Memorandum

To: Planning Commission

From: Lori Peckol, Policy Planning Manager, 425-556-2411
Kimberly Dietz, Senior Planner, 425-556-2415

Date: January 19, 2011

Subject: **Amendments to Neighborhood Commercial portions of Redmond's Comprehensive Plan and Community Development Guide**

MEETING PURPOSE – JANUARY 19, 2011

On January 19th, the Planning Commission will complete their discussion and review of amendments to Neighborhood Commercial portions of the Comprehensive Plan and Community Development Guide (Zoning Code). The focus of this final study session includes confirming closure of the remaining policy item and approving the Planning Commission's recommendation to the City Council.

COMMISSIONER PREPARATION

In preparation for this January 19th study session, Commissioners are asked to review the attached issues matrix which is updated to reflect the direction from your last meeting. One issue - #2 - remains open. At your January 12th meeting, Commissioners Hinman and Miller suggested initial work offline regarding this issue. Commissioner Miller plans to suggest amendments to draft policy LU-39.5 which addresses the process and triggers for considering additional amendments to Neighborhood Commercial land use and zoning designation. For the Commission's review and consideration, staff anticipates sending the resulting recommendation to the Commission via e-mail on Tuesday, January 18th and providing a copy at your January 19th meeting.

PROPOSED SCHEDULE AND REVIEW APPROACH

Staff Proposed Neighborhood Commercial Policies and Regulations Amendment Review Schedule and Approach	
• Presentation of proposed amendment concepts • Begin to identify major discussion issues • Review and confirm review schedule and approach	November 17
• Identify additional Commissioner major discussion issues • Discuss Neighborhood Commercial policies	December 1
• Finalize identification of Planning Commission's major discussion issues • Discussion/preliminary resolution of Neighborhood Commercial policies • Discussion of Neighborhood Commercial regulations	December 8
• Public hearing and discussion of public input • Discussion/preliminary resolution Neighborhood Commercial regulations	December 15
• Complete public hearing and discussion of public input including written testimony • Identify additional major discussion issues from public hearing process *(and as a result of the January 5, 2011 Neighborhood Commercial Stakeholders Workshop)*	January 12
• **Resolution of remaining issue and completion and approval of Planning Commission's recommendation**	**January 19**
• Approval of Planning Commission report	January 26

The Commissioners are asked to contact Kimberly Dietz, 425-556-2415 or kdietz@redmond.gov with requests for additional information and with questions.

ATTACHMENTS

A. Issue Matrix