

**REDMOND CITY COUNCIL
STUDY SESSION**

January 27, 2009

Mayor

John Marchione

Members of the Council

Nancy McCormick, Council President

Kim Allen

David Carson

Richard Cole

Hank Margeson (*Excused absence*)

Hank Myers

Staff

Rob Odle, Planning and Land Use Director

Jeff Churchill, Associate Planner

Lori Peckol, Planning Manager

Michelle McGehee, CMC, City Clerk

MEETING SUMMARY

Convened: 8:25 p.m.

Adjourned: 10:07 p.m.

Planned Residential Development Amendments, Incorporating Green Building and Natural Stormwater Management

Councilmember McCormick opened the meeting and overviewed the agenda.

Mr. Jeff Churchill, Associate Planner, provided a report to Council regarding planned residential development amendments, incorporating green building and natural stormwater management. He provided the members with a table of other jurisdictions' efforts with regard to green building and green infrastructure incentive programs, a report from the Planning Commission and its recommended regulations; and the Planning Commission Issues Table with regard to the proposed ordinance for the regulations.

Mr. Churchill explained the purpose of the proposed regulations: to update the single-family and planned residential development regulations for the City of Redmond. He spoke regarding the current planned residential development process and the unintended consequences of those regulations. Mr. Churchill also spoke regarding the outdated nature of the current regulations, with regard to the incentives. He noted that the update would also tie the Comprehensive Plan policies and the incentive framework together.

Members of the Council discussed the planned residential development process and the innovative housing regulations that currently exist. It was noted that the innovative housing regulations are designed toward creating affordable housing; however, it was noted that green building will promote affordable housing.

Discussion ensued regarding:

- whether or not it would be beneficial to wait on the proposed update to the planned residential development regulations until after the update to the Community Development Guide has been completed;
- the need to complete the proposed green building and planned residential development regulations updates now in order to replace antiquated standards, exchanging them for something more meaningful;
- the use of planned residential development procedures in the City and any projects that are currently in process;
- the completion timeline of the Community Development Guide rewrite, and the changes that will occur to it being unknown at this time;
- implementing some of the City's comprehensive planning policies that to date have not been implemented through the proposed planned residential development updates;
- having a review mechanism built into the proposed process so that staff and the elected officials can determine if it is meeting its intended goals;
- public commentary received from Mr. John Baumann and staff's follow up to his commentary;
- the need for different low impact techniques to address the differences in various properties;
- adopting a road standard in the Community Development Guide;
- master planning through the planned residential development process;
- the current proposed update being consistent with policies that are already in place and with citizens' goals identified in the Budgeting by Priorities process;
- the amount of public process that has occurred regarding the proposed regulations;
- possibly separating the green building incentives from the planned residential development regulations; and
- maintaining flexibility in the process.

Staff summarized that the proposed regulations address outdated design criteria and loss of value for that criteria, entirely replace the incentive structure, create a "predictability" element that is lacking in the current planned residential development process, and allow for "flexibility"; defining what that means.

Members of the Council reviewed the Planning Commission's Issues Table.

Councilmember Cole stated that he would prefer to see a 30-day effective date clause in the ordinance.

Councilmember Allen stated her desire to see a note made on plats and deeds if maintenance agreements exist.

Council Talk Time

Council Annual Retreat: Councilmember McCormick spoke regarding the Council's Annual Retreat and securing the facilitator on March 14. Location and meeting topics were discussed.

Focus Magazine: Councilmember McCormick noted that Councilmember Allen would be writing the next article. Topics for that article were discussed.

General Discussion:

Councilmember Cole advised that PSRC is moving forward regarding Transportation 2040 with an assumed baseline and five additional alternatives. He noted that a briefing to City Council was extended, and that Alternative No. 5 basically tolls all major roads. Councilmember Cole also reported that PSRC has offered to assist in lobbying efforts regarding Redmond's preferred route for the Sound Transit rail to the Eastside.

Councilmember McCormick stated that she chaired the last Sound Transit Board meeting, noting public commentary received at that meeting, and affects of Alternatives E1 and E2.

Councilmember Myers informed the Members of the Council regarding the Governor's proposed cut to the Washington Poison Control Center hotline. He spoke regarding the benefits and need for the program and encouraged the members as individuals to weigh in on the proposal.