City of Redmond Planning Commission

June 15, 2011 Meeting Summary Redmond City Hall – Council Chambers 15670 NE 85th Street, Redmond, Washington

Planning Commissioners in Attendance:

Chair Tom Hinman, Vice Chair Franz Wiechers-Gregory, Scott Biethan, Canaan Bontadelli, Passion Julinsey Phil Miller and Robert O'Hara

Planning Commissioners Excused:

Tom Flynn and Vibhas Chandorkar

Staff in Attendance:

Sarah Stiteler, Planning Commission staff liaison; Thara Johnson, Associate Planner

Call to Order:

Chair Tom Hinman called the meeting to order at 7:05 p.m.

Approval of the Agenda:

The agenda was approved without changes.

Items from the audience

No comments from the audience were made.

Study Session, Green Building /Infrastructure Incentive Program

Thara Johnson stated that the Planning Department was proposing amendments to the Redmond Zoning Code to encourage energy efficient and green building practices in the City. She gave an introduction about green building and an overview of the many certification and incentivizing programs across the country and locally. Programs such as the LEED (Leadership in Energy and Environmental Design) certification program, Architecture 2030 Challenge, the Living Building Challenge, and the King County Built Green programs incorporate many aspects of green building practices including site planning, water management, energy and materials use and indoor environmental quality. She stated that the goals of green building include low impact to the environment, water and energy reduction, improvement to health and minimizing waste.

The City of Redmond has various regulatory systems in place that would affect storm water requirements, including the Critical Areas Ordinance (CAO) and Shoreline Master Program (SMP), tree preservation regulations, landscape standards and SEPA. Ms. Johnson stated that green infrastructure incentives have been in place since 2008, when the City replaced the existing Planned Residential Development regulations with the Green Building Incentive Program.

The proposed amendments would remove the incentive for the 3-star Built Green certification for residential development, and replace that with a higher standard, that of 4 or 5 star Built Green. For non-residential development, the proposed amendments would expand the incentive program for the current period through the end of 2010, after which all non-residential development would be required to be constructed to meet LEED Gold

standards or any other equivalent program. All residential development would be required to meet the Built Green 4-Star or equivalent program. Ms. Johnson emphasized that the City Council did not wish to require actual certification by any program, due to cost factors, but supported the concept of the green building program regulations. She stated further that the City Council had generally endorsed such a program as a performance measure through the Budgeting by Priorities process.

Planning Commissioners expressed some concern over the proposed requirements. They were in general favorable to having incentives to encourage green building practices, but felt that requirements could have unintended consequences – such as steering potential development to other jurisdictions that do not have similar requirements. The Commissioners identified several discussion issues for this amendment.

Study Session, Housing Element

Franz Gregory, as Planning Commission Liaison for the Housing Element, stated that there were a couple of issues remaining on the housing issues matrix. He asked Commissioner Miller if he would like to elaborate further on issue #5 regarding the jobs/housing balance. Commissioner Miller stated that the "imbalance" was a function of the community's economic success, and also relates to issue #2, relating to the conversion of multi-family housing for corporate use. The Commission requested that staff include additional language in the Goals/Vision Framework Element that more strongly emphasizes the need for appropriate infrastructure to support the demands of additional housing. They further suggested that this could be done during the reconciliation period. Issue # 5 was closed; all issues of the issues matrix were resolved. The Commission voted unanimously to recommend approval of the Housing Element.

Discussion regarding modifications to Economic Vitality Element

Chair Hinman indicated that he had received correspondence from Commissioner Flynn requesting a friendly amendment to the wording on policy EV- 0.2 to change it back to the original language proposed by staff. Chair Hinman stated that in order for the Planning Commission to reconsider this issue, the Economic Vitality Element had to be re-opened, as it had received the Planning Commission's approval at the 6/8/11 meeting. The motion to re-open the element was approved unanimously. Commissioner Flynn's friendly amendment was approved unanimously. The Commission then re-approved the Economic Vitality Element with a unanimous vote of 7-0.

Announcements and Scheduling

- Chair Tom Hinman asked Commissioners if they were planning to attend Derby Days in an official capacity on Saturday, July 9, 2011. If there was interest among Commissioners to attend, he would coordinate with City Council to share their booth.
- Mr. Hinman announced that the third of the three scheduled walk audits was taking place the following evening on June 16th, and would be conducted in the Downtown.
- Sarah Stiteler discussed that the joint meeting of the City Council and Planning Commission would be at the end of September, with the date not certain at the point. She stated that the Package 2 amendments to the 2010-2011 Comprehensive Plan Update would be the topic of discussion.

Adjourn

The meeting adjourned at approximately 9:20 p.m.

Summary prepared by:

Sarah Stiteler, Senior Planner / Planning Commission Staff Liaison