

NEIGHBORHOOD COUNCIL #5 & 4
Monday, April 28, 2014 – 7:00 pm
Mountain View School Cafeteria

CALL TO ORDER: The meeting was called to order by Council #5 Chairman Eric Ray with the Pledge of Allegiance at 7:00 pm

ROLL CALL: Present from Council #4: Sandra Guynn, Carrie Pursell, Dan Payne, Harold Wheeler, Judy Tankink; from Council #5: Eric Ray, Gloria Bedker, Mac McFadden, Marcia Anderson
There were approximately 140 neighbors present.

NEW BUSINESS:

Representatives from Galloway gave a presentation on the Proposed East Retail Development.

Ian Morrison, Seattle attorney: The area was annexed into the city in 2007 as a minor subdivision with four tenants and an anchor tenant. The Design Review Board approved the plan for the development. The identity of the anchor store is “premature to discuss at this time.”

Zell Cantrell, Galloway & Co, Inc. of Greenwood, Co. presented the plan:

47.75 acres for highway business compatible with Malmstrom, extension of 57th St south of 10th Ave So, and the extension of 13th Ave So to meet 57th St., connecting to the city water and sewer. 189, 000 ft² anchor store, 740 ft² fuel kiosk, four other lots with access at 54th St and 57th St, with pedestrian access.

Christina Phillips, architect gave a general description and color of the anchor store along with landscaping and parking lots. The development is outside the continuum of the runway and is compatible with the military.

PETITIONS AND COMMUNICATIONS

Brian Slavik spoke in favor of the project and is excited for the ground breaking, which will hopefully be this year.

Brett Doney says that it will serve the east end of town, that may bring restaurants, hotels. He asked that we let the city know what the people want.

Craig Raymond said that we hope to see this project all the way to the future

Other concerns from those present:

Drainage – will the storm sewers (city system) be enough for the runoff. There is a 36 in pipe that should handle all of the runoff.

Traffic constraints – there will be a traffic signal at 54th and 57th streets, hopefully with lower speed limits.

How will the new tenants be introduced to the city and neighbors? What kind of review process will there be?

How many jobs will there be? Are there binding requirements?

Was the Big R property considered?

When do you anticipate the announcement of the anchor store identity? (3rd quarter this year)

Will there be access to public transportation? (Bus pull out on 57th Street)

Will local contractors be used?

Why can't you tell us who it is?

Who owns it?

Will they start digging and then quit?

How much overhead for traffic? Are the size of the lanes sufficient? Will there be three lanes of traffic each way? (Studies say two lanes are enough)

What are the sizes of the parking places?
Will there wind breaks and dust control?
Will there be bike lanes and pedestrian paths?

Sandra Guynn made a motion to recommend the city approve the conditional use permit required for the 189,453 ft² building that would house the development's anchor tenant. It was seconded by Gloria Bedker. It was unanimously approved.

ADJOURN

The meeting was adjourned at 8:05 pm

Respectfully submitted,
Marcia Anderson, Secretary