



REDMOND PLANNING COMMISSION

Sherrí Nichols, Chair | Judy East, Vice-Chair
Roy Captain | Aaron Knopf | Vidyanand Rajpathak
Denni Shefrin | Aparna Varadharajan

MINUTES

REDMOND PLANNING COMMISSION MEETING Wednesday, June 9, 2021 – 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 East, Commissioners Shefrin and Aparna

STAFF PRESENT: Beverly Mesa-Zendt, Jeff Churchill, Beckye Frey, Caroline Chapman, Ian Lefcourte, Planning Department; Jeff Thompson and Peter Holte, Public Works Department

EXCUSED ABSENCE: Commissioners Captain, Knopf, and Raj

RECORDING SECRETARY: Carolyn Garza, LLC

2. Approval of the Agenda

Chair Nichols recommended that items five and six be switched so that Report Approval for the General Wastewater Plan update can be addressed prior to the Public Hearing.

- **MOTION to approve the Agenda with the change** that Chair Nichols had suggested by Vice-Chair East. MOTION seconded by Commissioner Shefrin. **The MOTION passed unanimously.**

NOTE: Minutes reflect the new item order

Redmond Planning Commission Minutes
June 9, 2021

3. Minutes Approval

[May 26, 2021](#)

- **MOTION to approve** the Meeting Minutes by Vice-Chair East . MOTION seconded by Commissioner Aparna. **The MOTION passed unanimously.**

4. Items from the Audience

There were no requests to speak, but two written comments had been forwarded to the Commission.

5. 2021 Annual Docket: Study Session and Potential Report Approval for the General Wastewater Plan update.

Review and consider approval of the Planning Commission Report and recommendation of approval of the updates to the General Wastewater Plan.

Attachments: [Memo](#), [Draft Planning Commission Report](#)

Staff Contact: [Jeff Thompson](#), Senior Engineer 425-556-2884
[Peter Holte](#), Senior Planner 425-556-2822

- **MOTION to approve** the Planning Commission Report and recommendation of approval of the General Wastewater Plan update by Vice-Chair East . MOTION seconded by Commissioner Shefrin. **The MOTION passed unanimously.**

6. 2021 Annual Docket: Public Hearing and Study Session for the expansion of retail marijuana.

Planning Commission to hold a public hearing and consider a recommendation to the City Council on the updates to the Redmond Comprehensive Plan related to marijuana sales, affordable commercial space and affordable housing.

Attachments: [Memo](#), [Technical Committee Report](#), [Exhibit A – Staff Analysis](#), [Exhibit B – Proposed Comp Plan Amendments](#), [Exhibit C – Proposed Zoning Code Amendments](#), [Exhibit D – SEPA Determination](#), [Presentation](#)

Staff Contact: [Beverly Mesa-Zendt](#), Deputy Planning Director 425-556-2423

Staff Presentation

Ms. Mesa-Zendt presented two options, the original proposal and a second staff-recommended proposal. A review of the Comprehensive Plan in relation to retail sales was given. A notification of Public Hearing was published in the Seattle Times, parties involved in the original 2016 were emailed, the Public Hearing was published in the Redmond E-news and on Redmond social media, and information has been posted on the Redmond Comprehensive Plan and Development Services web pages under upcoming projects. Staff recommends denial of alternative one but recommends approval of alternative two with no further conditions. The Technical Committee recommendation agreed with staff. Amendments to the LU-62 Manufacturing Park Industry designation may be necessary.

Public Hearing

Chair Nichols opened the Public Hearing.

Ms. Frey stated that no requests from the public to speak had been received.

- ***Chair Nichols closed verbal comments, but written comments would remain open until the next meeting.***

Study Session

Commissioner Aparna asked for clarification regarding the staff analysis and reason for not including Manufacturing Parks. Ms. Mesa-Zendt replied designation criteria and the preferred growth pattern. Manufacturing Park and Industrial zones are for manufacturing, industrial uses and the other limited uses that support or are compatible with the activity. The designation criteria are specific regarding the allowed use. Ms. Mesa-Zendt indicated that marijuana retail sales are allowed in 16 other zones in the City.

Vice-Chair East asked if the number of marijuana sales businesses in a park can be limited. Ms. Mesa-Zendt replied that additional buffering requirements could be created in the zoning code and that it would be a different conversation if the intent was to apply this rule universally. Ms. Mesa-Zendt asked if the question should be added to the Issues Matrix and Vice-Chair East stated being satisfied. Chair Nichols recalled that setting buffers between stores had been discussed in the past and the conclusion was that competition would be limited despite the use being allowed in the zone. Ms. Mesa-Zendt replied that Minutes for the meeting, when the item was discussed would be located, and the entire list of uses allowed in the proposed zones would be added to the Issues Matrix in response to the question from Commissioner Aparna. A list identifying the allowed zones will also be compiled.

Redmond Planning Commission Minutes
June 9, 2021

7. **Redmond 2050: Study Session to review policy options and alternatives for Housing and Economic Vitality.** Review and discuss policy options and alternatives for policies to be added or updated in the Redmond Comprehensive Plan.

Attachments: [Memo, Housing Options & Alternatives](#), [Housing Change Matrix](#), [Economic Vitality Options & Alternatives](#), [Economic Vitality Change Matrix](#), [Presentation](#)

Staff Contact: [Jeff Churchill](#), Planning Manager 425-556-2492
[Caroline Chapman](#), Senior Planner 425-556-2442
[Ian Lefcourte](#), Planner 425-556-2438

Study Session

Mr. Churchill presented a slide presentation regarding the process to consider Comprehensive Plan update policy options and alternatives.

Mr. Lefcourte continued with a presentation of policy tension areas related to housing.

Commissioner Aparna requested more data on green building code and costs, and housing sizes. Commissioner Aparna suggested that thought processes should be progressive considering the long timeframe. Mr. Churchill stated that an insightful comment by Commissioner Aparna had been that a policy direction could be to look for requirements or incentives that have the highest benefit-cost ratio first. Commissioner Aparna stated that an ideal situation long-term would be for Redmond to have a minimum new construction green code, but the largest impacts should also be considered.

Vice-Chair East asked what increasing density in the R-4 area would look. Mr. Lefcourte replied that many triplexes, duplexes, and multiplexes can have the same exterior form as represented by classic, single-family detached homes, and in many cases, there are regulations that require a similar character. The actual look could vary depending on the direction of the Planning Commission and City Council. Attached dwelling units and not Mother-In-Law units are the focus. Vice-Chair East asked where the automobiles belonging to two families in a duplex would have space. Another question was if there would be rows of duplexes or if that would be a restriction for the Planning Commission and City Council to set. Information from other areas that have achieved a balance in current occupancy and growing congestion and density would be helpful. Mr. Churchill replied that regarding whether rows of duplexes would be allowed would be a topic for the Planning Commission to provide the best path forward. There are provisions in the Comprehensive Plan that limit such outcomes and the question is if those provision should continue in Redmond or if a different direction should be taken. Ms. Mesa-Zendt reminded the Planning Commission that the highest concern registered from current residents was traffic and parking when changes begin.

Commissioner Shefrin stated that many older neighborhoods have limitations on density and structure size. While there may not be an active homeowners association there are still recorded covenants. The cost of imposing green methodology in terms of construction could

Redmond Planning Commission Minutes
June 9, 2021

negate the ability for developers to construct affordable housing. The idea of 40% tree canopy coverage has been identified as also important to the City.

Commissioner Aparna asked if the process would allow neighbors to express opinions regarding small changes. If restrictions are removed from neighborhood plans, the neighbors should still have a say. Commissioner Shefrin stated that the issue would generate complications, and a better approach may be a decision regarding how Redmond wants to absorb densities. Regarding a public process, neighbors move.

Chair Nichols stated that regarding missing middle housing, if density is not added to single-family neighborhoods, then Redmond fails on equity and inclusion, for example, schools. Chair Nichols asked how many homeowners associations are in Redmond that limit what can be done on a lot. Chair Nichols asked if accessory dwelling units (ADUs) are not allowed as an outright use currently. Mr. Lefcourte replied that there are some areas of the city that require ADUs to be conditional, varying by neighborhood as well as the zone. Mr. Churchill replied believing that the situation is for attached dwelling units rather than ADUs, but the reply was correct for attached dwelling units. Chair Nichols asked for clarification regarding "attached" vs "accessory" units, and asked for more information regarding what standards would provide the highest impact as well as, for example, the cost of green versus insulation requirements. Mr. Lefcourte replied that a cost-benefit analysis today will be different in five years due to technology changes. When addressing regulations later in the process, additional detail will be required for specific standards.

Commissioner Shefrin asked if staff is familiar with the Master Builders Association Housing Toolkit and stated that a way to harmonize structure types in single-family zones regarding transit and single occupancy vehicles and equity needs to be looked at, as well as covenants and homeowners associations.

Commissioner Aparna stated that an approach should be to explore what green building codes exist elsewhere. There are levels of codes. A LEED system will be more expensive but there are several other lesser-known green codes. Commissioner Aparna asked when Neighborhood Plans might be upgraded or reconfigured. Mr. Churchill replied that this will not be addressed until after Redmond 2050 is finished. If a version of option one was chosen, surgical changes would need to be made to the Neighborhood Plans to implement the policy direction.

Ms. Chapman continued the presentation with Economic Vitality.

Commissioner East asked what strengthening policy protections to prevent encroachment would look like. Ms. Chapman replied that the Countywide Industrial Growth Center designation is new, smaller in size and allows the City to be eligible for Puget Sound Regional Council (PSRC) funding for certain transportation enhancements related to manufacturing and industrial areas. The designation would send a signal that the areas are intended for industrial uses now and into the future. Commissioner East asked if the designation would be on areas already identified as manufacturing. Ms. Chapman replied that staff had evaluated different areas and determined that the most natural fit would be the Southeast Redmond area. Commissioner East asked if development would cease, and Ms. Chapman replied that residential would not be located within the boundary. Commissioner

Redmond Planning Commission Minutes
June 9, 2021

East asked for clarification that Willows Road would not be a viable area for the designation and Ms. Chapman replied that the Willows Road area pops as a potential for growth in the Centers and Corridors model, to be determined, and only the Southeast Redmond area is being considered.

Commissioner Aparna asked if there is a sense that all types of industry, for example, heavy, light and artisan would be allowed or if the definition is strict. Ms. Chapman replied that the designation includes warehousing and distribution, research and development and some associated uses with manufacturing. The biggest type to not be allowed is housing. Ms. Chapman stated that artisan and craft uses would be investigated. Commissioner Aparna stated not understanding the scale of operations desired. Another question was if PSRC will mandate small business and legacy. Ms. Chapman replied those were policy considerations that did not generate attention or a trade-off, either mandated or work in process. The policy considerations are in the change matrix for each Comprehensive Plan element.

Commissioner Aparna asked if the term incubator is not being used any longer regarding a business vision for Redmond. Ms. Chapman replied that incubator is included under a different policy, not a stand-alone, cooperative space and flexibility. Commissioner Aparna stated that more information regarding what King County is looking for would be helpful to know how much flexibility is possible. Ms. Chapman asked if the Commissioner has interest in pursuing flexibility, and Commissioner Aparna replied that no one knows what the manufacturing landscape will look like in the future. Jobs created should be flexible within manufacturing uses. Ms. Frey asked for clarification that the flexibility option being addressed by Ms. Chapman was to expand uses in areas not related to manufacturing and industry, but that Commissioner Aparna stated that as much flexibility as possible should occur with industries, manufacturing still the focus but not being flexible outside of manufacturing and industry. Commissioner Aparna replied correct.

Commissioner Shefrin asked if staff has been approached by businesses currently precluded but with an interest in the location and if so, what the businesses would look like that fall under the category of light manufacturing. Commissioner Shefrin stated being in favor of broadening the definition to something more flexible. Ms. Chapman replied that businesses outside of light manufacturing desiring the location are marijuana retail, mixed-use housing, artisan and craft businesses now in more commercial spaces and a snowboarding shop with assembly and sales. Mr. Churchill replied that in the past, a business that does not fit due to a sales footprint larger than allowed in the manufacturing park has been at issue; the difference between selling and manufacturing is on the margins if the nature of the business is more commercial than manufacturing.

Chair Nichols asked if there has been input from Genie, a large employer in the area. Ms. Chapman replied not directly on this issue, but Genie is communicating with the Economic Vitality Manager and have other connections at the City to express needs. Chair Nichols asked to know more about what the industrial center means and would look like. Ms. Chapman replied that there are four or five of the largest employers in Redmond located in the southeast neighborhood.

Redmond Planning Commission Minutes
June 9, 2021

Vice-Chair East stated that the School District should weigh in on the scenarios regarding absorbing more children into the schools. Ms. Frey replied that in the next six months, there will be a lot of engagement with stakeholders, including the school districts.

8. Staff & Commissioner Updates

Ms. Frey stated that topics have been finalized for June and July 2021 and a meeting will not be necessary on June 23, 2021. The next meeting will be June 16, 2021. Meetings June 30, July 7, and July 14, 2021 will occur. Ms. Mesa-Zendt stated that the Retail Marijuana Sales Report Approval will move to July 7, 2021, with the Public Hearing remaining open.

Ms. Frey stated that a large extended agenda for August and September 2021 and a Workshop date confirmation in August or early September will be forthcoming.

Ms. Frey stated that information has been received regarding two options for the re-opening of City Hall and specific language received from the Clerk will be forwarded to Commissioners. All meetings will continue to remain remote until the specific Open Public Meetings Act (OPMA) proclamation is rescinded. If the OMPA is lifted, only City Council will hold full meetings in July with the remaining Boards and Commissions operating in a hybrid model; staff and the public would be in the building with restrictions and safety precautions in place, but Commissioners would still remote into July meetings. The situation after July has not been finalized.

Commissioner Shefrin stated having attended a class concerning a publication created by the Master Builders Association regarding affordable housing. The publication can be forwarded to anyone interested. Commissioner Aparna asked for the publication. Ms. Frey immediately emailed the publication to the Commissioners.

9. Adjourn – 8:50 p.m.

MOTION to adjourn by Commissioner East. MOTION seconded by Commissioner Shefrin.
The MOTION passed unanimously.

The meeting adjourned at 8:50 p.m.

Minutes approved on:

June 30, 2021

Planning Commission Chair

DocuSigned by:

816CD0A1D16A46D...