

DATE: April 15, 2019  
TO: Project Advisory Committee  
CC: Deborah McMahon, City of Redmond  
FROM: Beth Goodman, ECONorthwest  
SUBJECT: PAC 4: MEETING NOTES

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The City of Redmond is developing a Housing Needs Analysis (HNA). The purpose of the HNA is to provide information to the City about Redmond's housing market and provide a basis for updating the city's Comprehensive Plans' Housing Element and housing policies. The geographic focus of the HNA is the Redmond Urban Growth Boundary (UGB).

This memorandum presents notes from the second Project Advisory Committee (PAC) meeting that occurred on April 8, 2019.

## Attendees

The PAC is composed of the Redmond Planning Commission. The PAC members in attendance were: Nelson Rivers, Heather DeWolf, David Allen, Cat Zwicker, Michael Kusinska, and Brandon Roberts.

Also present at the meeting were Deborah McMahon (Planning Manager for the City of Redmond), Scott Edelman (DLCD), and Beth Goodman (consultant from ECONorthwest).

## Discussion

The meeting was a discussion of housing policies. The PAC gave specific comments on the housing policies. Those changes are reflected in the updated housing policies. Broadly speaking, the following issues were discussed and will be reflected in the next version of the housing policy document:

- There was discussion about switching the City's zoning standards from minimum lot sizes to focusing on average lot sizes, to allow a wider range of development types.
- There was discussion of the City considering applying for a grant from the State to address barriers to development in the zoning code.
- There was discussion about the area planning and master planning requirements for parkland, with PAC members asking whether the parkland requirements make development less efficient than it might otherwise be. The PAC recommended evaluation of these standards.
- There was discussion about alley requirements, with PAC members asking whether the alley access requirements make development less efficient and more expensive than it might otherwise be. The PAC recommended evaluation of these standards.

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- There was discussion about removing barriers to housing in downtown, including allowing more density in downtown.
  - There was discussion about the Planning Commission receiving a report about the CIP to help with coordination of infrastructure planning and area planning.
  - There was discussion about evaluating using a tiered structure for systems development charges.

The next meeting is the second public meeting on May 13 at 6:30 PM. The final PAC meeting will be on June 3, 2019.