

**REDMOND CITY COUNCIL
PLANNING AND PUBLIC WORKS COMMITTEE/
SPECIAL COUNCIL MEETING**

Tuesday, February 11, 2014

Meeting Summary

Council

Tom Flynn (Chair)
Kim Allen
Byron Shutz
Hank Margeson (*Attending Councilmember*)
John Stilin (*Attending Councilmember*)
Hank Myers (*Attending Councilmember*)

Staff

Steve Hitch, Senior Engineer
Pete Sullivan, Senior Planner
Andy Rheume, Senior Planner
Lori Peckol, Planning Manager
Peter Dane, Planner
Deborah Farris, Code Enforcement Officer
Steve Gibbs, Senior Engineer
Elaine Dilley, Maintenance and Operations
Supervisor
Cathy Beam, Principal Planner,
Debby Wilson, Real Property Manager
Joe O'Leary, Senior Engineer
Mike Paul, Engineering Manager
Cheryl Xanthos, Deputy City Clerk

Convened: 4:30 p.m.

Adjourned: 5:32 p.m.

Committee Chair Tom Flynn called the meeting to order, reviewed attendance, and overviewed the agenda.

Comprehensive Plan/Zoning Code Amendments Monthly Update

Mr. Pete Sullivan, Senior Planner, provided an update including:

- creation of a Zoning Code amendment that will address the docketing procedure for establishing the scope of the annual Comprehensive Plan amendments;
- staff made a recommendation to not make water and sewer connections in the Wedge neighborhood;
- the Council wants criteria to do a review of private requests;
- providing clarification of docketing procedures; and
- add a public hearing at the Planning Commission stage and a set of pre-screened considerations.

General discussion ensued regarding seeing draft language; the Council to review applications before decisions are made; the City Attorney evaluating the amendment; and transparency in the decision-making process.

PSRC 2014 Project Selection Process

Mr. Peter Dane, Planner, updated the Committee on a transportation grant opportunity. The grant process includes:

- working since the fall on revising the criteria;
- evaluation of the priority transportation projects;
- comparison to the draft criteria;
- detailed review and analysis;
- transportation grant committee evaluation and presentation it to the Mayor; and
- rendering of the Transportation Policy Board's recommendations.

General discussion ensued regarding eligible projects and if there is a major change in the criteria.

Transportation 2040 Update

The Puget Sound Regional Council (PSRC) has a 40-day comment period for the Transportation 2040 Update. Documents are being reviewed and the comment letter is due on March 10, 2014. At the study session on February 25, 2014, the Council will be presented with highlights from the update and will review the high-level comments. The Transportation 2040 Update will provide direction for the 2050 plan.

Land Use Regulations for Marijuana Related Uses

Public outreach for marijuana-related land use regulations has included office hour sessions where staff answered questions; and information posted on RCTV, Facebook, Twitter, Redmond.gov, and the Redmond Reporter. The next steps include a study session with the Planning Commission, a public hearing on February 26, 2014, and a follow-up study session.

Ms. Deborah Farris, Code Enforcement Officer, stated that the current interim regulations have been extended until September 2, 2014. Staff has been waiting to hear the Attorney General's opinion, which states local municipalities cannot be pre-empted from using their zoning regulations or banning use. Marijuana production, processing, and sale is limited by the location of daycares, schools, parks and residential neighborhoods. Three alternatives have been proposed: ban completely, use the state's buffers, or add additional buffers.

General discussion ensued regarding how an applicant would know about unlicensed daycares; retail sites in Redmond; and other licensing exceptions.

Building and Construction Code Update

Mr. Jay Kelley, Senior Engineer, stated that staff will be providing an ordinance to keep up with the state building requirements that were adopted on July 1, 2013. The National Electrical Code has been updated from the 2008 edition to a 2014 edition. The Property Maintenance Code and the Ventilation and Air Quality Code have been repealed.

Public Safety Roof and Exterior Rehabilitation Project

Mr. Steve Gibbs, Senior Engineer, stated that the Public Safety Building needs a new roof and the windows are leaking. A consultant agreement will be provided in March 2014 to address the issues.

General discussion ensued regarding what exactly needs to be replaced.

NE 95th Street Wastewater Rehabilitation Project

Ms. Elaine Dilley, Maintenance and Operations Supervisor, stated that on February 4, 2014, an emergency was declared to fix a sewer pipe under the Sammamish River. The pipe has approximately four holes in it, and will be lined to fix the holes. The pipe serves a half-square mile. If it fails, there could be property and environmental damage. The cost is approximately \$45,000, and the work will start in March 2014.

Mr. Scott Thomasson, Engineering Manager, stated that an emergency preempts the bid process. It will be a negotiated contract.

General discussion ensued regarding the salmon habitat; leaks in the river; project funding; and the possibility of finding more holes.

Proposed Acquisition of Vacant Property (King Co. Parcels: 012505-9021,-9051,-9131, 062506-9013 and-9151)

Ms. Debby Wilson, Real Property Manager, provided an update on the property acquisition known as the Keller Farm. The land investigation and land use items are almost completed. A negotiated purchase and sale agreement will be brought to the Council in late March or April 2014. The Keller's have given the farmers notice to vacate farming the land by the end of 2014. The acquisition date and project funding is in 2015.

Ms. Cathy Beam, Principal Planner, stated that the goal for the property is to have a state-certified wetland mitigation bank. Parallel with the acquisition will be a Request for Proposals (RFP) for mitigation bankers to submit to the City.

General discussion ensued regarding questions about the process of mitigation banking; what sort of farming is currently on the site; and if there will be an effect on the relocation of Evans Creek or Bear Creek.

On-Call Construction Materials Testing and Inspection Services

Mr. Joe O'Leary, Senior Engineer, stated that ten firms responded to the RFP, of which three firms were selected. Agreements were developed for the three firms with a \$200,000 limit for each firm. The agreements will expire on December 31, 2015. Three firms were selected to enable staff to use the different firms for different services and different needs. The services to be provided include environmental services, concrete, and asphalt testing,

Interlocal Agreement with Puget Sound LiDAR Consortium for LiDAR Data Acquisition

Mr. Andy Rheame, Senior Planner, stated that staff would like to acquire LiDAR data for the City of Redmond for approximately \$25,000. The LiDAR data would provide a very accurate layered 3-D elevation model of the City. The Council will be provided with an interlocal agreement with the Puget Sound LiDAR Consortium.

Ms. Cathy Beam, Principal Planner, stated that this is a cross-departmental effort to provide information for Planning, Public Works, and Parks. It will help with tree analysis, climate action planning, greenhouse gasses, looking at buildings, and mapping.

General discussion ensued regarding if this is a snapshot of the City; will this be flown during the winter; will the maps be provided on GIS; and when will the data be available?

Overlake Station Vault

Mr. Steve Hitch, Senior Engineer, stated that in 2010 the Overlake Stormwater Facilities Plan was adopted. The bid opening for the south vault is on February 13, 2014. The other two facilities are the station vault and a third vault to be developed later. The station vault is in partnership with Sound Transit, and will go under the Plaza Street when it is developed.

General discussion ensued regarding the timeframe for the construction.