CITY OF REDMOND PLANNING COMMISSION
MINUTES

July 20, 2016

COMMISSIONERS PRESENT:	Chairman Biethan, Vice Chairman Captain; Commissioners Baker, Haverkamp, MacNichols and Nichols
STAFF PRESENT:	Judy Fani, Jeff Churchill, Sarah Stiteler, Redmond Planning Dept.
EXCUSED ABSENCE:	Commissioner Miller
RECORDING SECRETARY:	Lady of Letters, Inc.

CALL TO ORDER:
The meeting was called to order at 7:00 p.m. by Chairman Biethan.

APPROVAL OF THE AGENDA:
MOTION to approve the agenda by Commissioner Baker, MOTION seconded by Commissioner MacNichols. The MOTION passed unanimously.

ITEMS FROM THE AUDIENCE: None

Public Hearing and Study Session, Scope for 2016-17 Comprehensive Plan Docket, presented by Ms. Judy Fani

Ms. Fani summarized the presentation given at the previous meeting which included a brief overview of the proposed Comprehensive Plan Docket and the recommendations of the Technical Committee. There were 27 proposals recommended; 21 being carried over, five new city initiated proposals and one privately initiated proposal from Quadrant. The Quadrant proposal involves approximately 15.5 acres in the Willows Rose Hill area at NE 124th and Willows Road on the southwest corner of the intersection, and the request was for a Comprehensive Plan amendment and rezone from Business Park to Design District.

Staff had evaluated all proposals and in particular the six new proposals against zoning criteria, and also design district criteria specific to the Quadrant proposal. Staff recommended that all 27 items be included on the docket. A key question at this meeting was for the Commission to determine if the six new proposals met the criteria for the docket.

Chairman Biethan stated that there had been a letter submitted by Quadrant Homes and asked if there was any other written testimony. Ms. Fani stated that there were two, the Quadrant Homes letter which had been posted on the website and emailed to Commissioners, and a second

submission distributed by Ms. Stiteler this evening. Chairman Biethan clarified that there were actually two letters from Quadrant Homes.

Chairman Biethan opened the Public Hearing.

Ms. Bonnie Geers, 14725 SE 36th Street, Bellevue, Washington, Vice President of Quadrant Homes, stated that Quadrant proposed a Comprehensive Plan amendment and rezone for the property referred to as Proctor Willows at the location stated by Ms. Fani. The current zoning is Business Park and the change requested is to rezone to a Design District in order to accommodate 300 to 400 residential units and the possibility for ground floor retail and/or commercial space along Willows or 124th Street. While the current Business Park zoning allows for multi-family structures, it does not allow for stand-alone multi-family units. A Design District would allow the flexibility to offer a variety of housing types including detached, attached, townhomes and multi-family structures. The flexibility would allow for the design of a high quality neighborhood. Quadrant believes the Proctor Willows property is well suited for residential development including for-sale attached homes, a housing type not readily available in Redmond and in high demand by buyers on the eastside. The site would offer future homeowners convenient access to the growing number of businesses and services in Downtown Redmond, the re-designed Totem Lake Mall and to other employment centers. The property would also be served by transit, and is a short drive to the transit center connecting homeowners to other Eastside cities and Seattle.

Quadrant believes that the development would be bordered by uses that would be good neighbors for a residential mixed-use community. To the east is agricultural zoned land with recreational uses such as sports fields; to the north, a low intensity Business Park zone; to the west, a utility corridor buffering another Business Park, and further west the City of Kirkland is encouraging residential development. Finally, the Design District zoning would offer the flexibility to create a thoughtfully planned community that offers a variety of housing options, quality amenities and preserves the property's critical areas, and consider non-residential uses on adjacent properties.

The site has remained vacant for a period of time due in large part to the steep topography and critical areas onsite. The current owner has not been successful transacting the property under current zoning. The development of mixed-use residential project would have less traffic impacts on the adjacent streets than the current BP zoning. Quadrant and the Transpo Group prepared a study in which preliminary estimates for the current Business Park use would be 3,700 traffic trips daily, 380 in the P.M. peak hour. The Quadrant proposal would produce 2,400 daily trips with 210 in the P.M. peak hour. The proposed rezone is estimated to result in the reduction of 1,300 daily trips from the current allowed use as a Business Park.

Ms. Geers thanked the Commission for their consideration. Rezoning would transform the property into a vibrant, well designed, high quality neighborhood for Redmond. She acknowledged that staff had been very helpful with feedback and support.

Chairman Biethan asked for any questions and there were none. Chairman Biethan asked for confirmation that there was no other Public Comment, and there was none. Chairman Biethan closed the oral Public Hearing and opened the Study Session.

Chairman Biethan asked if there were any issues regarding the staff recommendations, and whether or not the proposals should be included in the docket. Ms. Fani explained that each of the proposals would be presented to the Commission individually for full discussion-once they are on the docket. Commissioner Nichols asked for clarification that the Commission simply needed to determine if the proposals met the seven criteria in the zoning code not deciding on merits and Vice Chairman Captain replied yes. Vice Chairman Captain expressed approval and Commissioner Baker agreed that there were no further issues.

Chairman Biethan asked for a description about one of the new city-initiated proposals, Updates to the SE Redmond Light Rail Station Park and Ride,, as he had not been present at the previous meeting. Ms. Fani replied that the focus would be to take a closer look at current land use densities in relation to the upcoming light rail station. This proposal may involve updates to the Comprehensive Plan, associated functional plans and Zoning Code.
MOTION by Commissioner Baker to adopt the staff recommendations for the 2016-17 Comprehensive Plan Docket, MOTION seconded by Commissioner Nichols. The MOTION passed unanimously.

Chairman Biethan closed the written portion of the Public Hearing.

Study Session, Mobile Services Zoning Code Amendment, presented by Mr. Jeff Churchill, Redmond Planning Department

Mr. Churchill explained that an updated Issues Matrix was contained in the Commission packets. Items 1, 4 and 5 remained open after the previous meeting. Issue One was regarding preventing de facto mobile service malls. Staff recommended limiting the number of mobile service vehicles per lot to two, noting the idea came from Commissioner Nichols. Commissioner Nichols stated approval of therecommended solution and the issue was closed
Mr. Churchill read Issue Four: where mobile services should be allowed in relation to brick and mortar businesses. Commissioner MacNichols expressed appreciation for the research into the practices in other cities and stated that while citizens should have more options to obtain goods and services, there were also brick and mortar stores paying a premium to locate permanently. Commissioner MacNichols was not sure if there was a clean fix for the potential issue until execution of the program occurred, to determine if this would in fact be a true issue. Commissioner Nichols stated that there was difficulty in attempting to form a possible but not likely scenario where the issue would actually become a problem, and stated that the issue could be closed until an issue arose which actually became a problem in the future. Minimum distance could be determined if the issue needed to be addressed now. Vice Chairman Captain agreed that an issue may not exist at this point. Chairman Biethan asked if any businesses had been contacted that may be competitive to mobile services, and Mr. Churchill stated no, beyond normal advertisement of the agenda item. Commissioner Baker stated that public notice should be given in the same manner as when any other business comes into the area.

Vice Chairman Captain asked if food trucks had caused any restaurants to shut down in the past and did not believe restaurants would view food trucks as competition. Another scenario was barber shop services, but Vice Chairman Captain did not believe there would be an issue as the

applicant would be providing services in a Business Park, and the Commission should wait to see if a problem arises and deal with the issue at that time. Commissioner Nichols reminded the Commission that mobile services would be time limited, also. Commissioner Baker suggested reviewing the policy at a certain number of applications received. Chairman Biethan asked the Commission if there were any strong feelings regarding not closing the issue and the Commission replied no. Issue Four was closed.

Mr. Churchill read Issue Five: the review a mobile service might undergo prior to operating in Redmond regarding design or zone-based restrictions. As a point of comparision, staff noted that Recreational Vehicle (RV) design in regard to keeping with the character of an area has been an issue only twice in 16 years in residential zones. An administrative process for design review would need to be created if pursued. Currently the business license, the review mechanism, does not have a design review component but this could be changed. There would be fewer potential customers for mobile services in a residential zone. Chairman Biethan asked for questions, and Commissioner Nichols stated in example that trucks conducting blood drives in church parking lots should not be prohibited from operating in residential neighborhoods.

Commissioner Baker stated that the applicant had mentioned a hope to do work in homeless communities, and did not believe a problem existed at this time. Vice Chairman Captain still had reservations around uncontrolled design, but that a not-for-profit service to the community should not be restricted. A case by case judgement rather than an umbrella policy should be considered. Commissioner Nichols asked if the same policy regarding unsightly RVs would be appropriate for unsightly mobile services and Mr. Churchill replied that the language could be used, but the language was somewhat subjective. Chairman Biethan asked what the staff recommendation was and Mr. Churchill replied that in respect to design review, the situation could be monitored but no extra requirements added. In regard to disallowing mobile services from residential zones, the staff recommendation was no, understanding the unlikelihood that many would look for business in residential zones.

Commissioner Baker asked what a trigger for reevaluation would be, and Mr. Churchill replied that a problem would come to the surface if complaints were received at which point the situation would be brought to the Commission. Chairman Biethan asked if there remained any concerns remained or if the issue could be closed and Vice Chairman Captain stated satisfaction with moving forward without action. Commissioner Nichols believed that adding design review would be an unnecessary burden and blood drive services should not be kept out of neighborhoods.

Chairman Biethan asked if there were a definition of"lot"t, and Mr. Churchill replied this was synonymous with Tax Parcel and the definition could be included in materials to be distributed on Friday. Chairman Biethan asked if the number of tax parcels could be manipulated for multiple trucks, and Mr. Churchill stated that the definition of Site was geared toward everything within the boundary of a development. Many tax parcels would be the result of sub-divisions and many were completely occupied by structures, impossible to physically locate a vehicle on. Vice Chairman Captain asked if multiple tax parcels involved one or multiple street addresses and Chairman Biethan stated that either a single street address or multiple addresses could be

associated with multiple Tax Parcels. Chairman Biethan asked if there was anything further to discuss or add to the Issue Matrix and the Commission replied no.

MOTION by Vice Chairman Captain to accept the staff recommendations for the Mobile Services Zoning Code Amendment as amended in Issue One, MOTION seconded by Commissioner Nichols. The MOTION passed unanimously.

5 Minute Break

Briefing, 2016 Community Indicators, presented by Jeff Churchill, Redmond Planning Department

Mr. Churchill reported that the presentation would be the 11th Annual Redmond Community Indicators. The indicators or measurements are taken each year, as well as documenting actions, taken to implement the Comprehensive Plan. The City tracks both high-level dashboard measures related to the budget, and community indicators related to the Comprehensive Plan. An overview of the related website was presented.

New population data received June 30, 2016 indicated that the current Redmond population was over 60,000 for the first time. Population growth was at 2.3percent. Employment data for 2015 would be released soon, but data for 2014 indicated 84,500 employees which was a 3.3percent increase over 2013. Redmond and the region are growing at approximately the same rate. Employment tracked slightly under the 2030 trend line and over time, the region is expected to grow jobs at a somewhat faster pace than Redmond.

Redmond set housing and job targets in the Comprehensive Plan that exceedthe minimum set at the county level. There were currently approximately 1,000 homes in the development pipeline. Overlake was just beginning to experience housing in the urban center. The current Downtown housing count was at 3,600 homes with the 2030 target of 6,100, and the current Overlake housing count was at 1,400 homes with the 2030 target of 5,700 homes.

A graph regarding total supply of affordable homes including multi-family in Redmond for incomes of 50percent to 80percent of King County area median income (AMI) was presented. The definition of affordable is that no more than 30percent of income is spent on housing. New supply of single-family homes averaged about 3,000 square feet in size. New multifamily housing in Redmond represented 64percent of total housing units since 2010.

Transportation data on the website was presented. The 2013 Transportation Master Plan establishes connectivity targets for urban centers. Transit ridership measured average weekday boarding at stops in Redmond and showed a slight decrease from 2014. Chairman Biethan asked if the target would change if a surge was anticipated, and Mr. Churchill replied that the target already did include the anticipated arrival of light rail. Transportation safety was improving. Commissioner Nichols asked about the satisfaction levels measured and that only positive data was shown on the graph presented to the Commission. Mr. Churchill replied that the goal for Parks satisfaction, for example, what was being tracked was the desired number of citizens to be satisfied. Further data from surveys could be found online. Stream health, important for

endangered species and clean water, was measured with a Water Quality Index (WQI) with eight separate parameters and the Benthic Index of Biotic Integrity (BIBI). A positive score was reflected in a higher percentage. The percent of scores above 40percent in the WQI had decreased from 100percent to 75percent and the BIBI scores had increased or remained the same.

A graph showing the price of government, or the total amount of taxes, fees and other revenue divided by aggregate income, was presented. The Bond rating has AAA since 2008, the highest possible. To learn more, Mr. Churchill encouraged visiting the website.

Chairman Biethan asked for any questions and there were none. Chairman Biethan asked Mr. Churchill if anything was needed from the Commission and Mr. Churchill replied no.

Reports/Scheduling/Topics for Next Meeting(s)

Ms. Stiteler stated that there were no reports but reminded the Commission of the next meeting Wednesday, July 27, 2016. There was no meeting scheduled during the first week of August, but there would be a meeting on August 10, 2016.

ADJOURNMENT:
MOTION by Vice Chairman Captain to adjourn, MOTION seconded by Commissioner Nichols. The meeting adjourned at approximately 8:08 p.m.

Minutes Approved On:

9-14-2016

Planning Commission Chair