

REDMOND CITY COUNCIL
PLANNING AND PUBLIC WORKS COMMITTEE/SPECIAL COUNCIL MEETING
Thursday, June 3, 2010
Meeting Summary

Council

Kim Allen, Chair
Pat Vache (*Absent*)
David Carson
Richard Cole (*Attending Council Member*)
John Stilin (*Attending Council Member*)

Staff

Bill Campbell, Public Works Director
Rob Odle, Planning and Land Use Director
Jim Roberts, Deputy Planning and Land Use Director
Ron Grant, Deputy Public Works Director
Don Cairns, Transportation Engineering Manager
Judd Black, Development Review Manager
Jason Lynch, Building Official
Lei Wu, Transportation Senior Engineer
Lori Peckol, Planning Policy Manager
Lisa Singer, Public Works Senior Engineer
Kim Dietz, Senior Planner
Cathy Beam, Principal Planner
Debby Wilson, Real Property Manager
Joel Pfundt, Principal Planner
Terry Marpert, Principal Planner
Lynda Aparicio, Senior Planner
Kelsey Larson, Assistant Planner
Eric McConaghy, Associate Planner
Michelle M. McGehee, CMC, City Clerk

Convened: 4 p.m.

Adjourned: 5:15 p.m.

Chair Kim Allen opened the meeting and overviewed the agenda.

Zoning Code Update

Ms. Lynda Aparicio, Senior Planner, provided a monthly update regarding the activity of the Code Rewrite Commission (CRC), including: Environmental Regulations review; a transmission report will be generated to the members of the Council on Friday.

Ms. Aparicio noted that the Commission has three questions of the Council that they would like discussed during the June joint study session: (1) incorporation of sustainability elements into the rewrite; (2) Standardizing neighborhood development regulations; and (3) implementing a test of proposed code changes.

Wagner Application to Public Benefit Rating System Property Tax

Mr. Eric McConaghy, Associate Planner, provided a report to the members of the Committee. The report addressed:

- the Wagner application – staff solicited thoughts and comments from the members of the Committee;
- a tax reduction through lowered assessment, if granted;
- the system is made possible through the State and King County; these groups have a benefit ratings system to implement it;
- the public benefit point system and the rating process;
- a map of the subject property;
- an ongoing clean-up enforcement action of the subject property;
- the topography of the subject property, zoning, and plant life;
- the criteria for setting aside property in this manner for open space;
- staff's recommended denial of the application, as the property is fragmented and isn't contiguous to park or open space land;
- no physical access to the property or visual enhancements to the corridor exists;
- the need for a public hearing should the Council decide to consider the application; and
- answering the question of whether or not there is significant public value association with the application.

Members of the Committee concurred with staff's recommendation.

Neighborhood Update

Ms. Kim Dietz, Senior Planner, provided a report to the members of the Committee. The report addressed:

- questions or concerns that members of the Committee had with the proposed Idylwood and Overlake Neighborhood plans;
- a request for study session in September;
- the main highlights of the plan; and
- a staff report coming forward to the Council on June 15, 2010, regarding the Idylwood/Viewpoint Neighborhood Plan.

Ms. Dietz advised that Councilmember Stilin is the Council's liaison on discussions over the plan.

Electric Vehicles

Cathy Beam, Principal Planner, reported regarding the electric vehicles regulations mandated by law. The report addressed:

- infrastructure deployment;
- electric plug-ins in homes;
- the fact that this is the largest transportation electrification project in history;
- three charging stations in Redmond have been identified by King County;

- installation costs would come from the City;
- electric vehicle conversion mandated for all municipal governments by 2015;
- costs for installation are nominal;
- the City must submit a letter of commitment by June 30, 2010, to be eligible for program funding;
- stations would have to be installed prior to year-end;
- input from the Master Builders' Association has been solicited regarding modifying all new homes to be electric plug-in equipped;
- ten percent of the population is being targeted for charging stations;
- the Code would allow a homeowner the choice of installing two charging stations through the building process up to installation of sheet rock.

Members of the Committee agreed that the matter should come forward for consideration by the Council.

Council Public Hearings – Moving Start Time Noticed to 7:30 p.m.

Mr. Rob Odle, Planning and Land Use Director, spoke to the members of the Committee regarding modification of Council public hearing advertisement times, from an 8 p.m. time certain, to beginning at 7:30 p.m. or as soon as possible thereafter. He noted that there is no legal or administrative requirement for the 8 p.m. time certain time.

Members of the Committee supported the advertising change.

Sale of Jointly-owned Utility Property

Ms. Debby Wilson, Real Property Manager, provided a report to the members of the Committee, noting that the property is one of four properties located in the Rose Hill Water District. The sale would be to the City of Kirkland, and once conveyed, a boundary adjustment would be needed.

Brick Sidewalk Banding in the Downtown

Mr. Bill Campbell, Public Works Director, and staff, provided a report to the members of the Committee. The report addressed:

- the number of construction projects scheduled that will be adding sidewalks in the City;
- 35 percent of sidewalks in the downtown contain brick banding;
- lack of consistency in the types of banding used throughout the City;
- maintenance issues with the brick banding, and pedestrian hazards caused by the disrepair of the banding; and
- banding for crosswalks is not currently to City standards.

A staff report will be coming forward to Council regarding this item.

SR 520 Overlake Access Ramp Project at 148th Avenue NE

Mr. Don Cairns, Transportation Engineering Manager, and Ms. Lei Wu, Transportation Senior Engineer, provided a report to the members of the Committee. The report addressed:

- a consultant agreement memo coming forward for Council consideration on July 6, 2010;
- the mapping area/project idea;
- the need to coordinate the project with the City of Bellevue and Sound Transit, property owners, and developers;
- other construction projects and the route plan for SR520;
- conducting a traffic analysis to determine the benefits of the project;
- the cost of the consultant agreement would come from this biennium's transportation Capital Improvement Program; and
- stormwater facilities would be explored as the plan is developed.

Members of the Committee agreed that the matter should come forward for consideration at the July 6, 2010, Council meeting.

Cleveland Street Sewer Stubs

Mr. Ron Grant, Deputy Public Works Director, provided a report to the members of the Committee. The report addressed:

- late comer fees, and a resolution that would allow staff to charge back for the connection to sewer whenever property develops;
- fees are triggered by development;
- current owners have been informed of the sewer stubs; and
- the matter coming forward for Council consideration in the near future.

Miscellaneous

Mr. Bill Campbell, Public Works Director, advised that there are cottonwood trees on 90th Street that will need to be removed in four to six weeks; some mitigation planting will be done after the pond is rebuilt.