

MEETING MINUTES

REDMOND PLANNING COMMISSION MEETING

Wednesday, February 25, 2026 – 7:00 p.m.

1. Call to Order & Roll Call — 7:00 p.m.

Commissioners Present:	Chair Susan Weston, Vice-Chair Jeannine Woodyear, Commissioners Tara Van Niman (virtual), and Aparna Varadharajan (virtual)
Commissioners Absent:	Commissioners Adam Coleman and Denice Gagner (Excused)
Staff Present:	Jeff Churchill, Glenn Coil, Kim Dietz, and Chris Wyatt
Recording Secretary:	Carolyn Garza, LLC

2. Approval of the Agenda

- *Motion to approve the Agenda by Vice-Chair Woodyear, seconded by Commissioner Copley. The Motion passed.*

3. Approval of Meeting Minutes & Summaries

- *Motion by Commissioner Copley to approve the February 11, 2026 Meeting Summary. Motion seconded by Vice-Chair Woodyear. The Motion passed unanimously.*

4. Items from the Audience (General)

- **David Morton**, Redmond 98053, asked that there be a recommendation for PFAS soil and groundwater testing at the DTG recycle site, formerly All Wood Recycling, before

any ground disturbance occurs as part of the Evans Creek Relocation Project and explained reasons.

- **Andrew Brown**, Redmond 98052, stated having sent a Power Point presentation to the Commission regarding tree-felling and light pollution, explained some of the content, and asked that a thorough review of actions occur to protect environmentally sensitive areas along the river.

5. 2026 Code Amendment Series: Business Improvement, Fences, and Legislative Conformance – Public Hearing and Study Session

Planning Manager Churchill presented the topic.

Public Hearing

- **Andrew Brown**, Redmond 98052, stated that a part of the previously mentioned Power Point presentation sent to the Commission is regarding non-conforming fences and explained some of the content and possible solutions.
- **David Morton**, Redmond 98053, asked, regarding Business Improvement amendments, how *Business Open* signage required during sidewalk closures by a contractor can be enforced and for details regarding proposed updates to home-based business allowances; that regarding Fences, stated clarity is still needed; and regarding Legislative Conformance, that removing arbitrary location barriers is positive and that parking changes in real neighborhoods should be examined as minimum requirements are reduced. Public facing materials should remain accessible and easy to understand for residents.

Chair Weston closed the verbal portion of the Public Hearing.

Study Session

Planning Manager Churchill presented the Issues Matrix.

Regarding Issue one, Non-Conforming Fences, Chair Weston asked for more clarification regarding special rules for fences in shoreline areas. The Issue remained open.

Regarding Issue two, Fence Materials, Chair Weston supported the new language and closed the issue.

Regarding Issue three, Commissioner Aparna stated the issue could be closed.

Regarding Issue four, Community Feedback, Chair Weston stated that the issue should remain open for Commissioner Gagner, but that a closure via email might occur before the next meeting.

Regarding Issue five, Daycares, Principal Planner Dietz explained Senate Bill 5509, Chair Weston related historical information in Redmond and stated that the issue could be closed on the behalf of Commissioner Coleman.

Regarding Issue six, Co-Living, Commissioner Copley stated that the issue could be closed.

Regarding Issue seven, Alternative Parking Minimums, Chair Weston stated that the issue could be closed and that the clarification was appreciated.

Regarding Issue eight, Allowed Uses, Chair Weston stated that the issue could be closed.

Regarding Issue nine, Sub-dividing Property, Commissioner Aparna stated that the issue could be closed. Chair Weston stated that tip sheets or user guides are very useful. Planning Manager Churchill replied that out-of-date guides are to be updated.

Regarding Issue ten, a Public Comment regarding Fences from the last meeting, Chair Weston stated that the issue could be closed.

Commissioner Van Niman asked Chair Weston, regarding Issue ten, if there is a gap in obtaining answers for both staff and the Public Commenter. Chair Weston replied that when zoning code is not quickly clear, something needs to be addressed. Commissioner Van Niman asked for further clarification and Chair Weston stated that Issue one remains open for more clarity.

Planning Manager Churchill asked for clarification that Issue two should be closed, and Chair Weston replied that with the new text the issue is appropriate to close.

Planning Manager Churchill stated that the Amendments will be revisited on March 11, 2026.

6. Staff & Commissioner Updates

Senior Planner Coil stated that the next Planning Commission meeting is on March 11, 2026.

Commissioner Copley stated having spoken with a resident regarding Housing and that broadcasting opportunities to build more types of housing is positive.

Chair Weston stated that the Cascade Water Alliances Water System Plan was approved. The Mayor and the Cascade Water Alliance Board Representative have been reached out to know when Council will receive a briefing, and the Planning Commission are welcome to individually attend the public meeting.

Chair Weston stated that regarding an email comment received about Housing Displacement, there is a Housing Action Plan and Human Services Strategic Plan on the Redmond website that will benefit from community feedback. If someone is concerned regarding individual displacement, staff has suggested working with ARCH, King County, 211, and the King County Housing Authority for specialized expertise.

7. Adjourn

- *Motion to adjourn at 7:44 p.m. by Commissioner Copley. Motion seconded by Vice-Chair Woodyear. The Motion passed.*

Minutes approved on:

Planning Commission Chair
