

**City of Maple Valley
Legacy Site Task Force
Special Meeting Minutes**

March 23, 2017

6:30 pm

Lake Wilderness Lodge

22500 SE 248th Street, Maple Valley, WA

Attendees: Jonathan Miller, Eric Hancock, Billy Brewer, Allen Moore, Betsy Bradsby, Sue Van Ruff, Erica Dial, Ingrid McPeak, Dave Sanderson, Chris Tallman, Bob Rohrbach, Byron Mucke, Scott Tkach, Matt Torpey, Dorothy Stickney

Absent: Eric LaBrie, Dave Pilgrim, Ken Kinnear, Laura Philpot, Greg Brown

ROLL CALL

- The meeting was called to order by Chair Sue Van Ruff at 6:30 pm.
- Roll was taken and Sue Van Ruff noted Task Force members not present per above.
- Chair Sue Van Ruff introduced Scott Tkach, recently hired Public Works/Community Development Director.

REVIEW/APPROVAL OF MINUTES

- Minutes of the March 2, 2017 meeting were approved as revised.

REVISION TO AGENDA

- Task Force members agreed to amend the meeting agenda by adding a Public Comment period.

PUBLIC COMMENT

(This is an opportunity for the public to address the Legacy Site Task Force on applicable issues or concerns. Speakers should state clearly their names and addresses for the record and limit comments to three minutes per person.)

- Cameron Musard, 24514 229th Court SE, Maple Valley, and Nathan Dusenbery, 23421 SE 285th Street, Maple Valley, shared and answered questions regarding their presentation for an Indoor Skate Park and Rock Climbing facility on the Legacy Site property (See attached presentation).
- Layne Barnes, 27698 241st Avenue SE, Maple Valley, shared his vision for the Legacy Site property, including:
 - Commercial similar to a “Gillman Village in the Woods” along SR-169
 - Trails rather than roads going through the property
 - Natural buffers by Lake Forest Estates
 - Keep the area natural around Father Fir and Mother Maple

USES/COMPONENTS SURVEY RESULTS

- Vice-Chair Billy Brewer led the Task Force members through a review and discussion of the Uses/Components Survey results.
- In general, survey results support members’ of the community desire for the following components:
 - Commercial
 - Public features/services housed in one area
 - Keep the site as much the same as possible

- Betsy Bradsby asked for the raw survey data prior to the meeting and is working on more detailed analysis. Dorothy Stickney was asked to email the raw data to all members of the Task Force as requested.
- For those who responded that they would support increased taxes, the top component selection was Community/Recreation Center. For those who responded that they would not support increased taxes, the top component selection was Forest and would support proposed funding via User Fees, Lease Portions of the Property with the least popular as Partial Sale of Property.
- The top five components selected (58% of respondents) were Movie Theater, Forest (Urban, Managed), Indoor Swimming Pool, Community Recreation Center, and Ballfields – Outdoor. It was commented that each of these components requires investment of private funding.
- 61% responded that they would support increased taxes to fund public amenities. However, based on past experience, this response is not a guarantee a vote to increase taxes would pass.
- Final results are similar to the mid-poll review.
- There is not one specific use/component that all agree upon.

UPDATE OF URBAN LAND INSTITUTE (ULI) – Develop & Finalize Questions

- Matt Torpey, Community Development Manager, led a discussion and provided proposed ten questions to provide the Urban Land Institute (ULI) prior to the Briefing Day meeting.
- Matt will send information to ULI along with the questions including 2005 CAC Report to Council, Summary of Survey, and other background information.
- Matt will review the suggestions of the Task Force and will revise the questions accordingly.

VIEW LSTF MEMBERS' SITE PLANS

- Byron Mucke shared his written vision/site plan for the Legacy Site property.

GOOD OF THE ORDER

- With LSTF regular meetings cancelled during the month of April, staff will work on the following:
 - Tree survey
 - Finalize ULI agreement
 - Meet with UW students; review Scope of Work created by students and finalize agreement
 - Virtual tours of community centers discussed at the March 2, 2017 meeting will be shared at the May 11, 2017 meeting
- Candidates were interviewed for the Economic Development Manager position and one of the candidates has been invited back for a 2nd interview.
- Ingrid McPeak shared Tahoma School District's interest of involving middle school age students' honors class with the City to work on the Legacy Site project. LSTF members agreed with the students' involvement and Ingrid agreed to get more information about the nature of their involvement from Kevin Patterson as requested by Task Force members.

ADJOURN MEETING

- Meeting was adjourned by Chair Sue Van Ruff at 8:25 pm.

The next regular Legacy Site Task Force meeting will be held at 6:30 pm on May 11, 2017 at Lake Wilderness Lodge, 22500 SE 248th Street, Maple Valley, WA 98038.