City of Redmond Code Rewrite Commission

November 1, 2010 - Meeting Summary

Redmond City Hall – Council Conference Room 15670 NE 85th Street, Redmond, Washington

<u>Code Rewrite Commissioners present</u>: Vice Chair Sue Stewart, Vibhas Chandorkar, Nancy McCormick, Robert Fitzmaurice

Code Rewrite Commissioners excused: Steve Nolen, Cannan Bontadelli and Robert Pantley

<u>Staff in attendance</u>: Lynda Aparicio, Gary Lee, Steven Fischer, Thara Johnson, Judd Black, Dennis Lisk

Business conducted: The meeting was called to order at 6:00pm.

Approval of Agenda: Ms. McCormick requested that the resolution regarding Design Standards be added to the agenda. This item was added after item #5

Items from the Audience: There were no items from the audience

CRC Reports: There were no CRC Reports

Development Standards 2 Package:

Mr. Lee requested that unless there are further comments or questions, he'd like the Commission to approve the transmittal report to Council. Motion by Commissioner McCormick, second by Commissioner Fitzmaurice. Motion passed 4-0. Ms. McCormick wanted to ensure all the affordable housing issues had been addressed. The Commission agreed that the issues were addressed and the motion still stands.

Design Standards Resolution:

Ms. McCormick was concerned that the balance of the Commission had not seen the changes to the proposed resolution drafted by staff. Mr. Fischer explained that he understood the Commission approved the transmittal report with the understanding that staff was authorized to work directly with Ms. McCormick to make changes to the resolution in keeping with the suggested changes. Ms. McCormick preferred that the balance of the Commission review the changes. After discussion, the Commission members were satisfied with the resolution as written

Development Standards 3 Package:

Ms. Johnson stated tonight's focus would be on four of the topics in the package; Limitations on External Effects, Hazardous Liquid Pipelines, Open Space and Recreation and Outdoor Storage.

<u>Limitations on External Effects:</u> Ms. Johnson described the Commission's request to keep the light and glare section in the Zoning Code and move the balance of the External Effects section to the RMC. She indicated that staff concurred, and that the proposal reflects this change.

Hazardous Liquid Pipelines: Ms. Johnson noted there were 8 remaining issues to resolve. Key discussion points are as follows:

- Ms. Stewart had asked whether the Fire Department was involved in the drafting of this section of code. Ms. Johnson noted that the Fire Department worked very closely with staff during the drafting of these regulations, but were not included in this current draft. Staff agreed to consult with the Fire Department to ensure the changes are acceptable.
- Ms. Johnson reviewed a provision for emergency work being exempt from the requirement to obtain permits. The Commission requested that the provisions be reorganized to clearly show exemptions distinct from setback requirements. Staff concurred with making this change.
- Staff will check the franchise agreement to see if the emergency work exemption is really needed. The Commission said this provision is ok if it is consistent with the franchise agreement. Staff will report back to the Commission
- The Commission discussed whether the Administrator should allow measurement of the setback from the pipeline where an open easement exists. Staff agreed that taking out the reference to "such as an open easement" would be acceptable. The Commission concurred
- A minimum threshold for grading within the corridor is not being included because in certain places the pipeline is very shallow. The Commission concurred with this.
- The Commission suggested that the code be clear with respect to whom the code applies to. Additionally, that the section applies to properties adjacent to hazardous liquid pipelines. Staff agreed to clarify the purpose and applicability section as such.

Open Space and Recreation: Ms. Johnson noted there were two open items.

The Commission discussed the various forms of open space and how recreational open space could conform to the design requirement to preserve outstanding natural features. Staff clarified that the term "outstanding" and agreed to remove the word "enhance". The Commission agreed with this change.

Outdoor Storage and Garbage/Recycling Enclosures:

- The Commission accepted all proposed changes presented by staff
- Ms. Johnson indicated that storage containers would be brought back to the Commission the following week.

Final Development Standards Package:

Ms. Aparicio presented the Final Development Standards Package which addresses 18 separate topics including: Caretaker Residences, Definitions, Design Standards for Public View Corridors and Gateways, Dredging, Electric Vehicle Infrastructure, FEMA regulations, Master Planned Developments, Fencing and Site Distance Triangle graphics, Impact Fees, Land Use regulations Introduction, Modifications to Preliminary Plats, Sammamish Valley Neighborhood regulations, Site Requirements Measurement Chapter, Southeast Redmond Neighborhood Regulations, Transportation Management Programs, Willows Rose Hill Business Park Regulations, Willows Rose Hill housing demonstration project and the Zoning Code Preface.

Ms. Aparicio, reviewed the schedule for review of the package, stating that approximately half of the topics were scheduled for issue identification for this evening, with the balance scheduled for issue identification on November 8. She continued that the Commission had requested a consent agenda for this package, and as such, staff proposed the following items for consent, pending public testimony: Caretaker Residences, Definitions, Design Standards for Public View Corridors and Gateways, Dredging, FEMA Floodways, Impact Fees, Land Use Regulations Introduction, Master Planned Developments, Preliminary Plat Modifications, Site Requirements Chapter, Willows Rose Hill Housing Demonstration Project and Zoning Code Preface.

Ms. Aparicio stated that Commissioner Nolen had a proposed change to the definitions section, therefore that section would have to be pulled from the consent list. She described Commissioner Nolen's concern that all occurrences of defined terms within the code be italicized, rather than just the first occurrence of the term within a section. The Commission concurred and requested that further review of the definitions section was necessary, and therefore requested this be taken off the consent list.

Ms. McCormick questioned why the term "backyard homes" was being deleted. Mr. Lisk clarified that the term was replaced with the term "small lot short plats", because the term did not adequately describe what was allowed in the code. Primarily, backyard home would be allowed anywhere on the lot and a short plat is required for approval. The Commission was satisfied with this approach.

Public View Corridors and Gateways: Mr. Chandorkar requested some changes regarding sentence structure on Page 2 of 17 20D.4230, as the sentence does not read properly. Staff agreed to make the change. Mr. Chandorkar, stated the sentence on page 5 of 17, section 2, should read "four blocks to the south". Staff agreed to correct the punctuation in the sentence. Ms. Stewart asked if it would make better sense to reference specific linear lengths rather than blocks. Mr. Lee stated he would consider that approach. Mr. Chandorkar noticed that there were two separate sections that used a different "voice". Staff agreed to review the code for consistency. Mr. Fitzmaurice questioned a provision on Page 7, paragraph 2, that uses different terminology with respect to what types of materials should be used. Staff agreed to review the code for consistency. He also asked on page 17, relating to unidentified public views, what the intent of the section is. Mr. Lee clarified that this section provides that a Development Guide Amendment is required to establish a new view. The Commission requested this clarification be added back in. Staff agreed. Mr. Chandorkar questioned whether the city could require a property owner to not build a home because of a demolition that created a new view. Staff clarified that any new view must be formally adopted and must go through the appropriate review process. Commissioner Stewart suggested that pictures of the views be provided with the on-line code. Staff agreed to consider this approach. Ms. McCormick requested the code be consistent with respect to not referencing the Microsoft campus. Staff agreed to make that change.

<u>Dredging</u>: The Commission agreed to add this topic to the Consent Agenda <u>FEMA Floodway Regulations</u>: The Commission agreed to add this topic to the Consent Agenda

<u>Site Clearance and Fencing Graphics</u>: Commissioner Chandorkar requested proper use of the term "site" and "sight". Staff agreed to correct the spelling.

Land Use Regulations Introduction: The Commission agreed to add this topic to the Consent Agenda

Preliminary Plat Modifications: Commissioner Stewart requested clarification regarding the standards of approval of a modification to a preliminary plat. Mr. Fischer described the scenario whereby a Preliminary Plat has been approved, but minor changes are necessary due to such factors as change in housing types or economics. Mr. Fischer clarified that this provision allows modifications of a more minor nature that does not add the number of lots. Mr. Fitzmaurice requested clarification as to whether approval of a modification changed the approval date of the preliminary plat. Mr. Fischer indicated that the original preliminary plat approval date would remain the same. Staff agreed to modify the code to clarify that point.

Sammamish Valley Neighborhood Regulations: Commissioner McCormick questioned the deletion of "promote the development of moderate density residential" and "encourage architectural diversity in design" out of the purpose statement. Mr. Lisk clarified that the section pertained to what is now River Trail and that staff sought to remove language that pertained to areas already built out. The Commission was satisfied with this approach. Ms. McCormick was concerned that the basis for the extension of 160th Ave NE relies on some of the development conditions that pertain to River Trail. Staff agreed to look into this issue.

Site Requirements Measurement Chapter: The Commission agreed to add this topic to the Consent Agenda

Zoning Code Preface: Commissioner Fitzmaurice requested this not be placed on the Consent Agenda. The Commission concurred.

Staff Reports and Scheduling

Ms. Aparicio provided the CRC with the draft Planning and Public Works Committee update as well as the CRC monthly report. The Commission had no comments.

Adjourn: The meeting was adjourned at approximately 8:40

Summary Approved On: 3/28/2011 Code Rewrite Commission Chair: