City of Redmond Code Rewrite Commission

November 15, 2010 - Meeting Summary
Redmond City Hall – Council Conference Room
15670 NE 85th Street, Redmond, Washington

Code Rewrite Commissioners present: Steve Nolen, Chair, Sue Stewart, Vice Chair, Vibhas Chandorkar, Nancy McCormick, Robert Fitzmaurice, Robert Pantley

Code Rewrite Commissioners excused: Cannan Bontadelli

Staff in attendance: Steven Fischer, Gary Lee

Business conducted: The meeting was called to order at 6:00pm.

Approval of Agenda: Commissioner Nolen noted that he had to leave at 6:30 and requested the Commission move the Final Development Standards package ahead of CRC reports. The Commission approved the change to the agenda.

Items from the Audience: There were no items from the audience

Final Development Standards Package:
Mr. Fischer indicated there were a number of items to be resolved in this package. Key discussion points include the following

Definitions:

- Mr. Chandorkar wanted to see if Advanced Technology could be separated out as a distinct definition from Professional Services. He indicated he could work with staff off-line regarding this issue.
- Mr. Fitzmaurice requested clarification of the term "dedication", stating that the way the definition reads, it is not explicit that the dedication is to the City. He requested staff discuss this with the Public Works Director.
- Mr. Chandorkar had a question regarding the definition of Antenna Array and requested the definition be changed to state "…*may* share a common attachment device…". Staff agreed to make this change, assuming it does not conflict with other legal definitions. Additionally the definition of Base Station should be modified to replace the word electromagnetic with "radio". Staff agreed to make that change.
- Mr. Pantley suggested modifying the definition of attached dwelling units to take into account features such as trellises, which may "attach" two units.
- Mr. Fitzmaurice, wanted to ensure that the terms, reclaimed water, recycled water, native soils, rain gardens, disturbed soils and amended soils were included in the definitions section for purposes of administering the ecological score requirements.
- Mr. Pantley added that the term "green roofs" should also be added

Public View Corridors:

- Ms. Stewart suggested that the process requirements be reorganized toward the front of the chapter so that all the processes are together. The commission concurred with this change.

Fencing and Sight Distance Triangle Graphics:

- There were no remaining issues

Preliminary Plat Modifications:

- There were no remaining issues

Sammamish Valley Neighborhood Regulations:

- Ms. McCormick still had some concerns about the rationale for 160th Ave NE being required is being deleted. She indicated she would discuss this issue with staff and close the issue.

Zoning Code Preface:

- Mr. Chandorkar noted there is no mention of the user guides and perhaps there should be a note to let readers know they exist. Mr. Fischer indicated they are administrative tools that are always changing, and are not codified. However staff could include a reference that they exist. The Commission preferred to have the reference to the user guides in the Preface. Staff agreed to make the change.

Southeast Redmond Neighborhood Regulations:

- Mr. Fitzmaurice noted that under the noise overlay, he does not believe it was the intent of the code to have the entire buffer be on the non-residential zone. The code has been changed to move the buffer's centerline from the centerline of the street, to be wholly located in the non-residential zone. Mr. Fischer agreed to address the issue with staff.
- The Commission agreed that it should be clear what mitigation measures are required.

Motion by Mr. Chandorkar, second by Ms. Stewart to have staff prepare the transmittal report for the Final Development Standards Package. Motion carried unanimously

Commissioner Nolen excused himself. Commissioner Stewart continued the meeting.

Meeting Minutes: Motion by Ms. Stewart to approve the minutes of October 18. The motion passed unanimously.

CRC Reports: The Commission reviewed the example user guides and revised Code test run concept. The Commission concurred that there be some projects identified through the survey process and follow up with some of those folks to work through a more focused review approach. Staff noted that this change has been reflected in the draft before the Commission. The Commission concurred with this change. Ms. Stewart suggested staff meet with the Communications staff to ensure the survey is designed in a manner that gives us the information we are seeking. Staff concurred to do this.

The CRC liked the format of the user guides. Ms. Stewart suggested clarifying some provisions on the Tree Removal User Guide. Ms. McCormick noted that the length of the list of user guides is quite long and wondered how much time it would take for staff to complete. Staff noted that many of the guides are in various stages of being written. However once the code is adopted, staff should be able to dedicate more time to getting the user guides completed.

Staff Reports and Scheduling

Mr. Fischer noted the Development Standards 3 package will be brought back for issue resolution and recommendation. The Final Development Standards Package will be brought back for issue resolution and approval of transmittal report. Additionally the Commission will review the list of code rewrite parking lot items for the purposes of prioritization for the Council. Mr. Pantley proposed that the Commission perhaps add additional time to one meeting, if an additional hour or so is needed, rather than continue to December 6th.

Adjourn:

The meeting was adjourned at approximately 6:00 p.m.

Summary Approved On: 3/28/2011

Code Rewrite Commission Chair: _____