



STUDY SESSION NOTES

Study Session May 11, 2004

- Study Session opened at 6:00 pm

Councilmembers present: Mayor Kathleen Huckabay, Deputy Mayor Don Gerend, Councilmember's Michele Petitti, Jack Barry, Nancy Whitten, Mark Cross and Lee Felling.

Staff present: City Manager Ben Yazici, City Attorney Bruce Disend and Public Works Director Delora Kerber

Public Comment

Ilene Stahl, 21553 SE 28, She expressed concern that the SEPA presentation tonight would be one sided because the presenter, Mr. Dick Settle also represents developers. She also handed in written comments regarding the Mandalay Plat Proposal.

Topics

Introduction: Berk & Associates/Sub Area Consultant

Berk & Associates are being retained to advise Council on forming the Citizen Task Force for the Special Sub Area Study. This Task Force will be charged with forming a larger Commission, which will then undertake planning the Special Study Area process. The consultant presented the Council with three options for forming the Task Force. Their recommendation is that the initial Task Force be limited to 15 to 17 people based on community representation to include 2 or 3 Councilmembers, landowners in the study area, neighborhood representatives, the business community and park and recreational interests. They recommended the Task Force be formed by May. Meetings should begin by June. July and August would be used to formulate a needs assessment for the area. Community Forums would be held in October and a recommendation would be made to the City Council by early December.

Council will consider these recommendations.

Sammamish Commons Project

- Large wetlands on the property limit the available building land.
- No trails will be built in the wetland buffer area.
- The Dairy Barns will be removed. This will result in more pervious surface than is currently on the site.
- The two current houses will remain and will be utilized by City Staff and will not be part of the park.
- The stormwater facilities will be built to Level 3 standards, which are the most restrictive.

- No roof on the Skate Park due to costs.
- Council directed the consultant to see if more trees could be planted in the buffers.

Public Comment:

Mary Doerr, She thinks that there is room on the Sammamish Commons property to build baseball fields.

Scott Hamilton, 19227 SE 19th Street, He reminded Council that the Comprehensive Plan calls for restrictions on using fertilizers. He also asked if the holding ponds at this property could be more esthetic.

Greg Allan, He does not believe that Level 3 stormwater standards will address erosion issues at the site. He recommended a full study on all of Ebright Creek before proceeding to develop the park. He encouraged the Council to get a second opinion on the filtration system.

Environmental Review Process

Presenters Professor Dick Settle/Foster Pepper, Sheffelman and Mike Walter/Keating Bucklin & McCormack, Inc.

- History of SEPA
- SEPA Decision Making and Land Use Liability
- Risk Management

212th Avenue SE Stability Report

- Project Description
- History
- Initial Work
- Options (1) Widening about the existing centerline alignment (approximately \$15.1 million)
 - (2) Widening about the existing centerline alignment with a bridge to bypass current hairpin curve in the middle zone (no cost option)
 - (3) Widening to the west about the existing uphill edge of pavement (approximately \$12.5 million)
 - (4) Widening to the west about the existing uphill edge of pavement, and optimizing the alignment in the lower zone while minimizing the need for cut walls (approximately \$12.4 million)

Executive Session – Litigation and Potential Litigation

Council retired to Executive Session at 10:45 pm and returned at 11:15 pm. No action was taken.

Study Session ended at 11:15 pm