

**REDMOLND PLANNING COMMISSION
MINUTES**

June 8, 2011

COMMISSIONERS PRESENT: Chairman Hinman, Commissioners O’Hara, Julinsey, Bontadelli, Flynn, and Chandorkar

COMMISSIONERS EXCUSED: Commissioners Gregory, Biethan, and Miller

STAFF PRESENT: Kim Dietz and Sarah Stiteler, Redmond Planning Department

RECORDING SECRETARY: Brian Callahan, Lady of Letters, Inc.

CALL TO ORDER

The meeting was called to order at 7:00 p.m. by Chairman Hinman in the Council Chambers at City Hall.

APPROVAL OF THE AGENDA AND MEETING MINUTES:

No changes to the agenda. Chairman Hinman pointed out to the Commission that with public hearings scheduled for this evening at specific times, if prior agenda items are finished before those hearings, the Commission could discuss issues identified on the issues tables. However, the public hearings would remain on their set schedules.

APPROVAL OF MEETING SUMMARIES:

No comments on the meeting summary from May 18, 2011. Motion and second to approve meeting summary; passed unanimously. No comments on the meeting summary from May 25, 2011. Motion and second to approve meeting summary; passed unanimously.

ITEMS FROM THE AUDIENCE:

There were no questions or comments from the audience.

PUBLIC HEARING AND STUDY SESSION, Community Character and Preservation Element, presented by Kimberly Dietz, City of Redmond Senior Planner.

Chairman Hinman opened the public meeting and invited Ms. Dietz to speak. Ms. Dietz responded to queries from the Commission about how the Element fits into the Comprehensive Plan. She noted that the Element is comprised of policies concerning three major topics:

1. Maintaining community character
2. Providing opportunities for community gathering
3. Preservation of the natural environment

Ms. Dietz noted that these were high-level concepts that become more specific in the details of the Plan. The amendments recommended to this Element focus on the following:

1. Incorporating sustainability into the Comprehensive Plan
2. Updating in accordance with the Zoning Code of 2011 and the Park Plan of 2010

3. Incorporating studies that have taken place since last Comprehensive Plan update of 2004
4. Working with King County to update the portion of this Element that deals with the Historic Program and making sure the Element is consistent with the City's interlocal agreement with the County for historic services.

Ms. Dietz said that due to amendments that have taken place since the last Plan update in 2004, some terms and definitions have been changed. For example, the Landmarks and Heritage Commission is now simply the Landmark Commission. *Gateways* are now *entryways*, for another example. The Park Plan has helped address how to plan for and establish informal gathering places, and as a functional plan must balance with the Comprehensive Plan. The historic portion of this Element has seen many changes, including some Ms. Dietz has reviewed with King County. Finally, in working with the Goals, Vision and Framework Element, Ms. Dietz said land use is a part of the discussion as well. When the Community Character Element covers the design and height of buildings, the Housing Element becomes part of the discussion, too. With trails and street design, the Transportation Element becomes involved; many other elements are also involved.

No written comments were received. Mr. Thomas Hitzroth, chair of the City's Landmark Commission, spoke to the Planning Commission. He also sits on King County's Landmark Commission, so he is able to see historic programs and elements throughout the county. He stated that he supports approval of the Element the Planning Commission is considering this evening, in that Redmond has proven in the past it is always planning ahead when it comes to historic preservation. He said the City does a good job at blending the old and new, and tonight's Element helps continue that work. Chairman Hinman noted that he had gone on a historical walk with Mr. Hitzroth through Redmond in the past and had found that educational.

Ms. Dietz noted that Mr. Hitzroth proposed adding language to the Element describing that in 2010, there were eleven sites designated as Redmond Regional Landmarks, and four sites designated as Redmond Community Landmarks. Mr. Hitzroth wanted to emphasize what Redmond has done in the past few years to preserve historical landmarks. Chairman Hinman saw no one in the audience to comment, so he closed the oral portion of the meeting, but left the issue open for comment from the Commissioners.

Commissioner Julinsey asked if there were programs in place to work with educational institutions, such as public schools, to foster pride in the City at an early age. Ms. Dietz responded that the City, in general, does promote its programs in this way, but she deferred to Mr. Hitzroth to comment on what King County also does on this issue. Mr. Hitzroth said the County has not provided any direct educational programs to the City, but the Redmond Historical Society has some programs. He has provided historical tours through the City to senior groups and schools, as requested by the Society.

Commissioner Flynn asked for some clarity about the City's sixteen key historic landmarks noted in the Element, in that eleven sites are noted as regional landmarks and another four that are regional community landmarks. Commissioner Flynn was unclear as to how those numbers added up. Ms. Dietz said the eleven plus four equal fifteen and there is also a Redmond local-only landmark. Commissioner Flynn noted that could be clearer and the Commission agreed.

Commissioner Chandorkar had a general question as to whether specific sites, like some of Redmond's historic cemeteries, should be in a policy document. He asked why just a few sites were noted in the Element, and not all eleven, as they were all just as historical in nature. Ms. Dietz noted that the entire list is an appendix in the Zoning Code. Chairman Hinman noted that this was a basic consistency issue; Commissioner Chandorkar agreed, but also pressed the issue on whether specific names were appropriate in a policy statement. Ms. Dietz noted that this specific name was in the narrative portion before the actual policy statement, rather than the policy statement itself, which satisfied Commissioner Chandorkar's concern.

Commissioner Chandorkar noted that in one section of the Element, it states a desire to *design and build Redmond's public buildings in a superior way to enhance their function as a community gathering place*. Commissioner Chandorkar said that these are two separate aspects about buildings, and should be separate policies. Ms. Dietz said that the policies would stay intact after making a change like that, so she was amenable to changing that wording. Commissioner Chandorkar suggested that wrapping this sentence in CC17 and moving the public gathering part to CC8 may make more sense. Commissioner Flynn was concerned about *iconic art* in CC9, and wanted to encourage art as design elements. Ms. Dietz said the language could be edited, instead of making that a policy issue. Chairman Hinman asked if King County has taken action on this draft; specifically CC48.5. Ms. Dietz said City staff would require additional training and portion of an FTE to handle this Element. She would like to maintain this concept, but only as a topic for the City to *consider*.

Issue #1 in the matrix drew comments from Commissioner Chandorkar, who raised the concern of what should be mentioned in the text in terms of events like Derby Days or other festivals. He asked if another narrative could be added, so as to not have specific names of festivals but to rather speak more generally to the rich cultural diversity of Redmond. Ms. Dietz said that would be a good idea; that way, the narrative could change in the future, not the policy. Chairman Hinman reviewed the changes mentioned above and noted that the Commission was near the end of its considerations on these issues. He noted that he still had concerns with CC23, regarding the naming of the Central Connector. Ms. Dietz said she was reviewing that issue with the Parks Department. Language regarding that will be sent to the Commission via email prior to final recommendation.

Commissioner Flynn made a motion of intent to approve the language recommendations brought forward on the Community Character and Preservation Element, subject to the final report approval process. Commissioner Bontadelli seconded. The motion passed unanimously. Chairman Hinman closed the written portion of the hearing on this issue; this agenda item will be considered complete.

The Commission next moved to concerns regarding the Housing Element, with twenty minutes before the scheduled public hearing on this issue. Issue #1 is related to HO18 and removal of non-residential zoned land as a potential source of land for of future residential uses, as needed. Commissioner Chandorkar said the policy is good, regardless of whether the City is meeting its housing targets or not. Staff said because growth targets will be met, this policy can be removed. Commissioner Chandorkar said in case those targets are not met in the future, this policy

framework would be helpful. Commissioner O'Hara said the idea behind this policy is that the City would be more proactive in allowing for zoning changes. Ms. Julinsey said she believes it would do no harm to keep this policy in place, and that this does not necessarily indicate City staff has to be proactive. Staff said this issue was timely five years ago, when MP (manufacturing park) areas were discussed, which do not allow housing. There was some interest in considering MP areas that could provide an opportunity for housing space. Since then, the City Council has acted not to convert manufacturing park land into housing so as to allow some certainty to landowners.

Commissioner Flynn said preserving land for manufacturing parks is a good idea that he would support. By leaving that policy in, there is a risk of a person coming in and using this policy to request a zoning change. Commissioner Chandorkar is still concerned that the growth of Redmond would be so rapid the City might need to change the language of its Comprehensive Plan in the near future. Staff said MP and I zones are the only areas that do not allow housing, although every other zone does allow housing, which would allow for that growth. Chairman Hinman asked for a straw vote on staff recommendations; Commissioner O'Hara voted to follow those recommendations, as did Commissioners Flynn and Bontadelli. Chairman Hinman said taking out this policy will help concentrate City growth in areas of downtown, as intended. Chairman Hinman closed this issue and supported the staff recommendations.

With item #4, regarding the language *80% or less of the King County median*, Chairman Hinman said he has reviewed this issue with Commissioner Gregory and the staff's recommendations. Commissioner Gregory agreed with staff, and Chairman Hinman closed this issue.

PUBLIC HEARING AND STUDY SESSION, 2010/2011 Comprehensive Plan Update, Housing Element, presented by Sarah Stiteler, City of Redmond Senior Planner.

Ms. Stiteler stated that the Commission began consideration of these amendments on May 25, 2011; the expectation is the Commission would complete a recommendation on this element by June 22, 2011 or June 29, 2011. This update is based on important, significant information on the East King County Housing Needs Analysis collected by ARCH, A Regional Coalition for Housing. The number of one and two-person households in Redmond is just under 60%, which goes against conventional wisdom about the City. Ms. Stiteler said that the updates to the Housing Element support the development of affordable, economically diversified housing; approximately three-quarters of new housing units are planned to be developed in the City's urban centers by the year 2030.

Policy HO38 speaks to the preservation of housing, and Commissioner Biethan, at the last meeting, wanted to know if that could preclude potential redevelopment. Chairman Hinman noted that no one was attending the meeting from the public that was there to speak on this issue. He closed the oral portion of the hearing and moved to the issues tables, but left public comment open until the next meeting of the Commission.

Chairman Hinman, regarding Issue #2, talked about the conversion of short-term apartments to short-term corporate residences. Arthur Sullivan from ARCH, as well as Michael Stanger, will speak to the Commission on that issue. On Issue #2, Arthur Sullivan spoke to the Commission

about how the City of Bellevue adopted an ordinance about ten years ago that clarifies residential use in residential zones cannot be less than thirty days. Short-term use, and hotels and motels are not allowed in residential zones. A few units are allowed for short term; in a complex of ten, no more than two units would be allowed for short-term use. In a complex of two hundred, no more than five such units would be allowed.

Commissioner Chandorkar asked if this situation would that take away from housing stock in Redmond and if there is some ordinance that prevents such activity in the City. Staff members said that the City has no such language in the Comprehensive Plan. Chairman Hinman said it is hard to project how the housing stock will change with temporary housing. Chairman Hinman was not sure if this issue should be connected to the Comprehensive Plan, or if that should be directed by City policy. Commissioner O'Hara asked how much of a concern short-term housing is, and if this was a problem for Redmond that policy should really handle. Staff said it needs to study this issue more fully; at this point, more information about the magnitude of the issue is necessary.

Commissioner Chandorkar respectfully disagreed with Commissioner O'Hara in that he believes City policy should be forward-thinking, and should also establish a vision of what the Commission would like to see for the future of Redmond. Commissioner O'Hara said that identifying this issue as one requiring further study should be added to the transmittal report to City Council. Chairman Hinman agreed, and suggested that it may require more background for Council. Commissioner Julinsey said that making a decision on this will be important in that she has seen short-term corporate housing units in poor shape, in some cases, around the City. Chairman Hinman asked staff members if they could put together a one-page fact sheet to the Council to go with the transmittal report, to explain the need for further research. Mr. Sullivan agreed that he wanted to establish a forward-thinking policy. Chairman Hinman asked if staff could look at Bellevue and other cities to help provide context to this issue.

The Commission moved to Issue #3 on affordable housing targets, and if they were goals or requirements. Mr. Sullivan noted that these were goals more than targets for the City. However, he noted that if the City has a big gap between the goal and reality that could create a challenge from the Hearings Board that the City is not trying to address housing needs. Mr. Sullivan admitted that market conditions are creating a challenge, but the goals should still serve as a yardstick for the City. Commissioner Chandorkar asked how those goals were measured; staff indicated that it is an annual process. Chairman Hinman considered this issue closed. Regarding Issue #2, Chairman Hinman said he would consider that closed as well, with the guidance that there will be additional research reflected in the transmittal report. Issue #4 was previously closed.

Issue #5 deals with implications for the job/housing balance, the tension between wanting to bring workers to Redmond and wanting to provide adequate housing for them. Commissioner Miller had previously questioned whether this issue was broader than any of the elements, per se, and might be worthy of inclusion in the goals/vision framework preamble. Commissioner Chandorkar's concern is that the jobs/housing imbalance is almost impossible to express in a tangible way. Transportation and public facilities can all contribute to this situation, and the entire region, not just Redmond, needs to consider this. Chairman Hinman agreed that the

jobs/housing imbalance is not just a City issue. Chairman Hinman recommended seeing if Commissioner Miller feels strongly about taking the issue further at a later meeting, and asked other Commissioners for their comments.

Commissioner Flynn referred to the 2010 Strategic Plan for Economic Development, which is trying to make the job market more diverse and not as reliant on one or two large employers. He said that Redmond's economic vitality depends on that diversity. Chairman Hinman said that vitality still translates into a certain number of households. Commissioner Flynn said the cyclical employment rates of an employer like Microsoft may have just as much of an impact on that housing, perhaps more, than any impact a City policy would have. Commissioner O'Hara noted that some Microsoft workers want to live in Seattle, and there is nothing Redmond can do about that. Chairman Hinman agreed this is a multi-faceted problem. Commissioner Bontadelli noted that more housing in Redmond needs to be accommodated, regardless of this Plan.

Commissioner Chandorkar asked if the City could track down a statistic of how many workers live in Redmond and then project the housing needs of the future. ARCH has done this type of research, not just including Redmond, and identifies this as key research to look at. Mr. Sullivan said this is an issue of supply and demand, and that Redmond has become a major exporter of housing needs over the last twenty-five years. Now, there are workers in Seattle and Redmond, and high demand for housing exists on both sides of Lake Washington, which keeps housing costs high. Mr. Sullivan said the ratio in east King County between jobs and housing is not getting better, and he is not sure how that would improve with new development going in around mixed-use areas. Housing capacity land has not been set aside in some areas, and when a major employer decides to expand, that could cause some problems. Commissioner O'Hara summarized that this ratio cannot get too far out of balance. Chairman Hinman said he will hold this issue open especially in light of Commissioner Miller's previous concerns. He is not certain how to articulate all of the Commissions' concerns into action, as of yet.

Issue #6 speaks to policies that encourage housing for a variety of household sizes.

Commissioner Flynn said the staff comments have been very helpful on this topic. He said there are policies in place toward existing and projected single-family homes, and he had no further concerns. Commissioner Chandorkar said in HO-17, the term *ensure* provides good, strong guidance. He is concerned, though, that Redmond has not done enough to publicize the fact that people have different options for residential development. He does not have any policy concerns about this section, however. Chairman Hinman said the Neighborhood Network tries to probe the neighborhoods, especially the residential ones, on a regular basis to publicize this type of housing issue. Mr. Sullivan said that awareness is a great idea to keep in mind while the City develops its Housing Strategy Plan. Chairman Hinman said that both homeowners and possible providers of building stock need to have this information.

Chairman Hinman has a question on language at HO-15.5. He commented that infrastructure has a physical component, but recreational and cultural amenities might need to be added. Educational facilities might need to be added for families. He suggested text that would say the following: *provide physical infrastructure, recreational or cultural amenities, and educational facilities in Downtown and Overlake to support creation of attractive neighborhoods*. Chairman Hinman asked if staff could change that language to make it more attractive for people of all

ages. With no other comments, Chairman Hinman closed this issue pending refinement of HO-15.5.

Issue #7 was raised by Commissioner Biethan on the value of having Table HO-1 included in the element for reference. Staff recommended that it remain there because it provides basic data for income and housing. Chairman Hinman thought the Commission should follow staff's recommendations. Commissioner Chandorkar noted that this table is in the narrative portion, not the policy portion, so he does not have a problem with it. Chairman Hinman closed this issue, deciding to go along with staff recommendations.

The final issue in the issue matrix was Issue #8, relative to HO-16 and HO-38. Commissioner Biethan had expressed concerns about this issue earlier, wanting to make sure that developers realized that the City does not want to preclude redevelopment. Ms. Stiteler proposed a change to the language. Mr. Sullivan suggested this new wording, to *maintain opportunities*. Chairman Hinman thought the language was much clearer. Mr. Sullivan suggested that the new language would help preserve and replace affordable housing, without simply focusing on preserving a physical building. Commissioner Chandorkar noted that the table and policy had the same number, HO-1, and one could be changed to avoid confusion in reference. Mr. Sullivan said that was an overall Comprehensive Plan issue, and could be dealt with during reconciliation.

Commissioner O'Hara questioned the phrase *relatively affordable housing*, and staff said it would try to clean up that language, while keeping the content. Chairman Hinman recommended closing Issue #8 subject to some modification of language the Commission would see at a future meeting. That leaves just Issue #5 open, regarding the jobs/housing balance. Chairman Hinman will work with staff to provide some guidance toward a recommendation. Chairman Hinman suggested adding the Overlake neighborhood to the language that mentions Downtown and the creation of affordable housing. His comment drew no debate. Looking at HO-28, Chairman Hinman asked a question about encouraging the innovative development review process. He would like to include a phrase about sustainable building here, or possibly under HO-15, which deals with community values and neighborhood qualities.

Commissioner Bontadelli stated that he likes using the phrase of sustainability in HO-28, dealing with development standards and incentives. Chairman Hinman said sustainability can be encouraged with some incentives, and suggested emending the phrase to read as follows: *to promote sustainability, flexibility, and development standards and affordability in housing construction*. The Commission discussed where the phrase would best apply in the wording, and Chairman Hinman noted that the development standards are some of the only chances the development community has to be innovative and sustainable in their approach. The entire phrase would read as such: *to encourage innovative review processes to promote sustainability, flexibility, and development standards and affordability in housing construction*. Commissioner Chandorkar asked if sustainability would also be appropriate in HO-15, as well as a community value. Staff noted that adding language about sustainability would indeed be appropriate in that policy section. Chairman Hinman suggested this phrase: *sustainable site standards, building design and guidelines* at the start of the section. Mr. Sullivan agreed that putting *sustainability* there would be fine. Chairman Hinman said he is amenable to other suggestions as well.

Chairman Hinman said he would have a conversation with Commissioner Miller about his concerns over the last remaining open item. Revised versions of the element would be given to the Commission at a later time.

Commissioner O'Hara said if there is no issue with Commissioner Biethan, this element could be completed. Commissioner Flynn noted that the issue of corporate housing still needs a lot of work. Chairman Hinman noted that the corporate housing issue was closed, with the understanding that more research would be done, and that would be reflected in the transmittal memo. Chairman Hinman recommended that the Commission keep this element open. Ms. Stiteler noted that she could make the language changes requested and provide the pages specifically where the policy has been edited, rather than the complete element. This element remained open, with one specific item to deal with. The written and oral public hearings were closed at this point by Chairman Hinman. The Commission took a short break.

PUBLIC HEARING AND STUDY SESSION, 2010/2011 Comprehensive Plan Update, Economic Vitality Element, presented by Sarah Stiteler, City of Redmond Senior Planner.

Chairman Hinman called the public hearing to order. Ms. Stiteler presented a summary of the Element. She stated that sustainability is the overarching theme of this update, which has three legs that all need balance, one of which is economic vitality. The policies in this element update concentrate on customer service, the timeliness and predictability of the development processes, and an emphasis on partnership. That partnership should exist between different members of the community including businesses, education, and the City. The 2010 Strategic Plan for Economic Development furthers this idea by describing different actions to achieve these goals. In addition, the policies support manufacturing uses while recognizing that new definitions of manufacturing will manifest in the future.

There is a proposed new policy that describes the City culture to emphasize the idea of organizational enhancements, with a look at how the City can improve the quality, predictability, timeliness and cost of development processes. Staff worked with the Government Affairs Committee of the Chamber of Commerce on this policy, trying to achieve an integrated whole with the assembled parts still important individually.

Another policy with new language proposed is one involving the definition of primary jobs. Staff created a new bullet to describe that businesses encouraged to expand or locate would be in primary industries. Also, by implication, secondary and tertiary jobs were defined, and that completed the staff overview.

Chairman Hinman noted that there were no members of the public present for oral testimony. Staff reported there was no written testimony. The oral segment of the public hearing was closed. Seven items are in the issues matrix, and no others were presented. The first topic discussed was EV0.2. Chairman Hinman asked, regarding intent, if the City wants to have a range of enhancements and quality improvements. The modification term in this element is *city organization*, which he interprets to mean staff, employees, contractors, etc. Chairman Hinman has criticized this term before, including its possible confusion with *organizational*, found later in this element, and would invite other questions or suggestions from Commissioners.

Commissioner Chandorkar suggested removing the word *organizational*, which he says would help condense the element and be clearer. Staff will look into that change. Commissioner Flynn offered a different opinion, saying that taking out *organizational* from the phrase *organizational enhancements* makes the element more confusing. Commissioner Chandorkar said any City changes would be assumed to be organizational in nature. Staff will consider those amendments, and this item will be closed. The second question, are there opportunities to make more of a reference to the Strategic Plan, was proposed by Chairman Hinman. He wanted to note that the term *talent magnet* is not something he is wedded to, but he is wedded to that thought. The term is incorporated in the additional language appearing under Issue #6, as a modifier of EV-17. The idea is to attract not only knowledge-based businesses, but also the people who would work for them. Chairman Hinman proposed closing Issue #6 at this point; the Commissioners agreed.

Backing up to Issue #2, making additional reference to the Strategic Plan, Chairman Hinman noted that there were metrics for the Plan mentioned in Issue #7. Staff has recommended to not add those references, and Chairman Hinman agreed with that recommendation. Chairman Hinman closed Issue #7. He also proposed closing Issue #2, in that there has been significant thought and effort spent on the Strategic Plan. Therefore, if that effort was referenced as part of the review of the Economic Vitality element, that would satisfy Chairman Hinman. Issue #3 talks about target industries in the Plan. Commissioner Flynn asked if EV-5 was the right place to say something about the cluster of industries, but then noticed that this point was noted in EV-17, which he believes is sufficient. Commissioner Flynn asked to close Issue #3, and Chairman Hinman closed that issue.

Issue #4 has a language change, specifically around EV-11, talking about entrepreneurial and mentoring programs. Commissioner Flynn asked if the language does not limit a fuller educational piece or the possibility of working with higher learning institutions. Chairman Hinman thought the idea of education was good to incorporate. Commissioner Flynn said he could work out the language with staff and perhaps add a bullet point to the text regarding education, in EV-11. Ms. Stiteler noted that adding the word *collaborate*, which might be more active than *encourage*, could help. Commissioner Flynn says that word could be plugged in, in EV-11, to make the active verb *support and collaborate with* businesses, educational institutions, or other partners. Staff will work with Commissioner Flynn on this language, and the addition of a bullet point on education. With those changes, the Commission felt comfortable closing Issue #4.

Issue #5, should the EV element be more specific about the need for economic diversity, is a concern of Commissioner Chandorkar's. He wanted this text to speak more about a diversity of businesses in Redmond. That issue is addressed in the narrative, and in EV-5 and EV-17. He asked if this was still a concern to the Commission, and if there was a way to encourage a diverse economic base for the City. Chairman Hinman said EV-17 does speak to that issue, and specifically speaks to the Strategic Plan. Commissioner Chandorkar says he was satisfied with that explanation, and the Commission closed Issue #5. Issue #6 has been closed. Issue #7 has been closed. Beyond some language issues, this matrix is complete.

Chairman Hinman noted one more section, in EV-17, that speaks to the Strategic Plan. He said that in dealing with issues of economic vitality, people should know the qualities of the neighborhood, workforce, and any other selling points of Redmond, which would celebrate the City and improve awareness in the broader sense about what the City can offer. Goal #6 in the Strategic Plan deals with that awareness issue, and breaks down into several marketing goals. Chairman Hinman would like to see that emphasized slightly more in the fourth bullet of EV17, and proposed that he could work with staff on that language. He believes there is a continuing desire from the City Council to tell the story of Redmond well. Staff agreed to talk with Chairman Hinman on that issue.

Chairman Hinman entertained a motion to accept the Economic Vitality element draft, subject to the language provisions suggested. Commissioner O'Hara made the motion. Commissioner Bontadelli seconded. The motion approved unanimously. Chairman Hinman closed the oral and written hearing on this element. The changes to language will be refined between staff and Commission members as noted.

REPORTS/SCHEDULING/TOPICS FOR NEXT MEETING(S)

Ms. Stiteler noted that at the City Council meeting on the night before this meeting, the Redmond Central Corridor Master Plan was approved. There was a resolution signed by the Mayor, with Council approval, to enter into the King County-Cities Climate Pledge. Chairman Hinman noted he was involved in some of that discussion. The Pledge will be celebrated in Federal Way the day after this meeting, which Chairman Hinman said was an exciting development. The Green Infrastructure Incentive Program is on next week's agenda.

ADJOURN

Chairman Hinman adjourned the meeting at approximately 9:37 p.m.

Minutes Approved On: Planning Commission Chair
