

# PLANNING & ECONOMIC DEVELOPMENT (PED) COMMITTEE

Meeting Minutes

Date: April 11, 2016

Attendance: Jay Arnold, Penny Sweet, Kurt Triplett, Eric Shields, Ellen Miller-Wolfe, Paul Stewart, Michael Cogle, Sudie Elkayssi, Jim Tosti

Absent: Doreen Marchione

Agenda Item:	Action Items:
	<p>Mr. Tosti attended the meeting and expressed a number of concerns about City affordable housing regulations. He indicated that the regulations do not provide an incentive to developers that offsets the cost of providing affordable housing. He also questioned the wisdom of trying to mix affordable units within high cost market housing projects. Eric noted that the City would be examining affordable housing regulations later this year and would invite Mr. Tosti's input at that time.</p>
1. Special events policies	<p>Michael and Sudie stated that Council member Nixon asked whether changes to special events policies were appropriate for small events such as Crop Walk. Michael and Sudie discussed pros and cons of various options, including (a) make no changes to policy; (b) eliminate permitting requirements for smaller events; and (c) revise policies to reduce or waive application fees. Committee supported revising the event policies with a preference for reduced fee for events of 100 or fewer participants. An application would still be required. Staff will work on bringing a proposed policy revision to the full Council at an upcoming meeting.</p>
2. Sign regulations amendments	<p>Eric and Paul discussed preliminary thinking about code amendments to make sign regulations content neutral. A planner has not been assigned to this task but will be soon. Committee members offered several ideas. A summary of all other sign code provisions with policy questions was also presented. Committee members suggested discussing this in a Council study session. There was agreement that content neutral amendments should proceed ahead of the other potential amendments and that portable signs should be addressed in the other group. It was suggested that pictures would be helpful.</p>
3. Regulatory changes in TL Urban Center	<p>Eric and Paul noted that a zoning code amendment for the "PR 1.8 zone" will be on an upcoming Council agenda. The amendment allows additional height on a site immediately south and east of the Evergreen Healthcare campus. Staff decided to process the amendment because a proposed development needed the extra height and the height is consistent with surrounding development and the policies for the Totem Lake Urban Center. They asked for confirmation that this approach is consistent with Council desire to be "nimble" about Totem Lake development issues. Committee members agreed and suggested that this be memorialized in the Comprehensive Plan.</p>
4. Requiring lockable mailboxes for new development?	<p>Eric noted that a citizen had contacted the police department to suggest an ordinance requiring all new developments to install locking mailboxes. Committee members agreed with Eric that the City should not impose this requirement, but people are free to do so themselves.</p>
<b>Informational Items:</b> 1. Development Project Update a. Village at Totem Lake b. Kirkland Urban c. MRM d. McLeod development	<ul style="list-style-type: none"><li>• Phase one design review approved. Demolition in progress.</li><li>• Work on the QFC access road and utility trenching in progress.</li><li>• Design review application submitted.</li><li>• Applicant concerned about ROW dedication; needs to settle financing.</li></ul>

<ul style="list-style-type: none"> <li>e. Potala Village</li> <li>f. Bridlestone Estates proposed rezone</li> </ul> <p>2. Planning Project Update</p> <ul style="list-style-type: none"> <li>a. Critical Areas regulations</li> <li>b. Finn Hill Neighborhood Plan</li> <li>c. Marijuana buffers</li> <li>d. Wireless &amp; utilities code amendments</li> <li>e. Houghton-Everest Center/6<sup>th</sup> St S study</li> </ul> <p>3. Regional Economic Development</p> <p>4. Totem Lake symposium</p>	<ul style="list-style-type: none"> <li>• Motion to dismiss appeal filed. Design review to be continued.</li> <li>• Contentious development on upcoming Council agenda.</li> </ul> <ul style="list-style-type: none"> <li>• Planning Commission review in process; major issues are how to handle: buffer increases, nonconformances and exemptions. Will not meet July 1 deadline. However the City should be able to demonstrate substantive progress.</li> <li>• Draft plan being prepared by Green Futures Lab. Community wants downzones, not sure how this will play out.</li> <li>• Staff ready to schedule Planning Commission review.</li> <li>• Draft amendments scheduled for Planning Commission review. Committee interest in having a say in alignment in CKC.</li> <li>• Request for Qualifications advertised, due April 22.</li> <li>• Ellen reported on work being accomplished by the cities of Bellevue, Redmond and Kirkland on Startup 425, an incubator owned by the City of Bellevue that Kirkland is helping to furnish and will provide other services as it moves forward; and tech branding work and marketing collateral that will be used at SelectUSA, a recruiting conference in D.C. that the 3 cities are attending with the EDC as well as other projects as the alliance progresses.</li> <li>• April 13, 7:30 am at the Justice Center</li> </ul>
<p><b>Upcoming Council Agenda Items:</b></p>	<ol style="list-style-type: none"> <li>1. PR 1.8 zone height amendment</li> <li>2. Marinwood final subdivision</li> <li>3. Countywide planning policy ratification</li> </ol>
<p><b>Next Meeting</b>  April 21  May 9</p>	<p>Special meeting on Artsfund impact study  Next regular committee meeting</p>
<p><b>Potential Future Topics</b></p>	