

**REDMOND PLANNING COMMISSION  
MINUTES**

December 4, 2013

**COMMISSIONERS PRESENT:** Chairman Franz Wiechers-Gregory, Commissioners Murray, Chandorkar, Sanders, Miller, O’Hara and Biethan

**COMMISSIONERS EXCUSED:** None

**STAFF PRESENT:** Sarah Stiteler, City of Redmond Planning Department; Jeff Churchill, City of Redmond Planning Department; Kim Dietz, City of Redmond Planning Department; Pete Sullivan, City of Redmond Planning Department

**RECORDING SECRETARY:** Lady of Letters, Inc.

**CALL TO ORDER**

The meeting was called to order at 7:00 p.m. by Chairman Gregory in the Council Chambers at City Hall.

**APPROVAL OF THE AGENDA:**

There were no changes to the agenda.

**ITEMS FROM THE AUDIENCE:**

There were no items from the audience.

**MEETING SUMMARY APPROVAL:**

Chairman Gregory asked for any comments, questions, or changes to the 11/20/2013 meeting summary approval. Without objection, the meeting summary was approved.

**Public Hearing and Study Session, Housing-related Amendments to the Comprehensive Plan and Zoning Code**, presented by Sarah Stiteler, City of Redmond Planning Department.

Chairman Gregory opened the public hearing and study session. He noted there was no one in the audience for oral testimony, but acknowledged that the Planning Commission did receive an email from Mr. Richard Barthol supporting the reduction of the height limits on detached ADU’s, or accessory dwelling units, from 35 feet to 25 feet. Chairman Gregory asked that this email become part of the public record. No other public testimony has been received. With no further testimony, Chairman Gregory declared the public hearing, both written and oral, closed.

Ms. Stiteler reviewed the presentation she did the last time for the Commission on this issue, identifying that the package of amendments had originated from several places. There was a Code rewrite from a couple of years ago and a number of items were placed

on hold for larger policy considerations. These items were things that were outside the scope of the rewrite at that time. Also, in May of 2012, the City Council passed the Housing Strategy Plan, and at that time, there were a number of high priority items that the Council asked staff to look into further. Staff has been reviewing the ADU regulations with this amendment package to determine if there were things that could be done to further encourage the development of ADU's. One recommendation is to discuss further, with other member cities of ARCH, A Regional Coalition for Housing, how other cities are dealing with ADU's successfully. In addition, staff has been reviewing existing housing regulations to find ways to improve clarity and internal consistency while removing duplicative language.

There are six categories of changes. The first is to add language to clarify that density bonuses are calculated on the underlying base density, which is the practice in Redmond. However, the specific language about this was not in the Code. The second category is to have changes to small lot/short plat requirements. This would change the height limit on houses built through that mechanism from 35 feet to 25 feet. That same height limit proposal covers ADU's, specifically detached ADU's. If an ADU is in an existing garage, such as over a garage, then the height limit would be 28 feet, as regulations currently allow.

The parameters of an ADU include the following:

1. An ADU must be owner occupied.
2. The primary home must be resided in by the owner of the home or, conversely, the owner of the home could live in the ADU and rent out the primary home.
3. There has to be at least one off street parking space per ADU.
4. For a detached ADU, the maximum size is 1,000 square feet.
5. There will be certification of the ADU recorded on the title of the home.

Ms. Stiteler showed some images to describe a detached ADU, including some examples of 3-story structures from Seattle that Redmond would like to avoid. The fourth group of changes has to do with Attached Dwelling units. The most substantive change is to remove the requirement regarding the affordability requirements; again, to be consistent with other similar residential structures. This is because if it is classified as an affordable attached dwelling unit, the site requirements are very minimal. So, it was felt that because of that extreme flexibility, such a situation would work best in a subdivision, which has also been the practice in North Redmond.

The fifth item is a proposal to remove any reference to the Innovative Housing Demonstration Program in the Zoning Code and Comprehensive Plan. The City's Comprehensive Plan Policy HO-33 speaks directly to that and is proposed to be deleted. The Program ended in August 2013 and staff is proposing to evaluate the program more formally in 2014. The sixth item is about changes related to affordable housing. There are no substantive changes in this regard, merely clarification.

Commissioner Chandorkar asked about a photo in the presentation and what represented an ADU. Ms. Stiteler noted that the photo was an *attached dwelling unit*, or triplex, not

an *accessory dwelling unit*, commonly known as an ADU. Ms. Stiteler clarified that an accessory dwelling unit could be, within a shed in the back yard, a unit above the garage, or in the first floor of a daylight Rambler.

Chairman Gregory noted that the main issue before the Commission was how the proposal to lower height limits on ADU's and homes built on a small lot/short plat encouraged the development of these structures, which was an issue raised by Commissioner Miller. Commissioner Miller said he wanted to understand where the value of 25 feet came from. He said he appreciated the email from Mr. Barthol about the overall impact of 35 feet, but Commissioner Miller wondered if the ADU had to be shorter than the building to which it was an accessory when the City was trying to encourage this type of construction density. He said this height limit seemed to veer away from the other changes the Commission has been putting in place regarding trying to encourage housing variety.

Commissioner Sanders said the 25-foot level was not arbitrary, in that it was an attempt to get away from three-story structures. Twenty-two feet has been used in other cities, but she said 25 feet makes sense as well. Commissioner Chandorkar clarified that this had to do with detached ADU's, which seemed to make sense. Commissioner O'Hara said if another building on a lot was allowed to go up to 35 feet it would become a tower given the square footage restrictions. He said he supported the 25-foot limit. Commissioner Chandorkar clarified that ADU was defined by the City as an accessory dwelling unit which provides basic requirements for living. The ADU is accessory to the primary building on a lot and may be attached or detached from the primary single family dwelling unit. He was concerned that this definition could cover any addition to a house. Basically, a person could add on to a house, call it an ADU, and circumvent what the Commission is trying to accomplish.

Commissioner O'Hara said the definition was not confusing, based on an attached or detached structure. Commissioner Biethan said the basic question before the Commission was that an ADU could be built, but should not be too big. Ms. Stiteler clarified that if an addition to a house is a separate living unit that follows all the regulations, including extra parking, it could serve as an ADU. Commissioner Biethan said the height restriction was mainly to avoid tall, skinny buildings. Chairman Gregory asked, when an ADU is built as an attachment to the existing structure, if a height limit would still apply. Ms. Stiteler said the height limit for the residence, at 35 feet, would be the limit. Chairman Gregory said, in the case of a low bungalow that is 14 or 15 or feet high, an ADU could be attached and potentially could reach a taller height. Commissioner Miller said he mainly wanted to know how the 25 foot rule was put in place and how an ADU would be considered a lesser building of some sort. He accepted the rationale of staff, but noted that there was some limitation on flexibility with the 25-foot rule. Commissioner Miller said he was okay to close this issue, and the Commission agreed.

Chairman Gregory asked about part B of the first issue. Commissioner O'Hara said the staff response on the issue matrix was great, and Commissioner Sanders agreed.

Chairman Gregory closed part A and B of this issue. Seeing no other issues raised Chairman Gregory asked for a motion.

MOTION by Commissioner Murray to recommend approval of the housing-related amendments to the Comprehensive Plan and Zoning Code. MOTION seconded by Commissioner O'Hara. With no further discussion, the MOTION was approved unanimously (7-0).

Chairman Gregory asked if the report regarding this motion would be ready by December 11<sup>th</sup> for report approval. Ms. Stiteler said she would have a report to the Commission ready in two days, in which case there could be a report approval on the 11<sup>th</sup> and thus no need for a meeting on December 18<sup>th</sup>. Commissioner Sanders asked if the meeting on the 11<sup>th</sup> could be combined with the joint meeting with the City Council on the 10<sup>th</sup>. Ms. Stiteler said the agenda item had not been advertised, but that it might be possible and would get back to the Commission to confirm. Chairman Gregory clarified that there would be a quorum of the Commission on the 10<sup>th</sup> and that there would be no meeting on the 18<sup>th</sup>, and possibly no meeting on the 11<sup>th</sup>. Chairman Gregory called for a brief recess.

**Study Session, Southeast Redmond Neighborhood Plan Update**, presented by Jeff Churchill and Kim Dietz, City of Redmond Planning Department. Chairman Gregory noted that this item would be discussed at the December 10<sup>th</sup> joint meeting between the Planning Commission and City Council. He noted that at this meeting, the Commission would identify some key questions and topics for consideration. The actual review of the Plan would not happen until February 2014.

Mr. Churchill noted that staff has done some outreach on this issue, and said a citizen advisory committee has been working on the plan update and has provided some recommendations. The process of updating the Neighborhood Plan started back in the third quarter of 2012 with some initial outreach. There have been a number of public open houses and a Citizen Advisory Committee (CAC) has met monthly for about eleven months. This update would be brought to the Commission early in 2014 for a full review.

Mr. Churchill talked about the outreach on the Plan Update. The staff used mailings and a web presence, which is always part of an update like this. Home Owner Association (HOA) networks and business networks are contacted, and typically, open houses are held. However, the staff did some outreach with this update that has not been done before in Redmond, including advertising a City presence in the park and talking to passers-by. A Fourth of July party yielded a great number of connections to local residents, as well. Invitations were sent out for commuter fairs, which did not create as many connections. Posters were put up, but it was not clear if the posters resulted in more people showing up at open houses. Staff also pioneered an incentive system to encourage people to do online questionnaires. Whole Foods donated free coffee to people who completed a survey.

Commissioner Murray asked which technique of outreach was most successful. Mr. Churchill said the free coffee offer yielded more responses compared to other questionnaires. With regard to making contacts, going to gatherings like a local Fourth of

July party got a lot of comments in a short amount of time. The (CAC) was very important in the development of the recommendation the Commission is considering. The committee is a nine-member group. Four are residents in the neighborhood planning area; three are in Woodbridge, and one is in another area. Five of them either work in the area or own property, including people from several different local businesses.

The committee met from January to November 2013 with a few breaks. In previous neighborhood plan updates, staff has worked through issues topic by topic, meaning staff would speak about housing, then land use, and then parks, for example. Staff did not think that process would work in Southeast Redmond, and attempted to use a more integrated technique. The Committee started with a vision and worked through some alternative concepts. That was then worked into, finally, a preferred alternative.

Five of the main topic areas for the plan update are: character, land use, transportation, parks, and housing. In terms of character, the CAC as well as people responding to questionnaires thought there was not a great sense of community identity of Southeast Redmond. The CAC wanted to build that identity starting with this plan update. Entryway elements were recommended at places like Redmond Way and 180<sup>th</sup>. New developments, also, could be more intentional about creating a sense of place as areas develop. Mr. Churchill said before the Neighborhood Plan Update, people operating businesses in Southeast Redmond were already talking to one another, because there is some friction about noise and odor and business operations. Communication, they discovered, was a key to getting along better. Working on the Plan Update helped with that process and built more connections.

The neighborhood is not in love with the name Southeast Redmond, but no one has come up with anything better yet. Mr. Churchill said the public could be polled again about creating a new name. There are historic assets, adjacent to the neighborhood, which are already protected. But the residents of the area wanted those to be recognized. The Red Brick Road is one of them, on 196<sup>th</sup>, just outside City limits. Regarding land use, the CAC is recommending significant changes in the Northeast sub-area and the Marymoor sub-area. The Northeast sub-area is north of Woodbridge, and the CAC is recommending a gradual transition here from residential to heavier industry that already exists to the north. Performance zoning could be used as a technique to allow for flexibility of use.

Commissioner Sanders asked what the term performance zoning meant. Mr. Churchill responded that zoning is most commonly arranged around use, meaning a use is permitted or not permitted. Historically, this was used to separate industrial and residential uses. Performance zoning is not as concerned about what a certain use is called, but rather, how it operates and how it impacts a neighborhood. The widget produced on the inside of the business is less important than how the business fits into a neighborhood. Details on this issue have not been worked out, but this technique could help achieve the transition the CAC is looking for. Commissioner Chandorkar asked if transition overlay areas represented a kind of performance zoning. Mr. Churchill said no, in that they do not do anything on the use side, but rather create some special setbacks.

There may be elements of the transition overlay areas that could work their way into performance zoning.

Mr. Churchill said the CAC is seeing a lot of opportunities in the Marymoor sub-area. There will be a light rail station in this area in the long term. The CAC is recommending that this area be a mix of housing and employment, with employment closer to the station and the housing closer to the 600-acre Marymoor Park. Mr. Churchill said it would be important to plan properly in the area near the park and also to work with the King County Parks Department. The CAC would like to make better connections to the park. There are not many connections now.

Regarding transportation, the CAC is talking about connectivity and safety. A lot of uses and users are in this area with different needs. East-west connectivity is a big issue, and connecting to the light rail station, once it is built, is very important too. There are no developed parks in Southeast Redmond, though it is adjacent to Marymoor. The Southeast Redmond Park is a grass lot, and the CAC wanted that to be further developed. The connections that are part of the trail plan, in the park plan, should be completed to enhance connectivity and give people access to these amenities. Parks could also add green to the neighborhood, in that there is a lot of asphalt in this area.

Commissioner Miller asked if the Plan Update addressed Marymoor as part of the Southeast Redmond neighborhood, in that Marymoor is in unincorporated King County. Mr. Churchill said the edge of the park is the main concern, not the entire park. The hope is to create better access to the park and create more permeability between the neighborhood and the park. Commissioner Biethan said it was clear the CAC wanted to see some improvements abutting the park that would be complementary to Marymoor. Commissioner Miller said King County has always considered the northern part of the park as a very active area. He asked if there was a way to bring people from the Town Center area across Highway 520 and how to handle that. Mr. Churchill said that connection was in the planning stage, but was more in the Downtown planning process.

Mr. Churchill said, with regard to housing, there is a City-wide policy that says existing housing capacity must be maintained as a baseline. Housing capacity is retained in the preferred alternative from the CAC, though it has been shifted around in the neighborhood. The CAC is supportive of allowing for different housing choices. In this area, there is not a lot of undeveloped land. The plan is that 10% of new homes in developments of ten units or more, as is the case in other parts of the city, should be affordable with a commensurate bonus.

The CAC has discussed about how it would be possible to transition between different uses, especially between residential uses and more intensive industrial uses out near Woodbridge. There is a question over how the City could provide zoning flexibility north of Woodbridge to achieve the goal of transition. The hope is that while the neighborhood evolves, the businesses in the area can evolve with it. The CAC has spent a lot of time on the manufacturing park overlay, which the Planning Commission has looked at before. The CAC is looking at whether it would be appropriate to expand that overlay to the

southeast along Redmond Way to 185<sup>th</sup>. There is a private request for that overlay in a new area across the street from the City's maintenance and operations center on 76<sup>th</sup> Street east of 180<sup>th</sup>.

The CAC decided not to recommend expanding or creating a new manufacturing park overlay. The CAC also discussed the need to instead look more broadly at manufacturing park zoning and if it allowed the uses it should allow, such that properties could be leased and help it succeed as a manufacturing area. Mr. Churchill said this idea would be discussed at the Commission's joint meeting with the City Council.

Mr. Churchill said this week and next, the Commission and Council would be briefed on this issue as well as the newly-renamed Arts and Culture Commission, the Parks and Trails Commission and the Pedestrian and Bicycle Advisory Committee. Those groups will be updated on this Plan Update and will be called on to provide some feedback. The staff would like to discuss in February 2014 how the Commission will approach the review of this plan update. Mr. Churchill asked the Commission for its feedback at this point.

Commissioner Biethan said this neighborhood is going through a lot of change. Much of that change has not been planned, unlike the Overlake area, for example. He noted that this neighborhood has a lot of industry and business right now, and asked Mr. Churchill for the big picture speech about this area. Mr. Churchill said the two sub-areas of this neighborhood defined earlier actually work together a lot. The northeast sub-area north of Woodbridge has an area zoned for more homes, which has been the case since the mid-1990s. However, no homes have been built here. Members of the residential community see that edge as an issue, in that there are homes right next to an industrial operation. That creates some friction points, and the neighborhood does not want that replicated in the future.

Mr. Churchill asked what would happen if the industries in this neighborhood pulled back in the future. The CAC has explored some options, and the recommendation is for more housing to make this area a more complete community, with neighborhood services and a transition with lighter business uses to get to the industrial area. This, Mr. Churchill said, appears to be a better solution than what is in the neighborhood now. However, with a capacity for 700 homes in this sub-area and a policy to not lose any net housing, new locations for housing had to be found. The Marymoor sub-area could offer some options for housing. Right now, this sub-area has many uses, including businesses and housing. Mr. Churchill said the investment in transit in the Marymoor area could provide an opportunity for people to walk to where they live and work. Employment uses and light manufacturing could be involved. Further from the light rail station and Highway 520, a distance that is still walkable, there is an area next to the park that is not as loud as the station or the highway more suitable for residential uses.

Commissioner Sanders asked how parks could be added to put more green in the Woodbridge sub-area. She also asked about providing schools along with the increased density proposed. Mr. Churchill said parks follow people. There is a thought now that the

current park may need to get bigger if more residential units are built. There may not be more park opportunities, but stormwater infrastructure could be added to provide more green areas, as well as improved streetscapes. Regarding schools, the population projection would be roughly the same as it is now, but it would be shifted to a new part of the neighborhood.

Commissioner O'Hara asked about the northeast sub-area and the ground around Union Hill Road, which rises and then falls toward Redmond-Fall City Road. He asked where the crest of that hill was and if that provided a natural boundary between the residential and the business area. Mr. Churchill said that crest could be a natural barrier, but said the land on both sides of the hill had been worked a lot in the past. A big silt pond, about 70 feet deep, is in that area. There may be parts of it that will be re-graded. Chairman Gregory asked about stakeholders in this process and noted that the City has raised some concerns in the past about having enough land zoned for manufacturing and businesses. He asked if One Redmond had put any input into this plan. He asked about the possibility of a post-secondary vocational educational school could fit in this neighborhood. His largest concern was how all these different ideas might impact the CAC's recommendation.

Mr. Churchill said that in September, Commissioners Murray and Biethan attended a breakfast along with people from One Redmond and the new director of the Lake Washington Institute of Technology, Redmond campus. There was a lot of discussion about economic development and opportunity, as well a discussion about art and culture. Staff made specific efforts to get at the parts of the community Chairman Gregory is referring to.

Commissioner Chandorkar asked about the future of light rail in this neighborhood and what the CAC looked at in terms of connecting to the station and how light rail might impact the manufacturing park or freight deliveries. Mr. Churchill said that was indeed a topic of discussion with regard to access for commuters and access for freight already going in and out of the neighborhood. There is a challenge here in that the light rail station is up against a highway and a park. One may only go out to the east, not the west. Nonetheless, Mr. Churchill said connectivity would have to improve to get people to the light rail.

Seeing no further questions, Chairman Gregory thanked Commissioner Biethan for his work on this issue especially and reminded the Commission that this issue would be discussed at the joint Planning Commission/City Council meeting. Commissioner Biethan said Commissioner Murray did a lot of work on this issue too. Chairman Gregory called for a short recess.

**Briefing, Planning Commission Draft 2014 Work Plan**, presented by Pete Sullivan. Chairman Gregory reminded the Commission that this item would also be on the agenda for the joint meeting with the City Council. Mr. Sullivan said this was a year-end status check of the Comprehensive Plan docket that the Commission has reviewed and that the Council has approved. Staff is not opening this up for new items per se, but is interested

in the Commission's feedback. He asked the Commission for any questions about planning items, legislative items, permanent ordinances for marijuana, the update to Redmond's urban design standards, the Southeast Redmond Neighborhood Plan Update, and the Sammamish Valley Neighborhood Plan Update. Mr. Sullivan said there was a carryover item from the full Comprehensive Plan Update of 2010-2011, which was updating the stormwater policies. The Commission reviewed those policies, but the Council did not adopt those out of a desire to work with the Technical Advisory Group and some community stakeholders on currently deficient stormwater facilities.

There is also a package of amendments to follow up on the HUD Growing Transit Communities Program, and a new functional plan for police and fire department facilities, known overall as public safety. That will have impact to the capital budget and the Comprehensive Plan, especially in light of the growth expected in Redmond through 2030. A stormwater functional plan for stormwater conveyance, groundwater, and surface water will be reviewed as well. Implementation items in 2014 will include the implementation of the Housing Strategy Plan, including senior and affordable housing and putting the Overlake Village vision into action.

Overlake Village District's energy policy will be reviewed using a pre-feasibility study on neighborhood energy or eco-districts. This will look into whether Overlake Village could have ground-sourced geothermal heating in tandem with public and private investments in this area. In the current growth scenario, the projected buildings in this area could have their energy costs cut by 50% and see their carbon emissions cut by 40% through such a heating plan. It is unclear who would lead this feasibility study yet, but staff is working on it. The Commission will also see an update to Redmond's capital investment strategy, the long-term capital facilities plan through 2030, city-wide. The City will look into improving its approach to community engagement as well, which began back in the fall of 2013. Phase 1 will begin for a Historic Core Master Plan for Old Town Redmond, and annexation will continue in the northeast Rose Hill area.

Commissioner Murray appreciated the work on community engagement undertaken by staff. He asked if the Commission could look at this 2014 Work Plan and try to see if any of the topics in front of the Commission would be highly sensitive or would be worth an extra public outreach. He noted that many of the topics Mr. Sullivan listed appear to be dry, but Commissioner Murray wanted to encourage staff on these topics to see how the public should be engaged. Chairman Gregory said the marijuana ordinance would be a top priority. Right now, the City has a temporary ordinance that prohibits marijuana stores, but with a change in state law, that deserves some attention. There has been some highly emotional testimony in front of the King County Council recently about marijuana production in the Redmond Ridge area. Chairman Gregory would like to make sure the public is well aware of the Commission's work on this issue. Commissioner Murray asked if staff could work with the City's communications department to develop an outreach strategy on this topic.

Commissioner Chandorkar said the new Overlake Village implementation would be interesting as well. The origin of this project has not been exactly smooth sailing,

Commissioner Chandorkar said, but he said it would be interesting to see how it is going to be developed. Commissioner Biethan said he would like to see how the Commission deals with topics other than marijuana, in that there will be a lot of interest in that issue already. He wanted to get better public engagement on other topics, too, especially those that deal with some of the new work the Commission has been doing over 2013.

Commissioner O'Hara said the police and fire functional plan might be a topic that would fit Commissioner Biethan's concern, in that many people take that plan for granted, but it is very important. Commissioner Murray said the Commission would have to be careful on its choices, and not choose too many topics to emphasize, as that might be less effective. He said the Old Town Historic Core Master Plan would be another key issue about Redmond's identity. Commissioner Biethan said Old Town has some new topics, while Overlake Village is more of a process of implementation.

Commissioner Chandorkar asked Mr. Sullivan if he was looking for the Commission to do its outreach more extensively, or if the City as a whole should be doing that.

Commissioner Chandorkar said the City's plan for better outreach would already cover many of these topics. Commissioner Murray noted that, in a meeting back in October, the Commission reviewed City communication policy. Growing community engagement cannot happen with every topic in every department, in that the communication has to be targeted. This is a City-led effort that involves the Planning Commission staff working with the City communications department to review who the audience is, what the message is, and what the target strategies are for getting community engagement. This would be a higher level of communication different than the normal manner.

Commissioner Murray would like to use those efforts in a limited way to see how effective they are in gathering engagement on topics the Commission perceives would be very important in 2014. He liked the idea of doing outreach on an issue that is not as hot to test how the communication process works on hot topics and not as hot topics.

Chairman Gregory said that communication on bigger issues will help demonstrate the transparency of the Commission. In King County, regarding marijuana, many people have testified that it appeared marijuana facilities had been dumped on their neighborhoods. Chairman Gregory said the Old Town issue would be excellent to consider, in that it speaks to a fundamental identity of Redmond. Dealing with that topic could help identify new target audiences and new ways to reach them, thus showing the transparency of the Commission and an exemplary communication process.

Commissioner Sanders talked about an outreach method used for the 166<sup>th</sup> re-channelization project, which involves splitting four lanes into three. Temporary signs were placed at the top and bottom of the hill beforehand that were very noticeable. She suggested large temporary signs in locations impacted by certain Planning Commission actions could be an effective outreach effort.

Commissioner Miller said there were many linked items on the list, particularly around Overlake Village, transportation, and stormwater, for example. He asked if, through the outreach, some interest could be generated on topics that currently do not draw much public interest. He said there was an opportunity here to basically create a community and find people who have not been reached in the past. Commissioner Murray asked if

Commissioner Miller had a tactical plan. Commissioner Miller said rather than focusing on one project, and worrying if it is a high profile issue like marijuana, many projects could be combined and packaged as a way of overall community building in certain geographic areas.

Commissioner Murray asked Commissioner Miller had ever tried to get a twelve year-old interested in painting when that twelve year-old wanted to play dodgeball. Commissioner Miller said he understood the analogy. Commissioner Murray said community building is important, but he was not sure how to create a communication technique out of that concept. He noted that communication occurs for the Commission on more targeted topics and he was unsure how to create a web of interest around a general idea of community building. Commissioner Miller said some of the items on the 2014 work plan would easily attract public comment, but items like neighborhood plans, as was evident at the public hearing on the Southeast Redmond Neighborhood Plan, do not. Commissioner Murray said that the process of outreach on the Southeast Redmond Neighborhood Plan did employ new communication techniques that were effective.

Commissioner Miller said he was hoping to apply the communication outreach work more globally, and noted that many new people were moving to the area. Commissioner Murray said he would like to hone the City's communication techniques on some specific topics, understand what techniques work, and then think about creating broader community awareness. Commissioner Miller noted that Bellevue has already started communication work on changes in the Bellevue-Redmond corridor, and there may be some opportunities there for public engagement. He saw some overlap on different issues on the 2014 Work Plan that could engage many different people.

Chairman Gregory noted that the upcoming joint meeting between the Council and the Commission would be only an hour long, but he would like some Council input on the communication issue. Commissioner Murray said that was a good idea. He would like to help the Council see that the Commission is trying to apply some improved communication approaches to its actions. He would like to identify a few issues with regard to improved communication, present those to the Council, and then ask the Council if its members were interested in some other topics for improved communication. Chairman Gregory said doing a good job communicating on larger topics like marijuana could carry over to improved communication on smaller topics. He noted that he would not be at the joint meeting with the Council, but he urged the Commission to get some reaction from the Council on this issue.

Mr. Sullivan summarized the discussion that the work ahead with the 2014 Work Plan would give the Commission an advanced opportunity to look ahead and see if there are community engagement opportunities or challenges in the future. The idea is to think proactively using various approaches, such as a focus on work item by work item, a focus on geographic areas, or a focus on multiple issues under a similar theme. This discussion is scheduled for a half hour with the City Council, but the Commission could come back to this issue. Commissioner Murray said it was not the Commission's job to solicit a technique from the Council, but rather to show the Council that the Commission is trying

to show good transparency in communication techniques, which the staff will ultimately implement with Commission assistance.

Mr. Sullivan asked if there were other themes around the 2014 Work Plan to discuss with the Council other than community engagement. Chairman Gregory said the Council has issues of policy and economic development which impact the Commission's work which should come out at the meeting. He noted that human services policy has an impact on the Comprehensive Plan, and said the Commission could be helpful in shedding light on that or getting feedback from the Council. Hearing no other comments, Chairman Gregory moved to the next agenda item.

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

The joint meeting between the Commission and the City Council will happen on December 10<sup>th</sup> at 7 p.m. There is still a question as to whether the Commission will meet on December 11<sup>th</sup> for report approval on the housing amendments, as that approval could potentially happen on the 10<sup>th</sup> if proper publication is undertaken. There will be no meeting on December 18<sup>th</sup>.

Mr. Sullivan noted that the night before this meeting, the City Council approved the Watershed Management Plan, which is not a Comprehensive Plan amendment functional plan, but a plan that will support the upcoming stormwater functional plan that is on the Commission's 2014 Work Plan. The Watershed Plan deals with the City's streams in terms of what they do and how they might be impaired. This should help target the City's facility improvements in the future. Using a watershed-style approach, versus looking stream by stream in isolation, is called for in Comprehensive Plan policy. More on that will come before the Commission in the future. The City has hired a new Human Resources Director, Melody Mathis, who has been in various administrative roles in Tukwila and Oak Harbor.

The Overlake Village design concepts were presented to the public for the Overlake Village Park at a recent meeting. On December 5<sup>th</sup>, City of Redmond staff will have a community meeting regarding the Downtown regional stormwater facilities plan. This is not a policy plan, but a facilities plan that supports Comprehensive Plan policy for Downtown Redmond. The City has constructed four of the six planned regional stormwater facilities, and is now poised to build a water treatment facility on the Redmond Way outfall. Also on December 5<sup>th</sup>, there is an Eastside human services forum. Other cities are going through Comprehensive Plan updates, much like Redmond, and wishing to integrate a human services component. Mr. Sullivan invited the Commission members to take part in this event. Commissioner Sanders reminded the group that Redmond Lights was coming up on December 7<sup>th</sup>. Just before that, the Central Connector Park would be dedicated. There will be some traffic impacts in this area.

### **ADJOURNMENT:**

MOTION by Commissioner Miller to adjourn. MOTION seconded by Commissioner O'Hara to adjourn. MOTION approved unanimously (7-0). Chairman Gregory adjourned the meeting at approximately 8:30 p.m.

Minutes Approved On:

Planning Commission Chair

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