



REDMOND PLANNING COMMISSION

Sherrí Nichols, Chair | Susan Weston, Vice Chair
Angela Nuevacamina | Denni Shefrin | Tara Van Niman
Aparna Varadharajan | Jeannine Woodyear

MINUTES

REDMOND PLANNING COMMISSION MEETING Wednesday, February 22, 2023 - 7:00 p.m.

1. Call to Order & Roll Call

The meeting was called to order at 7:00 p.m. by Chair Nichols.

Commissioners Present: Chair Nichols, Vice Chair Weston, Commissioners Woodyear, Shefrin, Nuevacamina, and Van Niman

Excused Absence: Commissioner Aparna

Staff Present: Jeff Churchill, Beckye Frey, Ian Lefcourte, Lauren Alpert, Planning Department; Chris Wyatt, Executive Department

Recording Secretary: Carolyn Garza, LLC

2. Approval of the Agenda - 7:02pm

- *MOTION to approve the agenda* by Vice Chair Weston. MOTION seconded by Commissioner Nuevacamina. *The MOTION passed unanimously.*

3. Approval of the Meeting Summary - 7:03pm

- *MOTION to approve the February 08, 2023, meeting summary* by Vice Chair Weston. MOTION seconded by Commissioner Van Niman. *The MOTION passed unanimously.*

4. Items from the Audience - 7:03pm

There were no requests to speak.

5. Redmond Zoning Code Text Amendments: Affordable Housing (Public Hearing and Study Session) - 7:04pm

Public hearing on proposed Redmond Zoning Code Text Amendments for affordable housing topics, followed by a study session.

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Attachments: [Memo](#)
[Attachment A - Issues Matrix](#)
[Attachment B - Presentation](#)

Staff Contacts: [Ian Lefcourte](#), Senior Planner 425-556-2438

Staff Presentation

Mr. Lefcourte introduced the topic.

Chair Nichols opened the Public Hearing.

Public Hearing

Ms. Jessica Clawson, Attorney for Mccullough Hill PLLC, had submitted a written public comment at 5:09pm on the day of the meeting. The comment was forwarded to Commissioners.

Mr. Clifford Cawthon, Policy manager with Habitat for Humanity, stated appreciating the opportunity to speak and thanked the Commissioner for work toward affordable housing. Leveraging growth and transit investments is important. Multi-family housing project residents tend to utilize public transit. There is a dire need for affordable housing and developers have received community support. Swapping the cost of parking spots to allow for additional units is a possible solution.

There were no further requests to speak. Chair Nichols stated that verbal comments were now closed, but that written comments would remain open. Chair Nichols noted that emails had been received from several parties.

- *Chair Nichols **closed the Public Hearing** for verbal testimony, but written testimony would remain open.*

Study Session

Chair Nichols stated that one item from Commissioner Aparna remained on the Issues Matrix and requested that a new item be added to the Matrix to address the written comment of Ms. Clawson.

Commissioner Van Niman stated not having been able to view the email prior to the meeting and asked for a summary. Chair Nichols replied that the comment was in regard to considering something similar to an action by the City of Bellevue, but further detail will come from the email. Commissioner Van Niman asked for clarification that the proposal is different than what is on the table and Chair Nichols replied yes.

Mr. Lefcourte stated that both comments concern parking regulations in terms of lowering the number of parking spaces required. However, Mr. Lefcourte stated that the amendment package before the commission does not propose to lower the number of parking spaces required.

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Commissioner Weston asked for the name of the standard that Redmond uses to base parking ratios on. Mr. Lefcourte replied Right Size Parking Calculator produced by King County.

6. Redmond 2050: Overlake Regulations (Briefing) - 7:14pm

Staff briefed the Commission on draft Overlake regulations for Redmond 2050.

Attachments: [Memo](#)
[Attachment A - Testing Phase Feedback](#)
[Attachment B - Status Chart for RZC 21.12 Sections](#)
[Attachment C - Status Chart for non-21.12 Sections](#)

Staff Contacts: [Becky Frey](#), Principal Planner 425-556-2750
[Lauren Alpert](#), Senior Planner 425-556-2460

Staff Presentation

Ms. Frey began the presentation.

Chair Nichols stated that knowing where feedback has originated could be useful for evaluation, due to different stakeholder intentions.

Chair Nichols asked if any feedback had been received that staff was surprised by. Ms. Frey replied that there was more confusion than anticipated to the high-level draft, and feedback regarding moving minimum requirements was interesting. Ms. Alpert replied that responses indicated that the draft was viewed as more restrictive, although a menu of options had been included for flexibility. More clarification will be needed. More creative options were requested. Specific requests for additions were received. There was not much feedback on other pieces of Overlake code. Remaining feedback was generally favorable or no comment.

Commissioner Nuevacamina stated that knowing the source of feedback brings context, as well as indicating which stakeholders are missing from the table. Ms. Frey replied that most people providing feedback were property owners, developers, or in the development community. There was some general community feedback. The Redmond 2050 Technical Advisory Committee provided many comments as well. Chair Nichols stated that business owners have a different perspective than property owners.

Commissioner Van Niman stated that people who are technically involved will provide comments, but the people who will be impacted by a decision need to be informed with forecasting. Ms. Frey replied that all code is working to implement community vision. Work at code level is not changing policy direction, but community vision, equity inclusion, sustainability and resiliency are being kept in mind internally by staff. Chair Nichols stated that code is implementing policy. Ms. Frey replied that the package can be broken down into more understandable pieces with time. Ms. Alpert replied that the Economic Analysis consultant will create illustrations to visually explain incentives potentially offered.

Ms. Frey concluded the presentation.

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Commissioner Shefrin asked if open spaces and landscaping were design elements and Ms. Frey replied yes, but technical also as, in example, stormwater is a part of infrastructure conversations. Commissioner Shefrin asked for clarification that the basics are necessary prior to examining specific design related standards, and if there has been discussion regarding creating design guidelines for Overlake. Ms. Frey replied yes, preliminary design standards for towers, in example, and working with Redmond Zoning Code Re-Write Development Standards update pieces. Overlake is first but there will be a phase II. Commissioner Shefrin asked if there has been discussion of a Design Review Board created specifically for the Overlake area, a neighborhood specific review body. Ms. Frey replied not currently, but simplification or streamlining of what the current Design Review Board reviews is being considered. Commissioner Shefrin stated that a body of the community for the International District was being discussed and Ms. Frey replied that the body was not a Design Review Board but for community engagement. However, there will be community engagement on design related conversations. A significant portion of 2023 will be regarding community design and land use conversations.

Ms. Frey stated that developer workshops have been scheduled for the first Thursday of the next three months. More language will be brought to the Planning Commission for review in March and April. Public Hearings for Regulations have been moved to later this year. The Planned Action and Overlake Neighborhood Plan may be moved to early 2024.

Commissioner Weston asked for clarification regarding preferred alternative. Ms. Frey replied that there are three growth alternatives. Environmental review cannot be completed until the direction for preferred growth is determined. A supplemental Environmental Impact Statement (EIS) is being added, including an in-depth review of the preferred alternative. A final EIS will then be created after comments are received.

➤ *Discussion only. No action taken.*

7. Redmond 2050 Monthly Update (Briefing) - 7:48pm

Staff will brief the Planning Commission on Redmond 2050 activities.

Attachments: [Memo](#)
[Attachment A - 2023 Community Conversations](#)
[Attachment B - Community Design Photos and Notes](#)

Staff Contacts: [Jeff Churchill](#), Planning Manager 425-556-2492

Staff Presentation

Mr. Churchill presented the Update.

Commissioner Van Niman stated having recently visited Redmond, Oregon and Bend, Oregon and being impressed with the food trucks and surrounding infrastructure as well as the symbiotic relationship with breweries and tap houses, fire pits indoors and outdoors, and the sense of community and character provided as a result. There may be policy obstacles in the State of Washington, and if at a state level, a city could lobby for

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change. Mr. Churchill replied that if Commissioner Van Niman has pictures that illustrate the point, they could be added to the conversation.

Mr. Churchill asked if the Commissioners had any questions or comments regarding pictures. Commissioner Weston stated having noticed consistently the concept of wide sidewalks, pedestrian-friendly for small businesses at least in certain places, and variation. Strip malls have been predictable and not charming in the Pacific Northwest. Sidewalks bulbs at crosswalks create a desirable walking experience. Chairperson Nichols replied that the pictures do not show setbacks but rather show pedestrians being prioritized over cars. Setbacks keep businesses away from pedestrians. Development was compared to the Sim City video game.

Commissioner Nuevacamina stated that restaurants that are not watered down to the mainstream market should have places in thriving communities rather than in strip malls.

Commissioner Van Niman asked if examples of successful integration of businesses into formerly primarily residential communities would be provided. Mr. Churchill replied that examples in different scales had been given to the Community Advisory Committee. Results of polls and photos will be shared with the Planning Commission at the meeting on March 8, 2023.

➤ *Discussion only. No action taken.*

8. Staff & Commissioner Updates - 8:05pm

Mr. Lefcourte stated that there will be a large amount of Redmond 2050 content coming to the Commission in the coming months and in March specifically. The Redmond Zoning Code Re-Write Phase II will include parking minimums and more. The extended agenda has been updated online through the end of May. The annual Planning Commission workshop will be held on April 19, 2023 on any topics needed. On April 12, 2023 there will be an election of Officers. City Council approved the Town Center Amendment package on February 21, 2023.

➤ *Discussion only. No action taken.*

9. Adjourn - 8:07pm

➤ *MOTION to adjourn* by Vice Chair Weston. MOTION seconded by Commissioner Van Niman. *The MOTION passed unanimously.*

Minutes approved on:

March 08, 2023

Planning Commission Chair

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