

Memorandum

To: Planning Commission

From: Lori Peckol, Policy Planning Manager, 556-2411
Sarah Stiteler, Senior Planner, 556-2469

Date: June 17, 2009

Subject: **Redmond Gateway Comprehensive Plan Amendment**

BACKGROUND

The applicant for the Redmond Gateway proposal has applied for a Comprehensive Plan and Development Guide amendment as part of the 2008-09 Comprehensive Plan Amendment Package. The proposal affects approximately 5.2 acres of land in the Southeast Redmond neighborhood at 6740 180th Avenue NE and 17950 Redmond Way. The parcel is currently designated Design District and zoned Gateway Design District Performance Area 3. The applicant requests to rezone the property and change the land use designation to General Commercial (GC).

The proposal is a quasi-judicial proceeding because it is property specific. In summary, under a quasi-judicial proceeding, staff advises that Planning Commissioners refrain from any communication with proponents or opponents regarding this proposal outside of a Planning Commission public hearing. If communication occurs, a Planning Commissioner is required to place the substance of the communication on the record and announce the parties' rights to rebut the communication. Similar to legislative review, Planning Commissioners may seek information from proponents or opponents in a public hearing.

PREPARATION FOR JUNE 17th STUDY SESSION

Please review the enclosed Technical Committee Report and exhibits. The exhibits include the existing and requested land use designation and zoning maps, amendment application form and environmental documentation. At the June 17th meeting, staff will introduce the request to the Commission and community members in advance of the June 24th public hearing. Staff anticipates that the Commission will also identify issues for discussion and questions at the June 17th meeting.

REVIEW SCHEDULE

The Commission will review this proposal during June, with the public hearing opening on June 24th. Please contact Sarah Stiteler with questions or concerns.

ENCLOSURES

Technical Committee Report with exhibits