commissioner McCormick requested that staff provide a copy of the DRB minutes from the next meeting.

Commissioner Miller expressed a desire to have Public Works projects reviewed by the Design Review Board for aesthetic concerns. Commissioner Stewart requested that staff contact King County staff to confirm the desirable distance between building entrances and transit stops.

Staff Reports and Scheduling

Mr. Churchill confirmed the topics for August 23: continued study session on Design Standards, and a report approval on Land Division, Telecommunications, and Performance Assurance.

Adjourn: The meeting was adjourned at approximately 8:30 p.m.

Summary Approved On: 8/30/10

Code Rewrite Commission Chair: _____