



## MINUTES

### City Council Regular Meeting

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6:30 PM - November 6, 2018

City Hall Council Chambers, Sammamish, WA

Mayor Christie Malchow called the regular meeting of the Sammamish City Council to order at 6:30 p.m.

**Councilmembers Present:**

Mayor Christie Malchow  
Deputy Mayor Karen Moran  
Councilmember Jason Ritchie  
Councilmember Ramiro Valderrama  
Councilmember Chris Ross  
Councilmember Tom Hornish  
Councilmember Pam Stuart

Councilmember Hornish participated via a teleconference call.

**Staff Present:**

City Manager Larry Patterson  
Director of Community Development Jeff Thomas  
Deputy Director of Community Development David Pyle  
Planning Manager Kellye Hilde  
Senior Management Analyst David Goodman  
Director of Parks & Recreation Angie Feser  
Deputy Director of Parks & Recreation Anjali Myer  
Director of Finance & Risk Management; Assistant City Manager Aaron Antin  
Deputy Director of Finance & Risk Management Chris Gianini  
Director of Public Works Steve Leniszewski  
City Engineer Andrew Zagars  
Management Analyst Maia Knox  
Management Analyst Mike Sugg  
City Attorney Kim Pratt  
City Clerk Melonie Anderson

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**ROLL CALL**

Roll was called.

## PLEDGE OF ALLEGIANCE

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Councilmember Pam Stuart led the pledge.

## APPROVAL OF AGENDA

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**MOTION: Councilmember Ramiro Valderrama moved to approve the agenda as read. Deputy Mayor Karen Moran seconded. Motion carried unanimously 7-0.**

## PUBLIC COMMENT

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**Larry Crandall, 4335 Issaquah Pine Lake Rd**, spoke regarding Veterans Day.

**John Sherwin, 16650 246th Place SE**, speaking on behalf of the Issaquah Alps Trail Club. Requested from funding from the for their group.

**Deb Sogge, Representing Sammamish Chamber of Commerce**, updated Council on new businesses in town.

## CONSENT CALENDAR

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**Payroll:** for the period ending October 15, 2018 for a pay date of October 19, 2018 in the amount of \$380,291.32

**Payroll:** for the period ending October 31, 2018 for a pay date of November 5, 2018 in the amount of \$378,051.93

**Approval:** Claims For Period Ending November 6, 2018 In The Amount Of \$2,126,815.92 For Check No. 51970 Through 52155

**Contract:** CityWorks License and Maintenance Agreement Renewal

**Supplemental Agreement:** ADA Transition Plan / Transpo Group USA

**Amendment:** 212th Way SE Construction Management Services - Project Closeout

**Approval:** Minutes for the October 16, 2018 Regular Meeting

**MOTION: Councilmember Jason Ritchie moved to approve the consent agenda as amended by removing the minutes for the October 16, 2018 Regular Meeting. Councilmember Pam Stuart seconded. Motion carried unanimously 7-0.**

## PRESENTATIONS / PROCLAMATIONS - NONE

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## PUBLIC HEARINGS

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**Ordinance:** Adopting Interim Development Regulations Regarding the Design and Construction of Short Plats and Subdivisions as Authorized by the Growth Management Act; Providing for Severability; and Declaring an Emergency (O2018-471)

Jeff Thomas, Community Development Director introduced the topic and showed a PowerPoint presentation (presentation available here). David Pyle, Deputy Director of Community Development provided additional details regarding the proposed changes to the regulations.

Public Hearing opened at 7:15 pm.

### **Public Comment**

**Aaron Hollinberry, representing Toll Brothers**, spoke regarding meeting the goals in the Housing Strategy and not satisfied by the interim regulations.

**Susan Ferrar, 2222 246th Avenue SE**, encouraged Council to exempt her property from the interim development regulations.

**Dave Baugh 2626 40th Avenue W.**, spoke in support of exemptions.

**Upinder Dhinsa, 215 E. Lake Sammamish Parkway SE**, expressed concern over the turnover in staff at the City.

**Heather Spielvogel, 2122 222nd Place NE**, encouraged Council to keep the current interim regulations in place.

**Cheryl Hooper, 2002 251st Place SE**, spoke in support of the new development code regulations.

**Mary Victor, 408 208 Avenue NE**, suggested additional regulation for clear and grading in critical areas.

**Steve Calhoon, PACE Engineers**, spoke favor of the recommended amendments.

**Ben Wright, 21507 SE 1st Place**, spoke regarding the importance of trees.

**Gina Clark, Representing Master Builders Association**, spoke regarding the need for diverse housing types in Sammamish.

**Vonee Bright, 22026 SE 4th Street**, urged Council to allow the development of the Town Center.

**Jeff Peterson, 10667 E Lake Joy Road, Carnation**, encourage Council to consider the unintended consequences of the interim regulations.

**Kartik Mithal, 2611 260th Place SE**, encouraged Council to slow development until infrastructure can catch up.

**Barbara Yarrington, Quadrant Homes**, asked Council to implement a new process for these regulations that includes public participation.

**Mike Walsh, Turren Homes**, requested repealing or modifying the existing regulations.

**Carol Bertrum, Kathy Whempy**, encouraged Council to allow development in the Town Center area.

**Bill Price, 1228 231st Avenue SE**, asked to have his parents' property exempted from the interim development regulations.

**Todd Levitt, 26244 SE Duthie Hill Road**, urged Council to involve the public in vetting the new development regulations.

**Resident living at 537 225th Lane SE**, requesting an exemption to the interim regulations.

**Disha Govin, 23910 SE 8th Place**, does not agree with reducing the setbacks.

**Sabrina Gothrin. 21442 NE 20th Court**, urged Council to keep the interim regulations in place.

**LaRay Foley, 25817 NE 2nd Court**, she is not in favor of the interim regulations because she does not agree with the process.

Public Hearing closed at 8:10 pm.

Council recessed from 8:10 pm until 8:25 pm

**MOTION: Councilmember Ramiro Valderrama moved to approve option 2-A further amend emergency Ordinance O2018-468 with select items from Exhibit 3 AND identify other amendments not itemized in Exhibit 3. For this option, after completing the Public Hearing on November 6, 2018, the City Council will move to "readopt" emergency Ordinance O2018-468 with itemized selections from Exhibit 3 and direct staff to further consider other potential amendments not itemized in Exhibit 3 as part of the formal legislative review process as scheduled in Exhibit 4. This action will create a new Ordinance to be valid for the remainder of the six (6) month period of the Interim Development Regulations with other City Council directed potential amendments to be considered in early 2019. Councilmember Jason Ritchie seconded. Motion carried 4-3 with Councilmember Tom Hornish, Mayor Christie Malchow, and Councilmember Chris Ross dissenting.**

**Resolution:** Related To Adoption Of Sammamish Home Grown And Incorporation By Reference Into The Sammamish Comprehensive Plan (R2018-807)

Mr. Thomas and Miryam Laytner, Management Analyst, gave a short staff report. Council will open the public hearing and close it. He asked staff to give directions on next steps.

Public Hearing opened at 8:50 pm

**Paul Stickney, 22626 NE Inglewood Hill Road**, showed a PowerPoint presentation (presentation available upon request to the [City Clerk](#)).

Public Hearing closed at 8:55 pm.

**MOTION: Deputy Mayor Karen Moran moved to schedule this item for a December 3, 2018 Council meeting to continue discussion. Councilmember Jason Ritchie seconded. Motion carried unanimously 7-0.**

**Ordinances: Public hearings to consider adoption of ordinances for 2018 School District Capital Facilities Plans and 2019 School Impact Fees for the Issaquah, Lake Washington and Snoqualmie Valley school districts**

Larry Patterson, Interim City Manager gave the staff report and turned the presentation over to Mr. Thomas and David Goodman, Management Analyst, who showed a PowerPoint presentation (presentation available [here](#)).

Public Hearing opened at 9:00 pm

**Stephanie Stiffarm**, Legal Counsel for Snoqualmie Valley School District.

Public Hearing closed at 9:00 pm.

**Ordinance:** Relating To School Impact Fees; Amending The City's Comprehensive Plan To Adopt The Snoqualmie Valley School District No. 410 Capital Facilities Plan; Adopting The Associated School Impact Fee Schedule; And, Establishing An Effective Date (O2018-472)

**MOTION: Councilmember Pam Stuart moved to approve the ordinance adopting the 2018 Capital Facilities Plan and the 2019 School Impact Fees for Snoqualmie Valley School District No. 410 Councilmember Jason Ritchie seconded. Motion carried unanimously 7-0.**

**Ordinance:** Relating To School Impact Fees; Amending The City's Comprehensive Plan To Adopt The Lake Washington School District No. 414 Capital Facilities Plan; Adopting The Associated School Impact Fee Schedule; And, Establishing An Effective Date (O2018-473)

Brian Buck, Lake Washington School District.

Public Hearing opened at 9:08 pm

**Paul Stickney, 22626 NE Inglewood Hill Road**, offered that perhaps the school district should be considering the last 10 years when considering projected student population.

Public Hearing Closed at 9:11pm.

**MOTION: Councilmember Pam Stuart moved to approve the ordinance adopting the 2018 Capital Facilities Plan and the 2019 School Impact Fees for Lake Washington School District No. 414. Councilmember Jason Ritchie seconded. Motion carried 6-1 with Deputy Mayor Karen Moran dissenting.**

**Ordinance:** Relating To School Impact Fees; Amending The City's Comprehensive Plan To Adopt The Issaquah School District No. 411 Capital Facilities Plan; Adopting The Associated School Impact Fee Schedule; And, Establishing An Effective Date

Public Hearing opened at 9:14 pm

**Steve Crawford**, Executive Director of Capital Projects.

Public Hearing closed at 9:15 pm

**MOTION: Councilmember Pam Stuart moved to approve the ordinance adopting the 2018 Capital Facilities Plan and the 2019 School Impact Fees for Issaquah School District No. 411 Councilmember Jason Ritchie seconded. Motion carried 6-1 with Deputy Mayor Karen Moran dissenting.**

**MOTION: Councilmember Pam Stuart moved to direct staff to engage the appropriate organizations in discussions to make adjustments to our impact fee ordinance so changes can be made for the future. Councilmember Jason Ritchie seconded. Motion carried unanimously 7-0.**

Council recessed from 9:20 pm to 9:30 pm.

**Ordinance:** Adopting The 2019-2020 Biennial Budget (O2018-475)

Aaron Antin, Finance Director and Chris Gianini, Deputy Finance Director gave the staff report.

Public Hearing opened at 9:36 pm

**Mary Wictor, 408 208 Avenue NE**, spoke previously, encouraged Council to fund additional stormwater improvement projects. She requested Council put in some place holder money to fund projects.

Public Hearing Closed at 9:40 pm

**MOTION: Councilmember Jason Ritchie moved to approve the ordinance adopting the 2019/2020 Biennial Budget. Councilmember Tom Hornish seconded. Motion carried unanimously 7-0.**

**Ordinance:** Relating To The Levying Of Regular Property Taxes And Establishing The Amount To Be Levied In 2019 On The Assessed Valuation Of The Property Within The City (O2018-476)

Public Hearing opened at 9:40 pm and closed with no public comment.

**MOTION: Councilmember Jason Ritchie moved to approve the Property Tax Levy Rate for 2019 Councilmember Ramiro Valderrama seconded. Motion carried 5-2 with Mayor Christie Malchow and Councilmember Pam Stuart dissenting.**

#### **UNFINISHED BUSINESS**

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**MOTION: Councilmember Jason Ritchie moved to extend the meeting to 11:30 pm Councilmember Pam Stuart seconded. Motion carried 6-1 with Councilmember Ramiro Valderrama dissenting.**

#### **EXECUTIVE SESSION**

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Council retired to Executive Session at 9:48 pm and returned at 10:26 pm. They took no action.

#### **NEW BUSINESS**

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**Discussion:** Consideration of a Memorandum of Understanding with STCA, LLC to Develop the STCA Project - Phase I in the Sammamish Town Center

City Attorney Kim Adams Pratt gave the staff report.

**MOTION: Councilmember Pam Stuart moved to approve the Memorandum of Understanding with STCA. Councilmember Ramiro Valderrama seconded. Motion carried 6-1 with Councilmember Tom Hornish dissenting.**

#### **COUNCIL REPORTS/ COUNCIL COMMITTEE REPORTS**

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**Report:** Mayor Christie Malchow

**Report:** Councilmember Chris Ross reported on a meeting he attended with Councilmember Hornish regarding the Community Center Operations.

**Report:** Councilmember Pam Stuart has attended several meetings with Sound Transit.

**Resolution:** Adopting Legislative Priorities for 2019 (R2018-808)

Mike Sugg, Management Analyst gave the staff report.

**MOTION: Councilmember Ramiro Valderrama moved to approve the Resolution adopting the 2019 Legislative Priorities Deputy Mayor Karen Moran seconded. Motion carried unanimously 7-0.**

**Contract:** City Manager Recruitment/Colin Baenziger & Associates

Mike Sugg, Management Analyst gave the staff report.

**MOTION: Councilmember Pam Stuart moved to authorize the Interim City Manager to enter into contract with Colin Baenziger and Associates for City Manager recruitment services. Councilmember Jason Ritchie seconded. Motion carried unanimously 7-0.**

**Minutes:** October 17, 2018 Legislative Committee Regular Meeting

**Minutes:** September 26, 2018 Public Safety Committee Regular Meeting

#### **CITY MANAGER REPORT**

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City Manager's Report

Future Agenda Items

#### **ADJOURNMENT**

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**MOTION: Councilmember Jason Ritchie moved to adjourn. Deputy Mayor Karen Moran seconded. Motion carried unanimously 7-0.**

The meeting adjourned at 11:05 pm.

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Melanie Anderson, City Clerk

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Christie Malchow, Mayor