

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

Council

Kim Allen, Chair
Pat Vache
David Carson
Richard Cole
Hank Myers
John Stilin

Mayor

John Marchione

Staff

Bill Campbell, PE, Public Works Director
Ron Grant, PE, Assistant Public Works Director
Jim Roberts, Deputy Planning Director
Judd Black, Planning Manager
Steven Fischer, Principal Planner
Craig Larsen, Parks Director
Jon Spangler, PE, Natural Resources Manager
Jeanne Justice, PE, Engineering Supervisor
Cathy Beam, Principal Planner
Jeff Churchill, Senior Planner
Timothy Cox, Parks Planning Manager
Stephen Hitch, PE, Senior Engineer
Lynda Aparicio, Senior Planner
Carolyn Hope, Senior Planner
Roger Dane, Senior Planner
Mark Slevin, Inspection Supervisor
Paul White, Departmental Administrative Coordinator, City Clerk's Office

Convened: 4:30 p.m.

Adjourned: 5:50 p.m.

Chair Kim Allen opened the meeting.

Zoning Code Update

Mr. Jeff Churchill, Senior Planner, reported that the Code Rewrite Commission (CRC) completed its recommendation on the Commercial, Industrial, and Design District Zones on Monday, March 1, 2010. The commission will forward a recommendation to the Planning Commission for their consideration regarding hours of operation in the Neighborhood Commercial Zone, and the CRC has adopted a set of land-use categories that will be standard from zone to zone. A staff report is scheduled for May 4, 2010, followed by a study session on May 11, 2010.

Ms. Lynda Aparicio, Senior Planner, reported on the CRC's consideration of administration and procedures, including topics related to relocating annexation and right-of-way vacation procedures, better defining the purpose for neighborhood meetings, reorganization of the code, and incorporation of flowcharts.

Mr. Steven Fischer, Principal Planner, reported on the CRC's consideration of environmental regulations, including no proposed changes to the Shoreline Code, minor revisions to critical areas reporting requirements and environmental review, and inclusion of Overlake Planned Action language. Mr. Fischer commented on clarifications relating to noise regulations, definitions, and tree retention requirements. He stated there would be a public hearing March 22, 2010.

Ensuing discussion included the following:

- exemption of nuisance trees from tree-retention requirements;
- consideration of overall tree canopy, as well as particular species in the tree retention policies; and
- discussion of tree retention in CAC meetings.

Ms. Aparicio described the sustainability issues raised by the CRC, including exterior lighting, street standards, and incentives for low-impact development, and explained that staff prefers a comprehensive approach to sustainability issues, rather than addressing them one at a time.

Ensuing discussion included the following:

- the role of the CRC with respect to reorganizing the Community Development Guide rather than proposing content amendments;
- the existence of a “parking lot” for emergent content issues for future discussion;
- the possibility that the committee might address policy direction on sustainability issues separate from the CRC process;
- inclusion of sustainability issues on the proposed committee work plan; and
- the importance of addressing sustainability, whether or not as part of the CRC process.

Sustainability Implementation

Ms. Cathy Beam, Principal Planner, reported on sustainability topics that are scheduled for Council action on March 16, 2010, including a fee schedule amendment to provide for a green building nonattainment fee and changes to the electrical code to provide for installation of electrical boxes in one- and two-family residential dwellings for charging electrical vehicles. She stated that another item scheduled as a staff report for March 16, 2010, relates to height standards for rooftop solar panels.

Ensuing discussion included the following:

- how permit streamlining for green building incentivizes use of LEED™ and Built Green™ features;
- that the nonattainment fee serves to ensure the approved green building features are implemented;
- the proportionality of the nonattainment fee;
- whether use of green building techniques can be enforced at the inspection stage and occupancy withheld for nonattainment;
- that assessing a nonattainment fee is an existing practice;
- leaving space in one- and two-family residences for a 50-amp breaker to plug in an electric vehicle;
- the cost to install a typical breaker box;
- staff’s recommendation to provide for the space for the breaker, but not require the wiring installation for a vehicle plug-in;
- whether to extend the requirement to garages in multi-family residential buildings;
- anticipated legislation on the topic of facilities for charging electric vehicles;
- relationship between the National Electrical Code and local amendments by ordinance;
- whether to provide for multiple plugs;
- staff’s recommendation that the existing height exception of 15 feet to allow for structural appurtenances would apply to rooftop solar panels;
- design characteristics of solar panels that are not flat;
- how the height exception applies to wind-harnessing equipment; and
- newer solar-energy technologies, such as specially designed window glazing.

Planning Department Items for Committee Work Plan

Mr. Jim Roberts, Deputy Planning Director, presented an email describing the Planning Department's recommendations for the 2010 Committee work plan to include the following items:

- zoning code updates;
- comprehensive plan updates;
- residential lighting;
- utility undergrounding policy;
- tree ordinance;
- sustainability issues; and
- downtown parking.

Mr. Roberts explained that the following items identified at the last committee meeting were of a more singular nature and were being recommended not to include in the work plan:

- blighted properties;
- historic properties;
- International Building Code changes;
- electric vehicle implementation; and
- permit process improvements.

Ensuing discussion included the following recommended additions to the work plan:

- water/wastewater rate analysis;
- stormwater rate analysis;
- small works process;
- capital improvement projects; and
- areas in the City still not sewerred.

Finalize 2010-2011 Committee Work Plan

Chair Kim Allen announced that a final draft of the committee work plan, based on the work plan discussions so far, would be distributed in a few days and scheduled for Council approval at the next available opportunity.

Overlake Village Stormwater and Park Facilities Update

Mr. Timothy Cox, Parks Planning Manager, and Mr. Stephen Hitch, PE, Senior Engineer, presented an update on a study of Overlake Village stormwater and parks facilities aimed at developing a facilities implementation plan for the Overlake Village area. Mr. Hitch summarized the January 21, 2010, community meeting on the study and described the process of analyzing potential stormwater facility sites in light of topography, existing infrastructure, infiltration and soil types, and property cost. Mr. Cox described the process of further reviewing potential sites from the perspective of Comprehensive Plan goals and other land-use considerations and stressed the importance of the project's phased implementation on the need for flexibility of the plans over time.

Ensuing discussion included the following:

- effect of Sound Transit changes on the plan;
- alternative alignments for Sound Transit light rail;
- implementation strategies to be discussed further with Council;

- presence of trails through the Overlake Village;
- desire for fixed and variable factors to be noted on presentations for Council;
- difference of focus by neighborhood groups and City staff with respect to regional needs and needs of local participants;
- implementation timing and relative property values;
- need for a supplemental agreement with the study consultants to incorporate changes based on new alignment options from Sound Transit; and
- deferral of a proposed March public meeting to May 26, 2010.

Proposed FEMA Sammamish River Flood Plain Map Revision

Mr. Roger Dane, Senior Planner, presented updated FEMA floodplain maps for the Sammamish River. Mr. Dane explained that the current maps are based on surveys and hydrologic models from the 1970s, which have become obsolete. He said the updated maps are based on recent detailed Sammamish River surveys by King County and demonstrate removal of many areas of downtown Redmond from the 100-year floodplain and only a few additions to the 100-year floodplain, primarily in open space areas.

Mr. Dane reported that staff intends to send a letter of support to King County as part of the County's process to obtain FEMA approval of the new floodplain maps, which is expected to take one to two years. Following completion of FEMA technical review, there will be a 90-day public comment period for the new maps.

Ensuuing discussion included the following:

- potential confusion surrounding posting early notice to the public of the proposed map changes;
- effects of river rechanneling on the geography of the floodplain;
- the City's responsibility to demonstrate that restoration projects do not negatively affect floodplain dynamics; and
- whether any of the areas newly added to the floodplain include residences.

BNSF Railway Corridor Plans

Mr. Craig Larsen, Parks Director, briefed the committee on issues surrounding plans for the Burlington Northern – Santa Fe (BNSF) Railway corridor. Mr. Larsen explained that the City has entered into a memorandum of understanding with five partners, and that staff hopes to bring an acquisition action before Council soon for the railroad right-of-way.

Ms. Carolyn Hope, Senior Planner, described the location and size of the corridor, the width of which varies between 50 and 100 feet. Ms. Hope described the condition of the corridor as outlined in a Puget Sound Regional Council (PSRC) study that indicates that continued rail use of the corridor would require significant refurbishment. She pointed out that the rails have already been removed in the area of the 161st Avenue extension. Ms. Hope explained that the City has made the following commitments as part of the memorandum of understanding:

- to abide by federal railbanking terms;
- to coordinate transit uses of the corridor with Sound Transit;
- to develop a regional trail consistent with King County's regional trail easement;
- to purchase BNSF interests in the right-of-way for utilities and transportation connections;
- to allow for utility easements; and
- to support adopted land use plans.

Ms. Hope explained that on March 9, 2010, staff will discuss with Council establishing criteria for consideration of proposals for various uses of the corridor in the context of the master planning process. She outlined the following key issues to consider when discussing various uses for the corridor:

- Sound Transit potential 2011 commuter rail partner decision;
- whether new uses will violate current commitments and agreements and the master plan;
- avoidance of City liability and subsidies; and
- synchronization of new uses with proposed land use plans for Downtown and Willows neighborhoods.

Mr. Larsen explained that adoption of a master plan would settle certain issues with respect to crossing parts of the trail.

Ensuing discussion included the following:

- the need to acquire property in the narrower portions of the corridor in order to accommodate proposed uses;
- the nature of the ownership of the right-of-way in question;
- impact of railbanking in preserving the City's rights in the right-of-way;
- the need to maintain a continuous corridor in order to preserve the City's rights;
- a forthcoming memorandum of understanding with Sound Transit regarding the relationship of the two entities in the corridor; and
- potential for commuter or freight uses of the rail corridor.