

**REDMOND CITY COUNCIL
STUDY SESSION**

February 16, 2010

Mayor

John Marchione

Members of the Council

Richard Cole, Council President
Pat Vache, Council Vice-president
Kim Allen
David Carson
Hank Margeson
Hank Myers
John Stilin

Staff

Rod Odle, Planning and Land Use Director
Lori Peckol, Planning Policy Manager
Sarah Stiteler, Senior Planner
Chip Cornwell, A/V Program Coordinator
Elizabeth Adkisson, Deputy City Clerk

MEETING SUMMARY

Convened: 7:57 p.m.

Adjourned: 8:11 p.m.

Council President Richard Cole opened the meeting and reviewed the agenda, noting that the Council would be receiving a status report of the Manufacturing Park and Business Park Study.

Manufacturing Park (MP) and Business Park (BP) Study, Phase II – Scope

Ms. Sarah Stiteler, Senior Planner, presented the Council with information on the Manufacturing Park (MP) and Business Park (BP) Study, Phase II –Scope:

Scoping Phase II

- What issues should be addressed?

Manufacturing and Business Park Areas

- examples of locations
- map of Redmond indicating MP and BP areas

Stakeholder Meetings (summary of comments)

- companies are generally satisfied with being in Redmond and want to stay;
- existing businesses should be protected;
- issues of compatibility: residential next to MP, or uses within MP and BP;
- want more flexibility in uses; concerns about encroachment of retail and residential;
- need to evolve to accommodate new industries as they wish to locate here;
- definitions between MP and BP are blurring;
- newer uses of MP and BP are more high-tech than previous;
- cost of land – create demands for different space needed;
- protection of MP and Downtown/Overlake areas;

Outcomes (options to consider)

- Phase I – identify specific actions that can be accomplished now, such as:
 - reviewing/explaining permitted uses in MP/BP areas;
 - changes to site requirements; and
 - transitions between uses
- Phase II – provide direction, lay foundation for future actions, such as:
 - changes to Land Use designations and/or zoning;
 - further changes to Purpose Statements, policies; and
 - changes to Comprehensive Plan/Redmond Community Development Guide;

City Council Actions – Phase I

- maintain integrity of MP/BP areas;
- allow some new uses, area wide or limited; and
- modification of site requirements

Other Studies (currently underway)

- Economic Strategy Study – “NextGen Action Plan”; and
- update to the Redmond Community Development Guide – “Code Rewrite”

Economic Strategy Study

- strategic plan for future economic development;
- articulate, confirm strategy;
- identify implementation methods – NextGen Action Plan;
- does not address land use/zoning issues; and
- City Council considered recommendations at 02/09/10 study session

Redmond Community Development Guide (RCDG) Update

- General broadening of categories in Commercial, Manufacturing, and Industrial

Comprehensive Plan Amendments

- Redmond Car Care; and
- Kent

Southeast Redmond Land Use

- map of Southeast Redmond indicating MP and BP areas

Planning Commission Recommendations

- study session – 01/27/10;
- privately initiated Development Guide Amendments (DGAs) – 2009-2010 docket; and
- likely no need for further MP/BP Study, will reassess in June 2010

Questions – Scoping

- general functioning of MP/BP areas;
- policies – land use location and purpose statements;
- additional topics, e.g., permitted uses, site requirements;
- additional flexibility; and
- specific areas – further review

Ms. Stiteler asked for any questions. Hearing none, Councilmember Cole made the following recommendations:

- per the Planning Commission recommendation - make no further changes at this time;
- continue work on the code rewrite, and current processing of two privately initiated DGAs; and
- revisit this item in June 2010.

Councilmembers Kim Allen, Hank Margeson and Pat Vache concurred.

General discussion ensued regarding the inclusion of land use and zoning in the economic development plan (NextGen Plan), and development of a map which indicates how different areas in Redmond contribute to the revenues of the City.