



REDMOND PLANNING COMMISSION

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

MINUTES

REDMOND PLANNING COMMISSION MEETING Wednesday, June 16, 2021 – 7:00 p.m.

1. Call to Order & Roll Call - 7:00 p.m.

COMMISSIONERS PRESENT: Chair Nichols, Vice-Chair East, Commissioners Captain, Knopf, Raj, Shefrin and Aparna

STAFF PRESENT: Beverly Mesa-Zendt, Jeff Churchill, Beckye Frey, and Glenn Coil - Planning Department

RECORDING SECRETARY: Carolyn Garza, LLC

2. Approval of the Agenda

- **MOTION to approve** the Agenda by Commissioner Captain. MOTION seconded by Vice Chairperson East. **The MOTION passed unanimously.**

3. Items from the Audience

No items from the audience.

4. 2021 Annual Docket: Continuation of Public Hearing and Study Session on Retail Marijuana.

Close the public hearing for written comments (oral comments closed at June 8, 2021 meeting) and review and discuss application request and options for Retail Marijuana.

Attachments: [Memo](#), [06-16-21 Issues Matrix](#), [03-23-16 Issues Matrix \(from 2016 amendments\)](#)

Staff Contact: [Beverly Mesa-Zendt](#)
Deputy Planning Director

425-556-2423

Public Hearing (continued)

Ms. Mesa-Zendt stated that the item had been closed for oral comments at the previous meeting but left open for written comments. There have been no additional written comments. The Issues Matrix questions and staff recommendations were reviewed.

Commissioner Captain asked if a restaurant or cafeteria in manufacturing areas would be selling alcohol. Ms. Mesa-Zendt replied that there would not be a bar where the amount of alcohol would exceed the sale of food, but staff will research the sale of wine or beer with food. Limited alcohol sales are allowed within restaurants subject to State licensing requirements. To qualify as a restaurant, the preponderance of sales is to food and not alcohol. Commissioner Captain stated that there are microbreweries in manufacturing areas which sell more alcohol than food and if microbreweries are allowed, to be fair a more lenient and positive stance should be taken with marijuana sales in such areas. Ms. Mesa-Zendt replied that the distinction would be that in a taproom, manufacturing would be the primary use and tasting rooms and taprooms are allowed under State law specific to wineries and breweries. The impact of the production facility is what locates the facility within the manufacturing zones. Production would not be appropriate for retail areas.

Commissioner Knopf stated noticing that uses such as a mini-mart or liquor store are not appropriate for the manufacturing zone. Ms. Mesa-Zendt replied that after review of the General Sales and Service section of code, the businesses mentioned were intentionally not put on the list.

➤ ***Chair Nichols closed the Public Hearing for written testimony.***

Study Session

Commissioner Captain stated being satisfied with the proposition. Commissioner Knopf asked Chair Nichols for clarification regarding what the position of the Commission is.

Vice-Chair East asked for the two alternatives to be shared on screen. Ms. Mesa-Zendt reviewed that the applicant proposal is Business Park, Manufacturing Park and Industry and the staff proposal is for Business Park and Manufacturing Park overlay. Based on a compliance review, staff recommends denial of alternative one and approval of alternative two, consistent with the Technical Committee recommendation. Vice-Chair East asked for a list of current zones where uses are allowed and Ms. Mesa-Zendt screenshared the item on the Issues Matrix. There are already challenges within the current zones such as restrictive buffers, licensing restrictions and Federal requirements and no further limitations were recommended.

Commissioner Aparna stated that the staff idea for a complete designation change is a valid point and uses should be kept flexible for the future.

Commissioner Knopf asked for clarification regarding the Business Park zone. Ms. Mesa-Zendt reviewed a slide with the zone description.

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Commissioner Captain attempted to make a comment, but computer audio was inaudible. When the audio issue could not be resolved, Commissioner Captain abandoned the comment.

- **MOTION by Commissioner Captain to approve the staff proposal, alternative two**, Business Park and Manufacturing Park Overlay. MOTION seconded by Commissioner East. **The MOTION passed unanimously.**

Ms. Mesa-Zendt stated that the Planning Commission report would be brought to the next meeting for approval, summarizing the recommendation.

- 5. 2021 Annual Docket: Public Hearing and Study Session for the Education Hill Amendment and Land-Use Designation Change.** Public Hearing and study session to review and consider a recommendation on the application for a land-use designation change along Avondale Road and an amendment to the Education Hill Neighborhood plan as part of the 2021 Annual Docket.

Attachments: [Memo](#), [Technical Committee Report](#), [Exhibit A – Staff Analysis](#), [Exhibit B – Comprehensive Plan Amendments](#), [Exhibit C – SEPA](#), [Presentation](#)

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

Staff Presentation

Ms. Mesa-Zendt presented the Amendment and updates that would be required to support the Amendment. Ms. Mesa-Zendt asked that the Planning Commission delay a full vote and continue the Public Hearing to the next meeting as the SEPA Determination of Non-Significance was slow to be issued and the Technical Committee would like the SEPA comment period to complete on June 24, 2021, before signing off on the Technical Committee report. Several comments have been received, among them:

- Concern regarding access
- Concern regarding site lines along the steep Northeast 124th Street
- Ingress and Egress to be carefully considered
- Community members requesting more information
- Support for senior housing

Ms. Mesa-Zendt stated that staff recommends denial as all criteria is not met for valuation action. The Technical Committee preliminary recommendation was also for denial which will be formalized upon completion of the SEPA comment period. If the Planning Commission decides to approve, staff requests the condition that the effective date be contingent on both an approved application for rezoning and on the submission of an approved Critical Areas report demonstrating that the site can support the intensity sought by the applicant.

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Commissioner Aparna asked when the Education Hill Neighborhood Plan was last updated. Mr. Churchill replied mid-2000s.

Commissioner Captain commented that regarding the slope issue on slide 10, Avondale Road Northeast is extremely busy and serious engineering consideration of a high impact landslide in the area would be necessary. Commissioner Captain stated that on slide number 13 regarding Ingress and Egress, agreeing with a commenter that the site lines are bad and an entry point to the property will be dangerous. Commissioner Captain asked for clarification regarding a *buffer* between the Education Hill neighborhood and this property on slide eight. Ms. Mesa-Zendt replied that a 500-foot separation is required.

Commissioner Rajpathak asked for the maximum number of units allowed in the current Land Use designation, and if there would be any impact to what staff and the Technical Committee report is recommending if the applicant builds in the current Land Use designation. Ms. Mesa-Zendt replied that single-family urban allows up to eight dwelling units per acre. Multi-family urban goes from 12 to 30. The same access consideration would need to be addressed; a traffic impact analysis and engineering study would be required. The more intensive use would have a greater impact and more fully addressed. Larger Critical Area considerations and a Geotechnical report would be reviewed in the development stage. All issues would be covered under either designation, but the intensity of the proposed designation would have a greater impact.

Commissioner Shefrin asked if there has been an applicant proposal in the past to develop the property under the current Land Use and zoning designations. Ms. Mesa-Zendt replied that there had been a planned residential development of a nine-lot subdivision under R-3 zoning called Avondale Crest. Commissioner Shefrin asked if a more detailed Critical Areas analysis had been done at that time. Ms. Mesa-Zendt replied that there had been a Critical Areas report that supported the development in existing zoning. A new Critical Areas report as factors change over time should be obtained as the proposed intensity is greater. Commissioner Shefrin stated that the site is in a Critical Aquifer Recharge Area zone one, directly up gradient from a drinking water supply.

Vice-Chair East stated that more housing and variety is needed in Redmond now, but approving a proposal such as this before decisions are made regarding where growth should be in the future would be premature.

Commissioner Captain stated agreement with Vice-Chair East. Chair Nichols stated that the proposal is on the docket and a Public Hearing is forthcoming as the Commission questions to the presentation appeared to have been addressed.

Public Hearing

Ms. Frey stated that written testimony had been received by Mr. Bob Yoder which was forwarded to the Commission.

Mr. Siddharth Jha, representing Pier 67 Capital Partners, stated that the address of the site is 10431 Avondale Road Northeast in Redmond. The proposal is to create a variety of

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housing types and the proposal is not required to have specific plans at this time. The Critical Areas consideration can be provided, and a condition would not be opposed. Single-family zones in the City often have been segregated from multi-family housing, and the proposal is an opportunity for a limited increase in integration. There are adequate safeguards ahead within the process.

There were no further questions from the Commission.

- Chair Nichols stated that ***the Public Hearing would remain open for both written and oral testimony until June 30, 2021***, the next meeting.

- BREAK -

Chair Nichols stated that Commissioner Raj had left the meeting.

- 6. 2022 Annual Docket: Public Hearing and Study Session on potential items for the 2022 Annual Docket cycle.** Public Hearing and Study Session to review and consider a recommendation to the City Council on items to be included in the 2022 Annual Docket of Comprehensive Plan Amendments.

Attachments: [Memo](#), [Presentation](#)

Staff Contact: [Jeff Churchill](#), Planning Manager 425-556-2492
[Becky Frey](#), Principal Planner 425-556-2750

Staff Presentation

Mr. Churchill described the four potential items for the 2022 docket and next steps in a slide presentation.

Public Hearing

Chair Nichols opened the Public Hearing.

Mr. Nolan Sit with SCB Architects representing CIM Group, 95 Yesler Way, Seattle stated that what was once a very convenient area for manufacturing at 180th Avenue Northeast and Redmond Way is not the best use any longer with the new light rail station and work in Marymoor. Most tenants occupying the manufacturing zone are restaurants, retail, and services. Residential development close to light rail is the next logical step which will also combat the housing shortage on the Eastside and the lack of affordability near mixed-use and transit-oriented development. Concerns regarding the periodic update and staff resources are understood. The Land Use designation for the property no longer works

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and the applicant respectfully requests to continue the conversation regarding the opportunity at a high level with the City to understand goals and needs. Mr. Sit displayed an aerial photo of the site and described nearby amenities that would better serve residents in homes as opposed to light manufacturing. If the Evans Creek Relocation project is approved, additional land will be given back to the City for manufacturing, more than offsetting the loss of manufacturing on this site.

Mr. Patrick Woodruff with Hines representing Redmond Town Center (RTC), 2126 2nd Avenue West, Seattle, stated working with Fairbourne Properties to explore a reinvigoration of Redmond Town Center, primarily focused on the Center's retail core adjacent to the new light rail station. Some parts of the Center are not working, in part due to the impact of Covid on retail, but mostly due to design and use restrictions from the original 1995 Master Plan for the Center, codified into the Comprehensive Plan. The Center has shifted from true retail to more office and service uses and a reinvigoration is critical for existing retailers. The local office of GGLO is examining the area. The request is to remove the 25-year-old Master Plan restrictions to allow for more flexibility on the site.

Commissioner Aparna asked if the vision was for larger or smaller retail. Mr. Woodruff replied that the visioning exercise is just beginning, and more cannot be done until restrictions are lifted. Retail is shifting from big box stores to more experiential, food & beverage and locally focused. Those are the tenants who will enliven a streetscape and create a dynamic mixed-use environment in proximity to light rail. Specifics cannot be arrived at until what will be allowed is known, and at this time the box is too restrictive.

Ms. Emily Flanagan with City of Redmond Public Works, Evans Creek Relocation Project, City Hall, stated the project is a city-initiated habitat enhancement project, moving a reach of stream which currently flows through industrial properties north into open space. The purpose is to improve salmon habitat by providing wider buffers, more flow diversity and improved floodplain connectivity. The project implements Comprehensive Plan policy NE-81. The proposed amendment will allow zoning and land use designations to be modified as the future creek location will no longer cross privately owned industrial parcels. The proposed changes will eliminate split zoning for several parcels. The proposal is for map changes only and no text changes. All existing zoning regulations will still apply including critical area regulations. Evans Creek falls under the City Shoreline Master Program. The City needs a limited Shoreline Master Program amendment to redesignate the shoreline jurisdiction and shoreline environments of the relocated creek.

Ms. Beverly Mesa-Zendt with City of Redmond Planning, stated that a letter has been submitted on behalf of the Police and Fire Departments asking that previous Public Safety Plan amendments which had been removed from the 2021 docket be placed on the 2022 docket, specifically updates to the Police and Fire Functional Plan. Currently two studies are underway, and the two projects will be unified under one Public Safety Plan. Specific recommendations will then be made for the Capital Facilities Element which address the Functional Plan to support changing conditions and the anticipated Public Safety levy.

Chair Nichols asked for clarification regarding the timing of the anticipated Public Safety levy. Ms. Mesa-Zendt replied that a levy election is expected in 2022.

Commissioner Aparna asked if the Redmond Town Center proposal could be discussed at this time and Chair Nichols replied yes. Commissioner Aparna asked if DT-11 regarding

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height would be reviewed in the Redmond 2050 review overall. Mr. Churchill replied that the applicant is requesting clarity regarding interpreting DT-11. The larger conversation regarding growth in Redmond should not conflict with this proposal, but staff opinion is that the proposal meets the criteria for evaluation as a docketed item. Commissioner Aparna asked if the clarification can be made given the current Comprehensive Plan and not looking to the possible future in Redmond 2050. Mr. Churchill replied that the request is working with an existing policy and the existing concept of amenities for height in Downtown.

Chair Nichols asked if there is a Technical Committee report. Mr. Churchill replied that there is not a formal role for the Technical Committee in establishing the docket.

Chair Nichols asked the Commissioners if the Public Hearing should be kept open. Commissioner East stated being ready to close the Public Hearing as there has been good feedback.

Chair Nichols closed the Public Hearing.

Commissioner Aparna asked if the proposals could be voted on one by one, and Chair Nichols replied that unless modifications on staff recommendations were going to made, the proposals would not be voted on individually.

- ***MOTION by Vice-Chair East to recommend to City Council that the 2022 Annual Docket*** include the:
 - Redmond Town Center Text Amendment;
 - Evans Creek Relocation Project Land Use Map Amendment, Zoning Map Amendments, and Minor Shoreline Master Program Amendment; and
 - Public Safety Functional Plan Updates.
- MOTION seconded by Commissioner Captain. ***The MOTION passed unanimously.***

7. Staff & Commissioner Updates

Ms. Frey introduced Mr. Glenn Coil, the new Senior Planner in the Long Range Planning team.

Commissioner Captain thanked everyone for support during a recent personal situation.

8. Adjourn – 8:54 p.m.

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

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Minutes approved on:

Planning Commission Chair

June 30, 2021

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