

City of Redmond Code Rewrite Commission

May 10, 2010 - Meeting Summary
Redmond City Hall – Council Chambers
15670 NE 85th Street, Redmond, Washington

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

Code Rewrite Commissioners excused: Thom Youngblood

Staff in attendance: Jeff Churchill, Dennis Lisk

Business conducted:

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

Approval of Agenda: the agenda was approved without changes.

Approval of minutes: Ms. McCormick moved approval of the minutes for March 29, April 12, and April 19, 2010. Mr. Fitzmaurice seconded the motion and it carried unanimously.

CRC Reports

Mr. Pantley offered to share photos of residential development with staff and the Code Rewrite Commission. It was agreed that the photos would be shared when the CRC conducts issue resolution for the residential regulations in June.

Chairman Nolen advised the CRC that staff was proposing a change to the review schedule for residential regulations. Mr. Churchill explained that the revised plan was to complete issue identification for residential regulations tonight, and then Mr. Lisk would take about a month to prepare responses to the issues that have been raised so far. Mr. Lisk agreed to keep the CRC informed of his progress via written materials and to ensure that all issues are captured by reviewing the minutes.

Study Session – Residential and Urban Recreation Regulations

Mr. Lisk opened discussion of the Residential chapter with the new definitions sections. Commissioner Pantley raised the issue of measuring maximum building height and referred to recent changes to the City of Bellevue's regulation. Commissioner Chandorkar brought up the issue of noise generated in residential neighborhoods by family day cares. Mr. Lisk described the constraints in regulating this type of noise and said that he would look into the issue further.

Commissioner Pantley raised the issue of how equestrian facilities are defined by the code and what activities are included in that definition. He also suggested using an equestrian overlay zone, similar to one that is used in Kirkland's zoning code. Commissioner McCormick requested that sub-section 50-040(1)(d) be eliminated from the draft code. Staff concurred with the request and noted that it will be deleted from the next draft of the chapter.

Commissioner Fitzmaurice suggested that staff clarify the language in the sample density calculation in section 50-040(4). Commissioner Pantley requested that the code use one consistent formula across all zones for calculating density. Commissioner Fitzmaurice asked about the exemption to the minimum density requirement for affordable housing developments and if that was consistent with the Growth Management Act. Staff is still looking into this question. Commissioner Pantley followed up and suggested that a different median income measurement be looked at, given that the city's population has a higher median income than the Seattle metro area or King County.

Commissioner Fitzmaurice asked staff to look into wording for sub-section 50-040(2)(c); specifically that "lot area" should be replaced with "minimum average lot size" or similarly phrased language. Commissioner Pantley said that the maximum impervious surface requirements should be on the issues matrix as they were penalizing creativity in terms of creating more common areas within developments. Commissioner Pantley said that the lot width circle requirement should be eliminated from the code as it also limits more innovative site development. Staff committed to going back and re-examining the need for the regulation. Commissioner McCormick added that the code should be addressing size and scale of homes. Chairman Nolen suggested that the code allow for an option to either comply with the standard or achieve the intent of the code through other, superior design techniques.

Commissioner Fitzmaurice would like to add language in sub-section 50-080(5)(b) to require a "qualified professional" to determine ordinary high water mark. Staff said that a list of minor SMP-related code changes would be prepared for the State Department of Ecology to review at the end of the rewrite process. Commissioner Pantley said that, in relation to building separation, the definition of "building" in the new zoning code should be consistent with the Building Code definition. A question was raised related to decks built higher than 30 inches tall above grade – was that measured from finished grade or existing grade. Staff will verify this, but their initial answer was that the height measurement would be taken from finished grade. Commissioner Fitzmaurice asked why the minimum dimensional requirement for lot-by-lot open space compliance was 15 feet and commented that it would seem to be exclusive of counting side yards. Staff will look into this issue and report back to the Commission.

The Commission then moved on to the Urban Recreation chapter. Mr. Lisk summarized the previous legal issues with the Urban Recreation zone and noted that the City will need to undertake a formal zoning map amendment for two properties in the Sammamish Valley currently zoned Agricultural. Commissioner Fitzmaurice asked why accessory restaurants were mentioned separately within sub-section 10-060. Commissioner Stewart asked about the use of publicly-owned buildings within parks which might be rented out for receptions or meetings and whether or not those would be conditional uses or permitted uses. Chairman Nolen expressed concern about the "amusement, sports, and recreation" land use category in the zone summary and what recreational activities could be permitted by that category. Specifically, concern was expressed that the land use category conflicts with sub-section 10-060(4) of the draft code which would prohibit amusement parks, water slides, miniature golf courses, and other recreational uses. Commissioner Pantley expressed concerns about why so many uses require a Conditional Use Permit. Commissioner Stewart said that, with the

elimination of the Agricultural zone, the City has a good opportunity to clearly define what recreational uses in the UR zone would be permitted or conditional.

The Commission and staff further discussed the format of the residential zone summaries. Staff was directed to revise the summaries so that they look more consistent with zone summaries prepared for the other zones.

Study Session – Overlake Regulations

Mr. Churchill introduced the proposal to rewrite code chapters pertaining to Overlake Village and the Overlake Business and Advanced Technology (OBAT) zone. He spent time discussing the vision and policy framework for Overlake Village and OBAT, highlighting the differences between the two areas. He then discussed how staff is proposing to rewrite the existing code consistent with the code rewrite principles adopted by the City Council. Last, he described the review schedule, noting that there would be two meetings devoted to issue identification and two meetings devoted to issue resolution, followed by a recommendation.

Commissioners expressed some reservations about intermingling review of Downtown and Overlake, and also noted that many weeks will pass before residential regulations come back to the CRC for review and recommendation.

Staff Reports and Scheduling

The CRC began to brainstorm issues to highlight for the Council at the CRC’s joint meeting with the Council on June 22. Mr. Pantley suggested that the issues be crisp and well-defined to best make use of the time. Among the ideas brainstormed were:

- Describing the CRC’s approach to addressing policy issues
- Discussion of lot width circles
- Discussion of tree preservation standards
- Discussion of new graphics to be included in code

Chairman Nolen asked that staff confirm the amount of time allotted for the meeting. He also asked that the latest monthly CRC report be resent to Commissioners so that they could spend ten minutes at the beginning of the next meeting finalizing topics.

Adjourn:

The meeting was adjourned at approximately 8:45pm.

Summary Approved On: _____

Code Rewrite Commission Chair: _____