

**REDMOND PLANNING COMMISSION
MINUTES**

July 9, 2014

COMMISSIONERS PRESENT: Commissioners Biethan, Gregory, O'Hara, Sanders and Miller

COMMISSIONERS EXCUSED: Chairman Chandorkar, Commissioner Murray

STAFF PRESENT: Pete Sullivan, Jeff Churchill, Kim Dietz, and Sarah Stiteler, Redmond Planning Department.

RECORDING SECRETARY: Lady of Letters, Inc.

CALL TO ORDER:

The meeting was called to order at 7:00 p.m. by Vice-Chair Biethan in the Council Chambers at City Hall.

APPROVAL OF THE AGENDA:

There were no changes to the agenda. MOTION by Commissioner O'Hara to approve the agenda. MOTION seconded by Commissioner Gregory. MOTION passes unanimously.

ITEMS FROM THE AUDIENCE:

Jim Anderson, at 10631 SE 4th Street in Bellevue spoke to the Commission about the property on the corner of 180th and 76th. He has spoken to the Commission before about an overlay regarding this property. After talking with staff earlier, it was suggested that Mr. Anderson go through the Southeast Redmond Citizen Advisory Committee. He came before the Planning Commission a few months ago. He said there was a tie vote at the last meeting on this issue, and he wanted to reiterate his position that the overlay would be helpful for this property, especially in regard to the current economic climate, where manufacturing is not as strong an industry as it was before.

Mr. Anderson asked the Commission to reconsider his request for an overlay similar to what was adopted for the property south of the one in question. The overlay would allow for a larger variety of uses for the buildings on the 180th and 76th property. He said he did not want to reduce the amount of manufacturing zoning in Redmond, but he did want to ask for an expansion of the uses of the particular piece of property he is speaking about. Vice-Chair Biethan noted that this testimony would have fit better in the section of this meeting that will be a Public Hearing on the Southeast Redmond Plan. Vice-Chair Biethan confirmed with Mr. Anderson that the letter he submitted to the Commission summarized his comments at this meeting. When the Public Hearing opens, Vice-Chair Biethan said he would consider the letter as Mr. Anderson's testimony, but would invite him back to say anything else he needed to about his concerns. He asked Mr. Anderson to stay at the meeting to possibly answer questions from the Commission during the Public Hearing portion of the meeting.

Tom Markl, CEO of the Nelson Legacy Group, next spoke to the Commission. His office address is 16508 NE 79th Street in Redmond. He said he was appearing on behalf of OneRedmond, where he is a board member, officer, and Chair of the Government Affairs Committee. OneRedmond's CEO, Bart Phillips, has submitted on behalf of the group a proposed Comprehensive Plan amendment dealing with economic vitality. The new proposed policy says the following:

When considering the adoption of taxes and fees, the impact to the City's competitiveness to attract and retain business and development should be given due and serious consideration.

Mr. Markl continued that OneRedmond's primary purpose is to promote economic development by attempting to retain local businesses, helping them grow, and attracting new businesses in five sectors deemed to be well-suited and desirable for Redmond. The City is a partner in this effort and has invested funds in OneRedmond along with many members of the business community. The Mayor and Councilmember Flynn are members of One Redmond's board of directors. Mr. Markl has submitted two letters to the Commission at this meeting: one, on OneRedmond letterhead, was sent to the Mayor and Council regarding the need for competitive permit, impact, and utility fees. It points out that Redmond's fees are significantly higher than neighboring communities that compete for economic development. The letter has two attachments. The first compares fees for a variety of building types in Redmond and neighboring areas. Redmond's fees, by building type, are consistently two to four times higher than those of neighboring communities. The second attachment shows transportation impact fees for 60 cities in five western Washington counties. Again, Redmond is the highest, generally by three or four times.

The second letter is the Mayor's response. In the letter's last paragraph, the Mayor promised to propose the creation, by Council, of a business fee and tax advisory committee, which the Council has agreed to study. Therefore, since there is a commitment to economic development by the City, and since permit impact and utility connection fees are a significant part of the development cost for new property, and since the cost of development determines rents, which are a key part of the cost of doing business, and since the cost of doing business plays a large role in determining the business climate, business growth, and business location in Redmond, OneRedmond is requesting that the proposed amendment to the Comprehensive Plan be accepted and incorporated as a matter of policy.

MEETING SUMMARY APPROVAL:

Vice-Chair Biethan asked for any comments, questions, or changes to the June 25, 2014 meeting minutes. MOTION by Commissioner Gregory to approve the summary. MOTION seconded by Commissioner O'Hara. The motion was approved unanimously.

MOTION by Commissioner Gregory to excuse Chairman Chandorkar and Commissioner Murray from tonight's meeting. MOTION seconded by Commissioner O'Hara. MOTION approved unanimously.

Public Hearing, Southeast Redmond Neighborhood Plan Update - proposed Comprehensive Plan and Zoning Code amendments, presented by Kim Dietz and Jeff Churchill, City of Redmond Planning Department.

Vice-Chair Biethan opened the Public Hearing. Mr. Churchill briefed the Council and the audience on the background of this issue. He noted that there was a Public Hearing on this issue in February. At that time, the Planning Commission was looking at the proposed policies. Tonight's discussion is open on all parts of the Neighborhood Plan. The new part is the regulations. This Neighborhood Plan kicked off in the summer of 2012 with some neighborhood outreach and a Citizen Advisory Committee (CAC) process throughout 2013. Planning staff then started working with the Planning Commission on the Citizen Advisory Committee's recommendations in early 2014. The expectation is that the Planning Commission will wrap up its deliberations this summer and make a recommendation to the City Council, which should make a final decision on the Plan Update in the fall of 2014.

The previous recommendations from the Commission on policies within the Update include six sub-areas. Most of the proposed changes are focused in the Northeast Sub-area north of the Woodbridge Community and in the Marymoor Sub-area just south and west of Redmond Way and adjacent to Marymoor Park. One of the biggest changes proposed is shifting the residential capacity that now exists in the Northeast to the Marymoor Sub-area, in a location that is near Marymoor Park. In place of that, the Northeast Sub-area would have some additional employment capacity and land available for that kind of land use.

The Marymoor Sub-area would have residential options and employment capacity, with a look at future land uses that should happen close to the light rail station planned for this area, including transit-oriented development. The CAC thought it was important to get additional connectivity and mobility in this neighborhood, particularly east and west. A number of non-motorized connections and vehicle connections have been proposed in the long term. Most of the changes to the policy are related to the Marymoor and Northeast Sub-areas, which is also the case for the changes in the regulatory amendments before the Commission.

Ms. Dietz continued that the overall hope was that neighborhoods could work together with Marymoor Park to create a relationship between City and King County interests. The plan is to have the park available for people who live, work, and travel in this portion of Redmond, especially for light rail travelers in the future. In the Northeast sub-area, the residential capacity would be in the NDD1 area. In the NDD2, there would be a transition away from residential uses and activities into more intense activities in the north, where industrial lands would be preserved. The uses would transition such that they are more compatible on the south side with residential uses and more open to heavier uses to the north.

In working with the neighborhoods, the Planning staff heard about an interest in neighborhood commercial development. This is part of the existing neighborhood plan, and Planning Department staff is recommending that this type of development be sited north of the Southeast Redmond neighborhood park along 188th Ave. NE. That would provide access for residential uses, but would also keep it a little bit away in terms of deliveries and other similar activities. This is a discussion issue for the Commission tonight. Staff is also looking at a proposed rezone from R-12 to R-30 in the area between Redmond Way and East Lake Sammamish Parkway. This would be in the area that is north and east of the self-storage that is along East Lake Sammamish Parkway. This would continue a pattern on the north end, transitioning from General Commercial, with 34 units per acre, down to 30. The next zone south and east would have 18 units per acre.

Staff is recommending a delay of the effectiveness of the new zoning in the Marymoor Design District. This would allow staff to continue looking at this area in the context of infrastructure such as stormwater, sewer and streets, parks, neighborhood gathering amenities, and any other ideas. Staff is thinking about how this area can develop, recognizing that it has high groundwater linking Lake Sammamish and some local rivers. The infrastructure study will take up three years, Ms. Dietz said. At that point, refined regulations and possibly some refined policies could be developed and the zoning change would occur at that point.

Staff has received a request to look at the boundary of the area proposed for the delay. Staff is recommending a plan to remove the easternmost and southernmost portion of MDD1 which is currently zoned Business Park and Manufacturing Park. That would give staff time to consider groundwater impacts and work with a local developer who is working in this area. Staff would also explore transportation needs when light rail comes to this area.

Vice-Chair Biethan noted that there were fifteen people who signed up for the Public Hearing. He asked everyone testifying to keep their comments to three minutes. There is always the option to extend the Public Hearing, Mr. Churchill noted. Vice-Chair Biethan said public input is important, but noted that there were other items on the agenda that the Commission has to cover, as well. Vice-Chair Biethan noted that Mr. Anderson's letter would be included in the written public testimony. Mr. Anderson asked the Commission members if they had any question about his testimony, which they did not.

Kelly Stephens spoke to the Commission next. Her office address is 126 3rd Ave. N in Edmonds. She spoke about a warehouse in Redmond at 17945 NE 65th Street, which her family owns. The property is in the area where the proposed zoning is MDD1. Right now, this site is zoned for Manufacturing Park. She asked that the Commission not change the current zoning. To her, it would make sense to move the MDD1 designation closer to where the light station would be in the future. Tearing down the warehouse on this site and changing it to residential would cost a great deal. She asked what the date would be for light rail to come online. Commissioner Gregory said generally, in Public Hearings, there is not an interrogatory element involving the Commission.

Commissioner Gregory asked about tearing down the existing building and if the existing use would not be grandfathered in. Ms. Stephens said that was indeed the case, but if there is a vacancy for more than twelve months, the grandfathering capability would be lost. Extending the time limit would be helpful in her opinion, but overall, she would want the MDD1 zone moved closer to the rail station. Commissioner Sanders asked when the warehouse was constructed. Ms. Stephens said that occurred in 1995. Vice-Chair Biethan said the non-conforming uses would be part of the Commission's discussion later in this meeting.

Max Feingold next spoke to the Commission. He lives at 19711 NE 50th Place in Redmond, in the Red Brick Road area just east of the Woodbridge neighborhood. He said the place where he lives is a beautiful wetland valley and a historic gem with a timeless rural character that is irreplaceable. He said there is a lot of potential in the area, but he was concerned about the impact of any development on his neighborhood. Mr. Feingold asked the Commission to consider five major issues with regard to development. He asked that the Commission take steps to find ways to discourage traffic on the Red Brick Road. Drivers use this road as a connector, and increased housing will bring more traffic. This is a narrow road that has children living along it at times. It would be difficult to sustain more traffic and he would discourage more traffic in this area.

The second request would be to preserve the historic and rural character of the Red Brick Road. It does not have a lot of light pollution. The current plan could involve five or six-story buildings. The third request would be to consider restoring the vegetation below the slope below the Cadman properties. There are a lot of invasive species in this area, and this is not a dense enough vegetation buffer between the industrial area and local homes. The fourth request is about water runoff. There will be a lot of new impermeable surfaces in this new development. Evans Creek is running high in the winter, and any significant increase in runoff would jeopardize homes in the valley. The final request is about Arthur Johnson Park, which is a City park. This park has been idle and undeveloped for a long time, but renewing it would fit well with the plan for better amenities in the Woodbridge area. He asked that the Commission would fund the development of that park.

Tom Markl again addressed the Commission as regards SR 202 and Redmond Way through Southeast Redmond and the existing overlay area. He has provided a letter regarding the overlay and zoning of his company's property in this area. He noted that the City Council has talked about this issue on September 13, 2011 when the overlay proposal was discussed. He suggested that the Commission should review this session. In that meeting, the Council concluded several things, including that the overlay was a gradual first step. There were many discussions and strong feelings among Council members that the overlay should be just zoned General Commercial (GC).

The Council also said that zoning opposite sides of the street differently did not make a lot of sense and was incompatible with the street. The Council felt that the high volume of traffic on SR 202 was more compatible with the surrounding GC uses. Council members said that using Redmond Way as a zoning boundary, while administratively convenient, was really inappropriate because the character of the road. Finally, the

Council requested that the corridor in the adjoining area should be studied within a year and some recommendations should be made for consistent zoning in that corridor. Mr. Markl said it was his understanding that that study had not been done. He said a decision on the Redmond Way corridor and the adjoining properties is overdue, and to delay it longer for more study is unfair to the property owners, in his opinion.

He added that, from his company's experience as property owners, he was sympathetic to other property owners who have asked for expansion. He said he saw a decline in demand for the kind of MP uses that his property was developed to support. This is the result of changes in the economy and changes in the City of Redmond, which has changed a lot since the early nineties, when the original Zoning Code was developed. Vice-Chair Biethan asked if the Council did indeed direct the City to conduct a study about Southeast Redmond. Mr. Markl said it was his understanding that the Council expressed a need that SR 202 should be studied within a year's time due to the factors he has just summarized. Vice-Chair Biethan asked staff about this study. Ms. Dietz said she did connect with Mr. Markl on this topic. The recommendation that staff came up with was to not extend the overlay and change the zoning, but instead allow for a study of Southeast Redmond that would be separate from Marymoor. Vice-Chair Biethan confirmed that the kind of study Mr. Markl referred to would be within the range of issues the Commission would be discussing.

Jonathan Dreher next spoke to the Commission. He lives at 7504 196th Avenue NE in Redmond along the Red Brick Road. He echoed Mr. Feingold's concerns about development. He said previous documents about the Southeast Redmond Plan had additional vegetative buffer along 196th Avenue. Right now, neighbors cannot see buildings up that way. He wants to make sure the buffer stays in place. The Red Brick Road is a King County Landmark and on the National Register of Historic Places. Mr. Dreher noted that the Washington Department of Archeology and Historic Preservation stated the following:

Although other brick roads in the Puget Sound area still exist, the Red Brick Road is significant in that not only is the road virtually intact, but so is much of the valley through which it runs. It is the only link of the Yellowstone Trail that remains in this condition in Washington State since its completion in the 1920's.

Mr. Dreher emphasized that this statement focused not only on the road but the original condition of the entire valley. He said he was concerned about the history of his neighborhood. He wanted to make sure the vegetative buffer was preserved to preserve the character of the Red Brick Road.

Bill Williamson next spoke to the Commission. He works at 701 5th Avenue, Seattle, Washington 98104. He has a letter for the Commission dated June 30, 2014 and said he was happy to answer questions about his concerns regarding the rezone from R-12 to R-30. His letter was in support of this change. Commissioner O'Hara asked if Mr. Williamson would rebuild with higher density if the zoning changes went into place. Mr. Williamson said he would indeed do that, and yield about 60 units from a new project.

Narayan Thiru next spoke to the Commission. He lives in Southeast Redmond. He said biking in his neighborhood makes him feel close to nature. He noticed a bike path he was on recently is an elevated trail on a wetland. He said creating a trail without impacting the wetland is a good example of sustainable development. He asked the Commission to keep that in mind and continue to keep Redmond as a great place to live and work. In the planning process, he wanted the Commission to carefully consider the effects of future developments, from manufacturing to retail, on the environment. Specifically, he asked the Commissioners to consider the impact of development on air and water quality as well as noise pollution. He said he supported manufacturing zoning, but wanted to have guidelines put in place to limit noise, air, and water pollution. He said there was a loophole in the current law covering these pollution types. He noted that Southeast Redmond is a thoroughfare for many neighboring cities, and a comprehensive traffic plan was needed to reduce congestion.

Don Hill next spoke to the Commission. He lives at 13235 116th Avenue NE in Kirkland. His family owns a commercial building in the proposed MDD1 subzone of Southeast Redmond, which is slated to transition from a manufacturing park to multi-family zoning. The proposed change will affect his family and his tenants, and he is opposed to this change. His family's building is 48,000 square feet and is located at 17617 NE 65th Street in the southwest corner of the MDD1 subzone. The building was built in accordance with City regulations for commercial use.

A primary reason for his opposition to the proposed change relates to the potential for non-conforming uses. He said his family was told that the change would occur twenty years in the future, but the Technical Report actually states a target date of January 2, 2018. At that time, Mr. Hill's manufacturing park use would be considered non-conforming and the Redmond Code is clear that it would like to eliminate non-conforming uses.

In Section 7, Subsection A, there is a statement that "all rights to the legal non-conforming use are lost if the use is changed or the use is abandoned for twelve months or more." Mr. Hill said the rules in place when his family purchased this property allowed for many uses under the Manufacturing Park zoning. The typical term for a lease on a property like this is three to five years, so it is likely that different tenants will have different uses. It would be unlikely to find a tenant with the same use as the previous tenant. If the legal non-conforming status is lost based on needing to have the same use as a previous tenant, then the City would, in essence, be taking away the livelihood of Mr. Hill's family and their land value.

Mr. Hill said the current land market in Redmond is robust, but the real estate market is cyclical. A well-maintained building near his was vacant for 36 months despite an active attempt to find a tenant. Under the current proposal, that owner would have lost legal non-conforming status and would convert to residential even though it is obviously unsuitable for multi-family residential usage. Mr. Hill said 12 months was too short a time to consider a building's use abandoned for zoning purposes. He said his current

tenants tell him they love working close to home, but if the proposal is passed, he said good paying jobs would be lost and the ability to compete for good tenants in the future would be lost as well. He urged the Commissioners not to change the zoning in the MDD1 sub-area.

Commissioner Gregory asked staff how “like use” is defined. Mr. Churchill said it was narrowly defined. Vice-Chair Biethan confirmed that even if there was a manufacturing use of one type, a different manufacturing use would not be allowed under the new proposal, based on how the non-conforming use code is applied. He asked Mr. Hill if the issue was the change in zoning and use or the pace in which the non-conforming clause gets triggered. Mr. Hill said, in general, changing the pace in which the clause is triggered would quell some of his concerns. His current tenant deals with manufacturing and storage. Mr. Churchill said manufacturing is broadly defined, but the type of manufacturing would need to be very similar under the current code. Mr. Hill stated his belief that the proposal is onerous; in addition he entered the testimony of another property owner who could not be at the meeting tonight.

Todd Colby next spoke to the Commission. He lives at 7623 196th Avenue NE in Redmond along the Red Brick Road. Two sides of his property share a border with the City of Redmond. He asked the Commission to look beyond the borders of the City toward neighboring properties when making decisions. He noted that the City of Redmond borders a green belt near the Cadman site. He asked that density be reduced closer to this site with some finer grain zoning nearer the green belt areas. He asked for a consistent transition between very dense urban housing to slightly less dense housing. Larger lots would allow for a more natural transition.

Mr. Colby was concerned about the trail path that goes through Arthur Johnson Park along the back of his property under the new proposal, which he was excited about. He wanted to make sure the trail was not a sidewalk through a dense area, but a true trail. He has seen many different drawings of the trail, including some that show the trail running along the border of the City, which could have a negative impact on some of his neighbors. He would rather have the trail run through the middle of the park. He did not want trail users to be looking right into the homes of his neighborhood.

Mr. Colby noted that the park itself was a gift to the City, and there were conditions on that gift. Those conditions have been read into the Commission notes in the past, and Mr. Colby reiterated that the intent was to keep the park as a quiet nature area for reflection and not a parking lot. This fits the rural nature of the area, which includes some of the old farmlands of Redmond. Commissioner Miller asked about the trails represented in the Neighborhood Plan and if the drawings there were conceptual and not specific. Mr. Churchill said that was indeed the case. He clarified that the only place where the trail is defined, from his perspective, is through the park. There are other lines drawn through the park, but those do not represent the trail. Ms. Dietz said the Planning Department uses general representations for trails going from point A to point B.

Mr. Dreher came back to address the Commission and reiterated the importance of protecting habitat in this area. There are Class 1 wetlands right along 196th Ave. NE that extend west of that road into a place near the Southeast Redmond neighborhood. Evans Creek is a Chinook salmon critical habitat and is federally recognized under the Endangered Species Act. He asked that the full buffer area for those zones would be taken into consideration, especially in regard to stormwater runoff concerns and habitat protection.

Vice-Chair Biethan asked if anyone else in the public wanted to make a comment. Seeing none, he closed the Public Hearing. He said he appreciated all the public input and that the Commission takes these comments very seriously. These concerns from the public will be added to the Commission's issues matrix for consideration, where appropriate. Additional written commentary would be welcomed, as well. The written portion of the Public Hearing would remain open for another week.

Study Session, 2014-2015 Comprehensive Plan Docket, presented by Pete Sullivan, City of Redmond Planning Department.

Mr. Sullivan noted that the City undertakes the docketing process every year, and these procedures were recently revised. This is the first time those new procedures will be implemented. Docketing establishes a list of proposed amendments from the City or community that the City and Commission will then consider over the next year. State law requires this list to be established. This becomes a prompt for the community to become involved in these policy items over the coming year.

Mr. Sullivan said the purpose of this study session is to provide an introduction to topics on the list, convey staff recommendations, and identify topics for discussion from the Planning Commission. A Public Hearing will be held on docketing at the Commission meeting next week. He noted that the Comprehensive Plan is the City's vision for the future, and it provides the policy, direction, and goals for Redmond as a whole. It is implemented through Zoning Code regulations and regulates where different land uses will go. The Plan is updated in full every five to seven years. This was last done in 2010 and 2011. In years in between, there are annual updates. That is what the Southeast Redmond Neighborhood Plan is, for example, but minor, limited amendments are possible as well.

The docket is not a final decision on any items. These items will come back to the Commission once the City Council approves the final list. A full legislative process of staff review, Planning Commission review, Public Hearing and City Council review and decision occurs. The docketing process has changed with Ordinance 2740, passed on June 3, 2014. That ordinance clarified the procedures of docketing for staff and the community. It adds a Public Hearing and seven criteria regarding whether an item should be added to the docket. Commissioner Sanders confirmed that the proposed docketing items were submitted prior to the passage of the Ordinance.

In the past, the application period has started in the spring of every year to get a list of items from the public and from the City. A Technical Committee report has been presented to the Commission and is on the web now for public review. A formal report will be generated over the next few weeks, approved by the Commission, and then sent for Council review. The proposals for items have been received, but they do not become official until the Council approves the docket in September.

The seven criteria for consideration are a review and evaluation tool for use in determining if the time is right to be reviewing the proposals in question, or if there are other alternatives available such as a Municipal Code change. There are criteria dealing with timeliness, sufficient information being available, and consistency with the overall vision of the City and other policies in the Comprehensive Plan. The Public Hearing for docketing is scheduled for July 16th. On July 23rd, the Commission would approve the report and send it to City Council. The Council will review the docketing proposal starting on August 19th, and the Ordinance would be approved in mid-September. Commissioner O'Hara reiterated that the result of the work by the Commission will yield a list of topics that the Commission would then end up reviewing in the next year. He called it the crafting of a table of contents for the Commission. Vice-Chair Biethan added that in setting the annual docket, the City Council sets the Commission's annual work plan. Mr. Sullivan said that was true, but noted that this was the time to provide input to that agenda.

Commissioner Gregory asked how the criteria were determined and applied. Mr. Sullivan said the criteria were developed through input from the Planning Commission and then finalized by City Council. The docketing process is a legislative process and does not make a final decision on any of the items. City Council has always enjoyed legislative discretion in setting the docket. But the City has not had any criteria in the past in the Zoning Code to guide such decisions. Mr. Sullivan said there has been an uptick in privately-initiated proposals in the past few years. Some of them could be beneficial to the City, but some are clearly in conflict with the City's policy direction. The Council was not comfortable with the idea of not adding items to the list that were proposed by the community, because there were no criteria to provide transparency and predictability to the community. Now, it is more clear what a decision of whether to add or not add an item to the docket will be based on.

Vice-Chair Biethan noted that the Planning Commission will make recommendations, as well. Commissioner Gregory noted that these criteria were not an automatic eliminator. Mr. Sullivan said, for example, if an applicant came in and staff noted that the proposal did not meet a certain criterion, the application would not be rejected. Staff would review the proposal, forward the proposal, and provide a recommendation to the Commission, Planning Commission would make a recommendation, and then the Council would ultimately decide.

There are twenty-four items on the docketing list in groupings. There are nine proposals initiated by the City in the prior docketing year that are either underway or about to be complete or not yet underway. There are two privately-initiated proposals from the prior

year carrying over. There are nine new City-initiated items and four new privately-initiated proposals. The City-initiated issues include the following:

1. Updates to stormwater policies in the Comprehensive Plan. In the City's update to the Plan in 2011, policies in the Utilities element related to stormwater were updated, but the City did not adopt them. The Council has been waiting on a technical advisory group process involving local stakeholders. That outreach process is done, so those policies can be made final.
2. A stormwater functional plan would address stormwater and surface water management facilities and other investments by the City stormwater utility, including programs, habitat enhancements, infrastructure projects, and stream enhancements. Long-term costs would be studied as well.
3. Updates to the land use and transportation policies in the Comprehensive Plan. This would be a limited update. The Transportation Master Plan (TMP) was adopted in 2013, and there are some minor policy tune-ups such as changing terminology that is used in the TMP and not in the Comprehensive Plan document as a whole.
4. Updating the Overlake Urban Center boundary. That boundary does not coincide with boundaries for the Overlake Village or employment area and residential area. Those are not uniform, and perhaps some alignment needs to occur to help maps make more sense in Redmond and Bellevue.
5. The Southeast Redmond Neighborhood Plan Update, which is underway.
6. The Sammamish Valley Neighborhood Plan Update. This plan is over ten years old, but it is a more limited geographic area with less complex activities than Southeast Redmond. Updates to the Manufacturing Park zone, which are also proposed, may handle the main issues of the Sammamish Valley Plan, which has a large Manufacturing Park area.
7. Updates to the electrical facilities map in the Utilities element of the Comprehensive Plan. There are two transmission line routing projects underway coming out of the Sammamish substation along Willows Road owned by Puget Sound Energy (PSE). The project to the south is called Energize Eastside, and neighbors are involved in that process. To the north, there is a shorter transmission line up to the Juanita substation. Once those routes are finalized, the utilities map would be updated.
8. Parking-related policy updates. This is the Parking Strategies Project, and it would provide the basis for developing policy and regulatory updates to support more compact, cost-effective, and multi-modal urban development, particularly in Redmond's urban centers and employment areas. The idea is to look at parking management and whether it is optimal in relation to development.
9. Policy updates connected to the Growing Transit Communities Project. This project is bigger than Redmond, but the City is participating in this program, which looks at transit-oriented development along all high capacity corridors around Puget Sound. Light rail proposed in Redmond provides opportunities with regard to attracting growth and investment and providing affordable housing. New policies affecting Redmond and other cities involved in this project may follow.

Mr. Sullivan spoke about the Bear Creek Design District, which is a Zoning Code-only amendment. It was thought that there was a policy piece to this, but that is not the case, and it has been removed from the docketing list. Two privately-initiated items are carrying over from last year:

1. Private applicant Barry Margolese has asked to change the land use designation and zoning for a parcel near the edge of Downtown, sharing a border with Education Hill. This is at 8420 167th Avenue NE. The current designation is Single Family Urban with R5 zoning. The proposed designation would be Multi-Family Urban with R18 zoning, allowing higher density residential development similar to projects seen on this block already. The maximum allowable development would be eight units.
2. Private applicant Isaiah Dummer has proposed an amendment to the general sewer plan and water system plan which would allow alternate sanitary sewer and water connections for a property located at 11205 154th Place NE.

New City-initiated proposals for the docket in 2014-2015 are as follows:

1. A Fire Department Functional Plan will occur in this docket cycle. The last time the Fire Master Plan was updated and developed was 1990. Much has changed in the City since then, and the department has increased needs for fire prevention and lifesaving. This item will discuss the costs of future fire department services and what approaches the Fire Department will need to take in growing areas like Downtown and Overlake.
2. A limited amendment to the Parks, Arts, Recreation, Culture, and Conservation Plan. There is a trail map in that plan that does not show two major pedestrian bridges that the City is currently planning. The bridges are over SR520 at the Overlake Transit Center and Overlake Village. WSDOT requires that the City should adopt a map that shows the trails as part of the adopted plan so the bridge easements can become official. A full update to the Park Plan will occur in 2016, but the bridge building is very important and the map needs to be updated now.
3. Policy and regulatory amendments for the Manufacturing park (MP) zone. The Sammamish Valley Neighborhood Plan Update is tentative because the Manufacturing Park zone is under review. This item will help determine what the relationships are between these manufacturing areas and provide a comprehensive assessment of the needs of these areas, how they're related and whether any policy or Zoning Code amendments come out of that.
4. An Old Town Historic Core Plan for the heart of Downtown. This would address the Historic Core's long-term character, put in place strategies for enhancing economic vitality in that area, and find a variety of ways to support local business and property owners in that Historic Core. Commissioner Gregory noted that the Commission just received a letter about the Saturday Market moving out of its current location. He asked if this would fall under the Historic Core Plan. Mr. Sullivan said the staff person reviewing this topic would get a copy of that letter.

Commissioner Gregory said the Market is on the Town Center property, but carries a historic value that he wanted to recognize.

5. Transit policy and regulations and transit master plan. The Transportation Master Plan calls for creating a transit master plan that would ensure that transit is coordinated now and in the future.
6. A full update to the PARCC Plan, including park facilities, programs, and cultural resources. This is updated on a regular six-year timeline and positions the City well for grant funding, which are a major part of delivering park resources to the people of Redmond. The Plan will be tied to the long-term growth projections and vision of the City's 2030 Comprehensive Plan horizon as a whole.
7. Updates to transportation connections in North Redmond and Willow-Rose Hill. This is a limited update, but these neighborhoods are residential in character and built out already. There are still some areas developing, and more transportation connections need to be mapped out and coordinated.
8. Local centers in the City jurisdictions, which are similar to though smaller than urban centers in that they are focused on jobs, transportation, and housing, need further study. Two examples are Southeast Redmond and the Willows corridor. Having those areas designated as local centers would help the City position itself for future grant funding relating to transportation and other projects.
9. Policy amendment related to annual docketing. With the Zoning Code amendment about docketing procedures, there was no update to the Comprehensive Plan policies. This would be a limited amendment to make sure that the Zoning Code and Comprehensive Plan procedures are coordinated.

The last four items on the docketing list are the privately-initiated amendments that are newly received for the upcoming docketing cycle:

1. An item about economic vitality has been proposed by OneRedmond. Mr. Tom Markl, who spoke to the Commission at this meeting, mentioned this item earlier. This would revise policy language to support a competitive cost structure related to development fees and related charges for development activity in Redmond to align with the City's desire to support, promote, and attract economic development and business activities.
2. Mr. Eugene Zakhareyev has proposed a package of policy and code amendment items. The amendments would emphasize and expand Overlake's transition areas between employment and residential areas by limiting the maximum height of buildings. It also would create a greater level of review for non-residential development proposed in residential areas across the City. There are certain conditional uses where schools, for example, can occur within a residential area, but those are not permitted outright.
3. Ms. Jenny Carbon has received a license to operate a retail recreational marijuana business in Redmond, one of two licenses the state has issued for the City as part of I-502. In Redmond, there are no retail areas available outside of the I-502 buffers which limit a marijuana business from being within 1,000 feet of a park or school.

The proposal from Ms. Carbon is for a land use designation or Zoning Code amendment that would free up an area for retail marijuana activity. This would still meet the I-502 buffers, but the applicant is asking for a consideration of other areas outside of those buffers. This would require a change to the Zoning Code and potentially the Comprehensive Plan. Staff does not support adding this item to the docket because it is not consistent with two of the criteria for further consideration of Comprehensive Plan amendments, which including timeliness and having sufficient information. Staff says the passage of Ordinance 2744 on June 17, 2014 about medical and recreational marijuana did not include new land uses to allow for retail marijuana sales. The Ordinance did have a provision that, in eighteen to twenty-four months, the current regulations would be reviewed on a City and state level. With that in mind, staff does not feel that the Commission is ready to look at this issue again. With regard to having sufficient information, the Council wanted to have more data about the impact of retail marijuana, and thus, implementing Ms. Carbon's proposal at this point would not have the new information.

Commissioner Gregory said Ordinance 2744 did not prevent the Council from adopting amendments prior to review. He said this was a serious question in that the applicant has a marijuana license, which is difficult to get, but has been prevented from being able to sell. He said that the issue was timely in that the state has just opened retail sales for marijuana. Waiting two years to see what happens does not seem right to him. Commissioner Miller agreed with that sentiment.

Commissioner Sanders noted that the public was asked to submit issues for docketing, but rules for evaluating those issues were put in place after those requests. She said the intent of the issues must be honored, in that they were submitted before those rules were applied. She drew attention to the items that are holdovers from last year, and said they were deserving of consideration without removal by the criteria. Vice-Chair Biethan clarified that staff was not recommending two issues to go into docketing, including the marijuana issue noted above and a topic involving property on Education Hill, and neither of these are carry overs.

Mr. Sullivan clarified that Commissioner Sanders' concern that it does not seem fair that the criteria for further consideration were adopted after the application period for the 2015-2016 docketing process. Mr. Sullivan noted that the Council would not act on the docket until September, which is months after an application is received. The Council or the Commission may decide that staff's application of the criteria is not proper.

Commissioner Miller clarified that staff was not removing items without Commission input. Commissioner Gregory said he would like to find a way for the Commission to add its own recommendations about marijuana, in particular. He noted that the Commission had asked to see this issue on the docket as soon as possible in past meetings. Vice-Chair Biethan asked Mr. Sullivan to include this discussion in the issues matrix as this item is further reviewed. Mr. Sullivan said he would do that and make sure the final report from the Commission captures the sentiment of tonight's meeting. If the Commission does not agree with the Technical Committee's recommendation, that would be reflected in the report that goes to the Council.

Continuing, Mr. Sullivan described the last request amendment on the list:

6. Mr. Sidd Jha proposes a site-specific amendment in the Education Hill neighborhood at Avondale Road near NE 104th Street by Redmond High School. This is a steep parcel that drops 100 feet over the course of the property. The applicant wants to re-designate this 3.5-acre parcel, currently zoned R4, to a Neighborhood Commercial designation. This is in the general area that was considered for neighborhood commercial when those policies were reviewed in the recent past, but that process did not go parcel by parcel. Staff sees two challenges with this parcel in how it relates to the existing policies in the Zoning Code. Those are related to site development for directing intensive commercial development away from steep slopes and needing safe pedestrian and vehicle access. There is a blind corner curve at high speeds near this site, and cars coming in and out of this property does not seem safe to staff. Staff has reviewed this parcel extensively and it has an approved land use proposal to be subdivided for residential development, but not with a commercial proposal.

Vice-Chair Biethan thanked Mr. Sullivan for his extensive work on this agenda item and said the Commission would take a quick break.

Study Session, Southeast Redmond Neighborhood Plan Update - proposed Comprehensive Plan and Zoning Code amendments, presented by Kim Dietz and Jeff Churchill, Planning Department.

Vice-Chair Biethan said he saw four major issues arising, including proposed land use changes that would shift housing capacity to Marymoor from the Northeast. Transit-oriented development options would also be considered near the Transit center. The Northeast area is proposed for some housing along with the employment base and a small retail node. The MP overlay could be changed or extended, as well. Vice-Chair Biethan asked staff to add those issues to the issues matrix.

Issue A1 dealt with housing near the light rail stations. Commissioner Miller and Vice-Chair Biethan requested that City policy emphasize preserving housing options and housing in the form of transit-oriented development (TOD). Commissioner Sanders added that the Commission has not yet agreed to the location and type of housing to be provided in the Marymoor Design District. Staff has now proposed amendments to LU-21 and LU-28. Vice-Chair Biethan said he was comfortable with staff's response. Commissioner Miller said his concerns were addressed. Commissioner Sanders supported the proposal from staff, but asked how that would be reflected in the maps that have been generated. Mr. Churchill said the maps in the Zoning Code would not change right away, because there would be a delay. The land use map would not change either for the same reason. But he said there may be a map-based way to mark this proposal. Commissioner Sanders said if that did not happen there would be a contradiction between the policy and the map. Mr. Churchill said a map could be included in the plan.

Vice-Chair Biethan noted that the proposal does not require housing, but rather says that the options for housing and TOD should be put in place by the transit station. Ms. Dietz said that rather than putting in a map, the language could add in the TOD considerations in the use table. That option would then be available, and staff could look at some parameters to review during the infrastructure study. The language would then be clear on use but would give a general idea for location. That would allow some wiggle room to provide the best location for housing.

Mr. Churchill said the purpose statement of the zone could include that language. The Marymoor Design District would not immediately show up on the zoning map, in that it would be delayed until 2018. But between now and then, it is simply part of the ordinance that goes in effect in the future. Vice-Chair Biethan summarized that the map would be correct in 2018. Commissioner Sanders wants to be clear about the location of MDD1. She says the current proposal is prescriptive about where housing must be and that manufacturing will not be allowed. She wanted to regain some flexibility for this area. She said the proposal could be very restrictive for property owners, as heard during this meeting. She felt rushed in this decision. She liked the language of the policy and asked how it could be reflected in the map.

Commissioner O'Hara said the MDD1 is a big stick to force housing to be built, and businesses operating today are going to be forced out. He asked if a carrot could be used, in that redevelopment for housing could be done, but businesses would not be forced out if they were vacant for twelve months. Vice-Chair Biethan said this issue would be raised next on the matrix. He reiterated Commissioner Sanders' concerns. Commissioner Sanders said this was an issue that might not be resolved at this meeting. Vice-Chair Biethan said the issue could remain open. He asked staff to review this and show what would be allowed with transit oriented development and MDD2 and see how it would be reflected visually on a map. Mr. Churchill said this raised an issue of not only how much housing could happen in MDD2, but how much could happen in MDD1 and where. Also, the impact of these issues on current property owners should be discussed, which is part of the next issue on the matrix. Commissioner Sanders said this is an issue of performance zoning, and wanted to see the language that speaks to flexibility in the proposal reflected on a map.

Vice-Chair Biethan said that Issue A1 simply refers to the language of preserving options for housing near the light rail station. He said that Commissioner Sanders' concern was to see that on a map. He left this issue open.

With Issue A2, Vice-Chair Biethan and Commissioner O'Hara asked staff to provide additional information regarding legal non-conforming uses as well as examples from the region of similar transitions between zoning. Staff has provided a response and some information on non-conforming uses. Mr. Churchill noted that the Commission has heard concerns from the public at this meeting and in the past about what happens to a piece of property when a use becomes a non-conforming use. After twelve months of vacancy, non-conforming use rights are lost. The City applies the "like use" uses portion of the Code narrowly. Thus, a specific kind of manufacturing would need to be replaced with

the same or very similar kind of manufacturing. That is not the only way to handle transitions in Redmond, and that is not an approach that the public is comfortable with. Staff is hearing those concerns.

Mr. Churchill noted that in 2007, when the Overlake Neighborhood Plan was updated, the concept of transitional uses was introduced. He suggested involving the people who have testified and anyone else interested in a process where the City could figure out what approach could work for stakeholders that would incorporate the vision of the City while recognizing the economic realities of the situation. Mr. Churchill said that strategy could be in the Code concurrent with the effectiveness of the Marymoor Design District in 2018. Commissioner O'Hara would not like to have the 2018 date hanging over anyone's head, especially with the light rail extension not yet approved by voters. Without light rail, this whole discussion is moot. Vice-Chair Biethan disagreed, and said this is a comprehensive look at the whole area. He said that even if light rail did not come to the area, the MDD2 designation needs some changes. He was concerned about the date-certain nature of this proposal, as well. He said the current proposal was Draconian and would present an economic risk to the City. Even using this proposal as a placeholder could be dangerous.

Commissioner Miller echoed Vice-Chair Biethan's concerns and added that he was concerned about how tightly the Commission is viewing the change of use. He had anticipated that the goal of the design districts, in general, was to foster a mix of uses and have flexibility. The current proposal would not, in his opinion, create a broad enough definition of a conforming use. He noted that Southeast Redmond has been an incubator for economic activity in the community. He wanted to find ways to protect people who are investing in this area, and all the public testimony has given him pause. He wanted the Commission to create a more flexible, performance-oriented approach to the design of the community. Commissioner Gregory agreed that, in hearing public testimony, it appeared the proposal was intentionally driving people out to accommodate new zoning. He stated that this reaction from the public made him feel uneasy.

Vice-Chair Biethan said the issue matrix item going forward would be asking how to fairly treat the goal of transition, balancing economic fairness to the current property owners. He asked what different ways could allow non-conforming uses to run their course and transition over the long term. He said this issue needed to remain open as well. Mr. Churchill said staff could come back with a menu of options generated by stakeholders that the Commission could review at a later time. That could take longer than a week, however. The Commission could put a policy in the plan that says the City wants a transition that achieves a number of certain goals enumerated above. If the Commission wanted to see that happen before the zoning went into effect, the Commission could ask the Council to put something in the ordinance to say that.

Vice-Chair Biethan said if he made an investment in a building, he would want to know that his investment would be safe and not threatened due to a possible rezone. Commissioner O'Hara suggested adding language that said housing is an acceptable use

as an overlay, but did not make existing uses non-conforming. He did not think multi-family homes in this area would be a problem next to the current uses.

Issue A3 had to do with park use, and staff has provided an answer to Vice-Chair Biethan, and Commissioners Miller and O'Hara. The answer was acceptable and this issue was closed. Issue A4 dealt with uses allowed in the MDD Zone. That issue has been closed. Issue A5 had to do with master planning required in the MDD. Commissioner Sanders and Vice-Chair Biethan had questions about this. Master planning would be optional in the current proposal, which Commissioner Sanders agreed with. The issue was closed.

Issue A6 was similar to Issue A2 and Issue A1. Commissioner O'Hara suggested closing Issue A6, as it is covered in Issues 1 and 2. Commissioner Miller noted that he was asking about aggregated employee density, not commercial square footage, with regard to his concerns about commercial density. He wanted to make sure there was some efficient way to move people through to a transit site. Commissioner Sanders said she was still concerned about this issue and where housing should be located. She said many of her points about this were raised in the Issue A1 and Issue A2 discussion. She was not sure why housing would have to be located on the west side, and wanted a list of reasons for and against that proposal. She said the overlay issue discussed earlier may help answer this issue as well. Vice-Chair Biethan asked why housing was located in MDD1 and not MDD2. Mr. Churchill said he could come back with more details on this issue. Vice-Chair Biethan summarized the concerns of the Commission to ask why housing is located where it is in the current proposal, and how TOD would be implemented. Issue A6 remained open.

Issue B1 was about sites for neighborhood commercial zoning in Woodbridge and the CAC's intent to include this type of zoning in this area. Ms. Dietz said she started at the center point of the Neighborhood Commercial zone and the measured out along the routes where people might want to walk to or from as they relate to the Neighborhood Commercial areas. The Commission was comfortable with the staff response to this issue, and Issue B1 was closed.

Issue B2 dealt with the size of the commercial piece. Vice-Chair Biethan had requested traffic counts at Avondale and 116th. Ms. Dietz said staff reviewed a study that looked at different existing commercial sites in the region, from Seattle to Snoqualmie. The study analyzed what density made an area successful. Looking at the proposed density in this area of Redmond at about 11,000 people, Ms. Dietz has suggested that the site, about one acre in size, could support a smaller market, or a 15,000-square-foot facility. She said a quarter-mile distance would be best for convenient walking, but in emergency situations, people would walk as much as a mile.

Commissioner Miller said he was concerned about the study, which had a range between three and twenty stores. He did not think the development of neighborhood commercial would truly include twenty stores. Mr. Churchill said the neighborhood commercial (NC) designation is limited to one acre. The floor area ration is 0.3, so there would be roughly

13-14,000 square feet of commercial space. This neighborhood would likely only support something that big, according to the study. Ms. Dietz compared this size to that of the Ben Franklin Craft store as a space large enough to attract a variety of tenants. Mr. Miller asked whether this site, in comparison to the location on Avondale, has the potential to be more than just a small neighborhood center as adjacent areas get developed.

Mr. Churchill said that in the Northeast Design District, there is the ability to provide some retail and services. A master plan could provide for something even larger, possibly. He said the proposal made for the site near Woodbridge is small, which is responsive to community needs and concerns. Commissioner Sanders said she was happy with the answer staff provided. She asked the other Commissioners if they were comfortable with the smaller site size. Commissioner O'Hara said he was comfortable with it, in that a larger market was not far away. Commissioner Gregory said the size would be appropriate. He said master planning could help create diverse neighborhoods with character and vibrancy. Commissioner Miller said he was torn on this issue. He saw this area as being a third place for the community, and saw the smaller size as the better choice. Commissioner Sanders agreed, and the issue was closed.

Vice-Chair Biethan noted that there were a number of "C" items left in the matrix, including C1 regarding parks and trails completion and additional services. Commissioner Sanders said this issue should stay open in light of all the public testimony on this issue. Item C2 was about linking goals with performance zoning. Vice-Chair Biethan had questions on this issue, but he was satisfied with staff's response and confirmed with the rest of the Commission that it was okay to close it. That closed the issues matrix for the evening. Vice-Chair Biethan thanked the staff for their work on this issue.

REPORTS/SCHEDULING/TOPICS FOR NEXT MEETING(S):

Ms. Stiteler noted that the Energize Eastside Project is ongoing. Monday night, there was a neighborhood meeting at the Old Redmond Schoolhouse Community Center about the project, and the City Council met Tuesday night before the Commission meeting to discuss the project further with Puget Sound Energy staff. The Council is focused on the route location, the facility, the design, alternative technology and conservation, the cost of aerial versus underground, and project schedule. There will be a booth from PSE at Derby Days on this topic. There is also a website, energizeeastside.com.

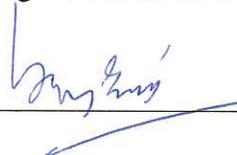
ADJOURNMENT:

MOTION by Commissioner Sanders to adjourn. MOTION seconded by Commissioner O'Hara. MOTION approved unanimously (5-0). Vice-Chair Biethan adjourned the meeting at approximately 8:46 p.m.

Minutes Approved On:

8/6/14

Planning Commission Chair



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