REDMOND CITY COUNCIL STUDY SESSION

January 12, 2010

<u>Mayor</u>	Staff
John Marchione	Bill Campbell, Public Works Director
Members of the Council	Rob Odle, Planning and Land Use Director
Richard Cole, Council President	Ron Grant, Deputy Public Works Director
Kim Allen	Lori Peckol, Planning Policy Manager
David Carson	Jeff Churchill, Senior Planner
Hank Margeson	Jean Rice, Senior Management Analyst, Parks
Hank Myers	Kevin Murphy, Natural Resource Engineer
John Stilin	Jon Spangler, Natural Resource Engineering Manager
Pat Vache	Jeanne Justice, Natural Resource Engineering Sup.
	Steve Hitch, Natural Resource Senior Engineer
	Chip Cornwell, A/V Program Coordinator
	Michelle M. McGehee, CMC, City Clerk

MEETING SUMMARY

Convened: 7:30 p.m. Adjourned: 10:15 p.m.

Councilmember Cole opened the meeting and overviewed the agenda for the evening.

Westside/Spiritbrook Park Plans

Councilmember Myers introduced the topic for discussion.

Ms. Jean Rice, Senior Parks Management Analyst, in conjunction with a consultant from the Berger Partnership, provided a presentation to the Mayor and Members of the Council regarding Westside and Spiritbrook Parks, specifically addressing:

- the background of the projects the City of Redmond contracted with the Berger Partnership, P.S., to design conceptual master plans for each park;
- the first of several public meetings held to hear from the community about their neighborhood park May 2009;
- public input gathered for both parks, and concerns/statements heard through that process;
- design elements for both parks in both master plans the design uses the natural contours of the landscape to develop natural play structures unique to each park;
- Westside Park:
 - Improve drainage in open play meadow;
 - Add grass area with picnic structure;
 - Add restroom;
 - Move and improve sport court;
 - Move and replace play structure;
 - Redesign play area into Natural Play with slides, paths, bridges, swings;

- Provide small interior trail system for creative adventure;
- Keep equestrian corridor open;
- Enhance existing Bridle Crest Trail with lookout and resting areas;
- Add new trails loop within the Bridle Crest Trail Corridor;
- Add vegetation buffers near neighbors
- Spiritbrook Park:
 - Use wetland water theme;
 - Provide safety- water edge view, no access to wetlands;
 - Create boardwalk around wetland with seating;
 - Create rain gauge- stone rain gauge;
 - Provide visual focal points;
 - Create a path around park narrow, earthen, through native vegetation, view;
 - Create a bird blind shelter 10 to 15 people, simple open structure on water edge;
 - Provide environmental and structured play open play area, two play structures for different age groups, swings;
 - Renovate grassy area/lawn/berms
 - Vegetation to conceal (plant fencing) and give neighbors more privacy; and
- Issues raised with regard to Westside Park, which were addressed by the Parks and Trails Commission, that included moving the bathroom, increasing buffers, limiting lighting around the bathroom to daylight hours, modifying the play area, and providing an environmental assessment during the final design phase.

The Parks and Trails Commission has recommended that both plans be forwarded to the City Council for review. Some members of the Commission felt that they would like the addition of the trail loops in the Bridle Crest Trail boundary to be researched more fully at the time full design is implemented. There is concern for riparian and habitat protection, as well as the need for additional loop trails within the trail boundary.

Members of the Council discussed the proposed master plan designs.

Councilmember Carson opined that he would like staff to keep the loop trail more on the inside of the design (away from the residential area) in the final construction, as a matter of safety and privacy for the residents and for the park visitors.

Performance-Based Zoning Primer

Councilmember Vache opened the topic for discussion.

Mr. Jeff Churchill, Senior Planner, provided a presentation to the Mayor and Members of the Council regarding:

- the City of Redmond's code currently including performance- and form-based zoning elements;
- the current effort to rewrite the Community Development Guide;
- performance-based zoning; impact is paramount, encourages innovation;
- form-based zoning; building façade relationship to public space is paramount, use is secondary;

- a proposed zoning spectrum, the elements of which would be applied by area within the City;
- alternatives;
 - rewrite the code without changing use categories;
 - adopt a pure performance-based zoning;
 - adopt a pure form-based zoning;
 - adopt elements of use-, performance-, and form-based zoning
- staff direction in the code rewrite to broaden use categories as much as the Comprehensive Plan supports;
 - residential more emphasis on use
 - commercial areas moderate emphasis on use
 - urban centers modest emphasis on use
- reasons to continue combined zoning elements;
 - uses are integral to the Comprehensive Plan as a means to achieve policies;
 - pure performance- or form-based code is a major policy departure; and
 - broader use categories provide increased flexibility to applicants and room for change.

Members of the Council supported allowing the Code Rewrite Commission to use a combination of zoning methodologies in their rewrite of the Code (a hybrid-based approach).

(The Study Session recessed at 8:47 p.m. and reconvened at 8:58 p.m.)

Amendments to Wellhead Protection

Councilmember Margeson opened the topic for discussion.

Ms. Jeanne Justice, Natural Resource Engineering Supervisor, and Mr. Kevin Murphy, Natural Resource Engineer, provided a presentation to the Mayor and Members of the Council addressing:

- the purpose of the presentation;
 - development of infiltration assessment criteria;
 - process for system assessment and modification; and
 - to answer any questions of the Council;
- typical stormwater infiltration systems;
- regulatory requirements;
- 2008 ordinance requirements;
 - Registration of existing systems;
 - Development of assessment criteria and schedule;
 - Modification or decommissioning of systems that pose significant risk;
- Status;
- Staff and owners have registered systems in WHPZ 1 and 2;
- Staff have collaborated with businesses to develop the assessment criteria and schedule:
- Assessment form and instructions are complete;
- Schedule for implementation is included;
- Ordinance and resolution to Council is planned for February 2010;

- Working with the Technical Advisory Group (TAG);
 - TAG formed in January 2009;
 - 14 affected property owners, operators, and Chamber of Commerce;
 - Goals of the TAG to develop criteria that would be protective of drinking water aquifer, consider the economic viability of the business community, and could be supported by the community;
- Outcome of the TAG meetings;
 - Businesses raised concerns that were addressed with collaborative solutions;
 - Businesses support the assessment process;
- Site-specific risk assessment;
 - Assessment criteria
 - ➤ 12 questions on the form
 - ➤ Point value for each answer
 - ➤ Site-specific risk to groundwater determined by looking at land use, location, existing system construction, and risk reduction measures
- Land use:
 - Land use is highly linked with the potential for groundwater contamination;
 - Items considered are potential stormwater pollutants, high risk uses, use of hazardous materials, and chemical storage;
- Location:
 - Proximity to drinking water supply wells public and private;
- Existing system construction;
 - Size, pre-treatment, depth to groundwater, and groundwater monitoring;
- Risk reduction measures:
 - Credits for proactive pollution prevention, owner innovations, and education programs;
- Point totals;
 - Total the points to determine relative risk ranking;
 - \gt <7 points low risk = BMPs
 - \gt >7 points high risk = Modifications
- The process of Assessment and Permitting;
- The schedule for implementation;
 - Assessment completed by February 3, 2011;
 - City to review within 60 days;
 - Modifications to be completed within 2.5 years of assessment approval;
 - Waiver of time frame available;
 - All modifications completed by February 3, 2016, five years after assessment, eight years after 2008;
- Fee reductions and incentives:
 - No engineer necessary to complete assessment City staff to review and help with completion;
 - Resolution proposes a tiered matching funding (up to \$6K and \$4K) for early completion of assessment;
 - Eliminate fees for all Planning and Public Works permits for required modifications;
 - Programmatic SEPA; and
 - More time to complete modifications;

- Typical Modifications;
 - Will be site-specific, based on individual site risks and will depend on
 - > Size of the facility;
 - ➤ Site-specific hazards;
 - > Site conditions;
 - > Depth to groundwater;
 - Proximity to public stormwater conveyance systems;
 - ➤ Planned CIP projects;
 - Modifications range from small to large
 - > Implementation of best management practices;
 - ➤ Installation of catch basins filters;
 - ➤ Redesign of stormwater infiltration ponds;
 - ➤ Lining of perforated piping;
 - > Construction of treatment facilities;
 - Removal and connection to a regional stormwater facility;
 - ➤ Removal and connection to conveyance;
 - > And many options in between
- Next steps;
 - Ordinance and resolution to Council in February 2010;
 - Assessment forms to owners in March 2010; and
 - Complete assessments for City properties.

Discussion ensued between Members of the Council and staff.

Councilmember Vache stated that he would like the topic brought back to Council in the middle of the assessment phase, after assessments have been conducted, and again after the first system is in place in order to gauge how the program is operating.

Councilmember Cole stated that he would like a commitment from staff to come back to the Council for this 'check in' written into the Agenda Memo that comes forward in February for approval.

Councilmember Stilin queried if there is any process similar to the self-assessment that could be used for residents as a way of heightening awareness.

Members of the Council concurred that the item should come forward in February for Council consideration, and be placed under the Consent Agenda.

Council Talk Time

General discussion ensued regarding:

- the Ombudsman list for 2010 is now available and will be distributed by the City Clerk;
- Members of the Council are to update their contact information with the City, if needed;
- the Public Issues Committee will meet on January 13, 2010; there are no action items and discussion will consist of animal care and an update from the King Conservation District;
- Business Week naming Redmond the best place to raise kids in 2010; and

•	a planned Puget Sound 40^{th} Avenue area.	Energy	blackout	in the	W.	Lake	Sammamish	Parkway	and 1	NE