

**REDMOND CITY COUNCIL**  
**PLANNING AND PUBLIC WORKS COMMITTEE/SPECIAL COUNCIL MEETING**  
Thursday, February 4, 2010  
Meeting Summary

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**Council**

Kim Allen, Chair  
Pat Vache  
David Carson  
Richard Cole (*Attending Councilmember*)  
Hank Myers (*Attending Councilmember*)  
John Stilin (*Attending Councilmember*)

**Staff**

Ron Grant, PE, Assistant Public Works Director  
Jim Roberts, Deputy Planning Director  
Steven Fischer, Principal Planner  
Tricia Thomson, PE, Senior Engineer  
Jon Spangler, PE, Natural Resources Manager  
Jeanne Justice, PE, Engineering Supervisor  
Jerallyn Roetemeyer, PE, Engineering Supervisor  
Jeff Churchill, Senior Planner  
Jerome Jin, Recycling Program Administrator  
Stacey Breskin-Auer,  
Recycling Program Administrator  
Carl McArthy, Code Enforcement Officer  
Paul White, Departmental Administrative Coordinator,  
City Clerk's Office

Convened: 4:00 p.m.

Adjourned: 4:50 p.m.

Chair Kim Allen opened the meeting.

**2010-2011 Committee Work Plan**

Mr. Jim Roberts, Deputy Planning Director, asked for Council direction on topics to include on the committee work plan for 2010. Possible items for inclusion in the work plan included the following:

- Zoning Code Updates;
- Comprehensive Plan Amendments;
- BNSF Updates;
- Manufacturing Park/Business Park (MP/BP) Zoning;
- Downtown East/West Corridor Study (DEWCS);
- Stormwater;
- Excursion Rail;
- Tree Ordinance;
- Residential Lighting;
- Utility Undergrounding Policy;
- Viewpoint Neighborhood Plan;
- Innovative Development;

- Updates to RMC Ch. 9.44 (Abandoned Vehicles), Blighted Properties, and Repeat Offenders; and
- Animal Control Enforcement;

Chair Allen explained that City staff would make further specific recommendations for the Committee work plan at the March 4, 2010, meeting prior to the Committee's seeking Council approval of a 2010 workplan.

### **Zoning Code Update**

Mr. Jeff Churchill, Senior Planner, updated the committee on the revision process for the Redmond Community Development Guide (RCDG). Mr. Churchill stated that there would be a Council study session on the RCDG rewrite on Tuesday, February 9, 2010. Mr. Steven Fischer, Principal Planner, explained that a matrix of ongoing changes (a "crosswalk") would be provided to Council on a regular basis to help better identify code information changes, additions, deletions, and relocations.

Ensuing discussion included the following items:

- current review of Commercial, Industrial, and Design District Zones;
- whether to address the allowed floor-area ratios in these zones, given the existing ratios appear to allow room for expansion by current uses;
- staff recommendation that the zoning code not include material not related to land development, such as annexations and right-of-way vacations;
- proposed inclusion of a table in the zoning code to cross-reference applicable codes for non-land-development-related material;
- proposed continued inclusion of land division regulations, including dedication of property, in the zoning code; and
- Code Rewrite Commission participation in the February 9, 2010, study session.

### **Blighted Properties**

Mr. Jim Roberts, Deputy Planning Director, introduced concerns brought up at a recent community meeting regarding a property with code compliance issues on 51<sup>st</sup> Street N.E. near the onramp to S.R. 520. Mr. Carl McArthy, Code Enforcement Officer, described the history of repeated code violations at the subject property and presented photographs showing the current collection of various items on the property in violation of Redmond Municipal Code (RMC) Chapter 9.44, relating to abandoned vehicles and junk. Mr. McArthy explained that although the City could pursue an enforcement action that might include jail time for the property owner, the City's primary goal is to get the property cleaned up. He presented the options available to the City, including the following:

- a civil action involving the Hearing Examiner that could result in penalties up to \$1,000 per day;
- a court action involving a judge that could result in additional sanctions; or
- abatement of the violation by the City at the property owner's expense.

Ensuing discussion included the following:

- addressing stricter penalties for repeat offenses in the Municipal Code;
- possible non-enforcement options to assist the property owner to come into compliance;
- employing King County's solid waste voucher program to encourage the property owner to clean up the site; and
- whether the continued violations are the result of the property owner's defiance of the City or are due to other circumstances.

### **King County Recycle Grant**

Ms. Jeralyn Roetemeyer, PE, Engineering Supervisor, reported that there is an interlocal agreement with King County Solid Waste in the amount of \$159,748 to pay for 6 recycling events in 2010/2011 that will come before Council for authorization on February 16, 2010.

### **Department of Ecology Grant**

Ms. Roetemeyer also reported that there is a coordinated prevention grant with the Department of Ecology in the amount of \$63,450 that will also be on the Consent Agenda for authorization February 16, 2010. This grant requires a \$21,000 City match and pays for additional costs associated with recycling events, consultant services to recruit businesses for the City's commercial recycling program, and technical assistance to those businesses in the commercial recycling program.

She added that there will also be presented for authorization on February 16, 2010, a stormwater pass-through grant from the Department of Ecology in the amount of \$50,000 for implementation and management associated with the City's National Pollutant Discharge Elimination System (NPDES) permit. The grant will fund the stormwater maintenance plan, purchase two data collection devices for City staff to gather stormwater inspection data, and fund personnel for illicit discharge and elimination detection. The grant is funded by the City's permit fee for the NPDES permit.

### **King County Novelty Road Improvements Project Update**

Ms. Jeanne Justice, PE, Engineering Supervisor, reported that King County is completing their permitting and property acquisition activities in order to perform road improvements on Novelty Hill Road, 196<sup>th</sup> Avenue N.E., and Union Hill Road. Ms. Justice explained that this included an interlocal agreement with the City to acquire property owned by the City outside the City limits. She said road construction is expected to begin this summer, with some utility relocation this spring. She explained that Council will be asked to approve property transfer and granting of temporary and permanent easements for this purpose on February 16, 2010.

Ensuing discussion included the following:

- grade considerations adjacent to Perrigo Park and installation of a second driveway;
- that the arrangement includes mostly easements in lieu of transferring property ownership;

- that the part of the agreement that involves transferring property ownership is expected to come before Council in March; and
- the different effect on setbacks and other bulk regulations occasioned by granting an easement versus selling or subdividing property.

### **152<sup>nd</sup> Avenue N.E. Corridor Study Update**

Ms. Tricia Thomson, PE, Senior Engineer, reported that staff is beginning a transportation study of the 152<sup>nd</sup> Ave. N.E. Corridor. She presented a map and a draft agenda and draft guiding principles for a charrette to be held Wednesday, February 24, 2010, at City Hall. She described invitation of property owners to participate and overviewed the type of presentations and small group discussions to be held.

Ensuing discussion included the following:

- various charrette locations that were considered;
- inclusion of tenants in the charrette rather than only property owners;
- the focus of the charrette on the transportation corridor, not on all aspects of the Overlake commercial district; and
- whether and to what extent the Sound Transit rail line is planned to be elevated through the area.