

COUNCIL MINUTES

Regular Meeting November 15, 2016

Deputy Mayor Ramiro Valderrama called the regular meeting of the Sammamish City Council to order at 6:30 pm.

Councilmembers present:

Mayor Don Gerend – Tele-conferenced into the meeting at 8:40 pm
Deputy Mayor Ramiro Valderrama
Councilmember Tom Hornish
Councilmember Kathy Huckabay
Councilmember Bob Keller
Councilmember Christie Malchow
Councilmember Tom Odell

Excused: Mayor Gerend travelling out of town but will be tele-conferences later in the meeting.

Staff present:

Lyman Howard, City Manager
Jessi Bon, Deputy City Manager
Beth Goldberg, Director of Administrative Services
Jeff Thomas, Community Development Director
David Pyle, Community Development Deputy Director
David Goodman, Management Analyst
Doug McIntyre, Senior Planner
Aaron Antin, Finance/IT Director
Chris Gianini, Finance Deputy Director
Angie Feser, Parks & Recreation Director
Steve Leniszewski, Public Works Director
Cheryl Paston, Public Works Deputy Director
Tawni Dalziel, Public Works Senior Stormwater Program Manager
Kim Adams Pratt, Assistant City Attorney
Lita Hachey, Deputy City Clerk

Roll Call/Pledge of Allegiance

Roll was called. Councilmember Odell led the pledge.

Approval of Agenda

MOTION: Councilmember Huckabay moved to approve the revised Agenda and Consent Agenda. Councilmember Malchow seconded. Motion carried unanimously 6-0.

Councilmember Odell mentioned that Item 14 was removed from the original Agenda and this is a revised version.

Student Liaison Report - None

Presentations/Proclamations

Discussion: Surface Water Design Manual and Low Impact Development Code Update

Tawni Dalziel, Public Works Senior Stormwater Program Manager and Wayne Carlson with AHBL Consultants, gave a staff update on the Surface Water Design Manual and Low Impact Development code update. *(showed a presentation available on the Sammamish website at www.sammamish.us)*

Councilmembers had several questions that will be answered at the First Reading on December 6, 2016 Special Meeting.

Public Comment

Todd Southwick, 413 209th Ave NE, spoke regarding the stormwater issues in Sammamish and surface water fees. He feels that the City should allocate funding to private citizens with stormwater issues and this should be added to the fund. *(submitted written comments, available upon request to the City Clerk, manderson@sammamish.us)*

Arun Dsouza, 405 210th Ave NE, commented on the Tamarack drainage issues *(Presentation available upon request to the City Clerk at manderson@sammamish.us)*

Cindy Taylor, 250 208th Ave NE, commented the steep slopes in the Tamarack neighborhood. *(Presentation available upon request to the City Clerk at manderson@sammamish.us)*

Suzanne Scholl, 416 208th Ave NE, commented on the Tamarack drainage issues and the problems their neighborhood is having due to new homes constructed up-hill from their homes. *(submitted written comments, available upon request to the City Clerk, manderson@sammamish.us)*

Jeeta Sahota, 402 209th Ave NE, commented on the Tamarack drainage issues and landslide threat in their area. *(submitted written comments, available upon request to the City Clerk, manderson@sammamish.us)*

Mary Wictor, 408 208th Ave NE, commented on the Tamarack drainage trunkline fund and feels it should be implemented as soon as possible. (Presentation available upon request to the City Clerk at manderson@sammamish.us)

Rayan Krishman, 23220 NE 14th Pl, representing the Non-Profit Sustainability Ambassadors, gave an introduction on who and what the Sustainability Ambassadors do within the community. (submitted written comments, available upon request to the City Clerk, manderson@sammamish.us)

Cheryl Wagner, 20035 SE 27th Pl, she is a Stormwater and native plant steward. She is asking Council for support in budgeting for the Parks volunteer coordinator position.

Jim Berry, 1810 203rd Ave SE, member of the board for Friends of Sammamish State Park, he thanked Council for including funding in the proposed Budget for the Friends group. He mentioned the \$4.5 million allocated for the restricted strategic reserve fund. He commended Council on that insightful decision. He encouraged Council to hire a Stormwater intern or arborist in the future, if not now.

Vicky Clarke, East King County Policy Manager with the Cascade Bicycle Club, 8701 35th Ave, Seattle, she would like to see the completion of the East Lake Sammamish Trail through Sammamish.

David McGibney, 219 221st Ave NE, spoke about the problems with the traffic lights on 228th Ave NE (left turn lane) going into Eastlake High School. He would like to see some improvements to this situation. Staff was directed to contact Mr. McGibney about the situation.

Consent Agenda

Approval: Claims For Period Ending November 15, 2016 In The Amount Of \$2,436,251.10 For Check No. 45813 Through 45928

Ordinance: Second Reading Making A Declaration Of Substantial Need For Purposes Of Setting The Limit Factor For The Property Tax Levy For The Fiscal Year 2017. (O2016-418)

Ordinance: Second Reading Relating To The Levying Of Regular Property Taxes And Establishing The Amount To Be Levied In 2017 On The Assessed Valuation Of The Property Within The City. (O2016-419)

Resolution: Granting Final Plat to the Ivy Estates Subdivision (R2016-707)

Resolution: Granting Final Plat to Brixton Subdivision (R2016-708)

Acceptance: Canterbury Park Easement

Acceptance: Ichijo Easement

Approval: Minutes for October 18, 2016 Regular Meeting

Public Hearing

Ordinance: Amending The Housing Element Of The City Of Sammamish Comprehensive Plan
Jeff Thomas, Community Development Director, Doug McIntyre, Senior Planner and Deborah Munkberg, Consultant with 3 Square Blocks LLC, gave a brief update and lead a discussion about the amendments to the Housing Element of the Comprehensive plan. *(showed a presentation available on the Sammamish website at www.sammamish.us)*

Public Hearing opened at 7:38.

Public Comment

Mary Wictor, 408 208th Ave NE, requested that the Council immediately commission economic and demographic needs analyses to determine supply, needs, to identify all the gaps. *(Presentation available upon request to the City Clerk at manderson@sammamish.us)*

Paul Stickney, 504 288th Ave SE, spoke regarding the need for having affordable housing available in Sammamish, now and for the future. *(submitted written comments, available upon request to the City Clerk, manderson@sammamish.us)*

Robert Houot, 404 228th Ave SE, spoke in favor of more affordable housing in Sammamish.

David Hoffman, Master Builders Association, 335 116th Ave SE, Bellevue, he encourages Council to amend the Housing Element and to ensure that the City is compliant with the GMA. If not compliant it could affect State Grant funds.

Public Hearing closed at 7:51 pm.

Resolution: Related To Setting The Comprehensive Plan Amendment Docket For 2017 (R2016-709)

Jeff Thomas, Community Development Director and David Goodman, Community Development Management Analyst gave a staff presentation on setting the Comprehensive Plan Amendment Docket for 2017 *(showed a presentation available on the Sammamish website at www.sammamish.us)*

Proposals to be included on the 2017 Comprehensive Plan docket:

1. Debbie Treen
 - Amend future land use map designation of one parcel from Residential-1 (R-1) to R-4
2. Jolie Imperatori on behalf of five landowners
 - Amend future land use map designation of seven parcels from R-1 to R-4
3. Maclean Family LLC
 - Amend future land use map designation of two parcels from R-6 and R-12 to Neighborhood Business

4. City of Sammamish – Department of Community Development
 - Amend future land use map designation of Mars Hill Property from R-1 to Community Business
5. City of Sammamish – Department of Community Development
 - Amend future land use map designation of Recreation Center property from R-12 and R-18 to Community Business
6. City of Sammamish – Department of Public Works
 - Amend Transportation element to update the City’s concurrency project list and the City’s Traffic Impact Fee, as well as other traffic model updates reflecting growth and the annexation of Klahanie.
7. City of Sammamish – Department of Public Works
 - Amend Comprehensive Plan to be consistent with revised Storm and Surface Water Management Comprehensive Plan, Surface Water Design Manual, Public Works Standards and Low Impact Development codes, among other minor edits.
8. Mary Wictor
 - Amend Environment & Conversation element background information section to update maps and add to the list of streams of special significance.

Public Hearing opened at 7:53 pm and closed at 8:03 pm

Michael Seals, 2880 244th Ave NE, spoke regarding amending future land use map designations of seven parcels from R-1 to R-4. He would like his property zoning changed back the original zoning and the property owners will provide the sewer and water hook-ups (*submitted written comments, available upon request to the City Clerk, manderson@sammamish.us*).

Starke Shelby, 2856 244th Ave NE, he requested that his group of homeowners be placed on the docket for 2017. (*submitted written comments, available upon request to the City Clerk, manderson@sammamish.us*)

Jolie Imperatori, 745 2nd Ave SE, Issaquah, spoke on behalf of herself and her neighbors desire to change the zoning of seven parcels in NE corner of Sammamish from R-1 to R-4.

Kermit Rhinehart, 2824 244th Ave NE, homeowners requesting a zoning change from R1 to R4 to be added to the 2017 Docket.

Deputy Mayor Valderrama asked for a motion to be brought forward. No motion was presented by Council.

Councilmember Keller feels that the R1 zoning across the City needs a high level of policy discussion. He feels that traffic is also a major concern when changing zoning and there will be a change in neighborhood character. He also feels that there may be an inconsistency between the King County zoning and the zoning adopted by Sammamish. Many of these R-1 zones are in critical commute and exit routes of the City. He would like these policy discussions before even considering any of the docket zoning changes.

Councilmember Hornish's main concern is the staff time needed to complete these docket proposals.

Councilmember Malchow agrees with both previous comments. She requests to overlay the zoning maps with the landslide overlay maps to compare.

Councilmember Odell feels we need to understand the underlying issues first before proceeding with the Docket items. He is not in favor of advancing the Docket at this point.

Deputy Mayor Valderrama also feels that Council needs to have more policy discussions before moving forward.

Councilmember Huckabay would like to look at the Mars Hill property and the Recreation Center zoning at this time.

MOTION: Councilmember Hornish moved to approve the Resolution, included as Exhibit # 1, by amending and deleting Items 1-5 and include only Items 6, 7 and 8, setting the 2017 Comprehensive plan and docket and adding the rest of the proposals to the 2017 work program. Councilmember Keller seconded. Motion failed by a vote 3-3 with Councilmembers Keller, Odell and Huckabay dissenting.

Councilmember Odell feels there is a distinction between the R-1 issue and the commercial zoning issue. He feels that the Mars Hill and Recreation Center property merit a look by Council.

AMENDMENT: Councilmember Huckabay moved to also include Items 4 and 5 to the motion. Councilmember Odell seconded. Motion failed by a vote of 3-3 with Deputy Mayor Valderrama, Councilmembers Malchow and Hornish dissenting.

Council recessed at 8:23 pm and resumed at 8:33 pm

MOTION: Councilmember Keller directed the City Manager to initiate a formal policy discussion and review on R1 zoning, on a City-wide basis, related to any up zoning. The process should include review of the historical establishment of all R1 zoning and any related overlays, environmental and wild life impacts, any current comprehensive plan direction, potential traffic, infrastructure, parks (Emerald Necklace) and school related impacts. The process should follow our legislative review on land use including prior evaluation by the planning commission. Councilmember Malchow seconded. Council did not vote on this motion.

Mayor Gerend joined the meeting via Tele-conferencing at 8:40 pm

Jeff Thomas suggested that staff will take Councilmember Keller's ideas and do some preliminary research, package it into some staff findings and do a presentation to Council. Staff will bring it back for Council to discuss in 2017.

Councilmember Keller would like a scoping statement brought back to Council.

Ordinance: First Reading 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

Ordinance: First Reading 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

Ordinance: First Reading 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

Jeff Thomas, Community Development Director gave a staff presentation on the school Impact Fees for Snoqualmie Valley School District No. 410 Capital Facilities Plan, The Lake Washington School District No. 414 Capital Facilities Plan and the Issaquah School District No. 411 Capital Facilities Plan *(showed a presentation available on the Sammamish website at www.sammamish.us)*

Deputy Mayor Valderrama asked that this be the first and second reading of these Ordinances and they should be approved tonight and not be brought back at the next meeting on December 6th, on the Consent Agenda.

Public Hearing opened and closed all three readings of the school impact fees at 8:43 pm and closed at 8:43 pm with no public comment.

Lyman Howard suggested that Council suspend their rules and pass all three ordinances tonight or remand to the Consent Calendar at the next meeting on December 6, 2016.

Forrest Miller, Director of Support Services at Lake Washington School District, noted an error in the location of Site 59, it should be pulled out to be in the Eastlake High School area. It is currently listed in the Redmond area.

MOTION: Councilmember Malchow moved to adopt the Snoqualmie Valley School District No. 410 Capital Facilities Plan and adopting the Associated School Impact Fee Schedule. Councilmember Odell seconded. Motion carried unanimously 7-0.

MOTION: Councilmember Hornish moved to adopt the Lake Washington School District No. 414 Capital Facilities Plan and Adopting the Associated School Impact Fee Schedule. Councilmember Odell seconded. Motion carried unanimously 7-0.

MOTION: Councilmember Keller moved to adopt the Issaquah School District No. 411 Capital Facilities Plan and Adopting The Associated School Impact Fee Schedule. Councilmember Huckabay seconded. Motion carried unanimously 7-0.

Ordinance: Second Reading adopting the 2017-2018 Biennial Budget (O2016-420)

Aaron Antin, Finance Director gave a staff update on the Biennial Budget and showed a presentation. (*presentation available on the Sammamish website at www.sammamish.us*)

Mr. Antin stated that there is a change to the Revenue line in the 438 Fund and also recognizing the grant from the 438 Fund from the Flood Control District.

Public Hearing opened at 8:54 pm.

Public Comment

Mary Wictor, 408 208th Ave NE, commented on the budget and the need to implement funds for the Tamarack neighborhood now.

Paul Stickney, 504 228th Ave SE, spoke about the four items he would like to see added the Budget. 1. Housing Balance Master plan. 2. Housing Needs Analysis .3. Transportation Needs Analysis. 4. Statistically valid surveys for Housing wants and preferences. 5. Statistically valid surveys for transit wants and preferences. (*submitted written comments, available upon request to the City Clerk, manderson@sammamish.us*)

Public Hearing closed at 9:01 pm

Councilmember Hornish suggested one change to the Budget on Exhibit # 4, page 48, change Tamarack drainage to Louis Thompson Road drainage.

MOTION: Councilmember Odell moved to adopt the 2017-2018 Biennial Budget Ordinance as amended. (O2016-420). Councilmember Huckabay seconded. Motion carried unanimously 7-0.

Lyman Howard noted that next year, Community Development will be working on a Housing Strategic Plan.

Ordinance: Second Reading Updating The Sammamish Stormwater Comprehensive Plan; Providing For Severability; And Establishing An Effective Date.

Steve Leniszewski, Public Works Director and Tawni Dalziel, Public Works Senior Stormwater Program Manager gave a staff update and presentation. (*presentation available on the Sammamish*

website at www.sammamish.us)

Public Hearing opened at 9:04 pm with no comments and will continue to the December 6, 2016 Regular meeting.

Unfinished Business - None

New Business – None

Council Reports/Committee Reports

Councilmember Kathy Huckabay will attend the Regional Transit Committee (RTC) meeting tomorrow morning.

Councilmember Tom Odell will attend the Transportation Committee meeting tomorrow morning at 9:30 am and on the agenda will be Sahalee Way. Friday, November 18th is the Eastside Transportation Partnership (ETP) committee meeting. They will discuss the 2017 legislative priorities for that group. Council received a copy of the legislative statement. Council agreed to give consent to Mr. Odell to move forward on their behalf.

Councilmember Christie Malchow attended the Communications Committee meeting last Thursday. Discussed the Virtual Town Hall on bus service and the current issues with the City's new website.

Councilmember Bob Keller attended the Sound Cities Association Public Issues Committee meeting. Councilmember Malchow was nominated as the alternate for the Domestic Violence Initiative Regional Task Force and Councilmember Odell is the alternate for the King County Flood Control District Advisory Committee. Mayor Gerend is the alternate for the Puget Sound Regional Council (PSRC) Executive Board and Deputy Mayor Valderrama is on the Regional Law, Safety and Justice committee. Councilmember Huckabay remains a member of the RTC. Mr. Keller also attended the Eastside Fire and Rescue (EF&R) board meeting. EF&R have hired four new firefighters.

Mayor Gerend participated in the PSRC Transportation 20-40 Finance Working group last week. This is in anticipation of updating the plan after the Sound Transit 3 vote. He attended the Association of Washington Cities Regional meeting last week. At the meeting, Peter King and Len Hopkins from AWC, pointed out that it will be a tough year with the budget. He stated that the Public Works Trust Fund is low and Liquor Tax sharing is also low due to the changes in the tax. He spoke with King County (KC) Councilmember, Kathy Lambert, who informed him that KC has budgeted \$35,000 for Sammamish and \$50,000 for Parks projects.

Deputy Mayor Ramiro Valderrama attended the memorial service for late Senator Andy Hill. He also attended a Senate meeting in Olympia with a discussion on Latin issues.

City Manager Report

Mr. Howard stated that there is an opportunity to apply for the Community Forestry assistance grant for \$15,000 that the City will then match.

He requested if Council would be interested in starting the December 6th meeting at 5:30 pm. Council stated they prefer a 6:30 pm start time.

Mr. Howard gave an update on Central Washington University's interest in the Mars Hill Church property. He stated that on September 20th there was a motion by Councilmember Malchow to move to direct the City Manager to continue to engage Central Washington University in discussions about securing a lease, the next Central Washington board meeting, the next Central Washington visit, and update the Council on November 15, 2016. At that point it should come back to Council for a full discussion so a potential, alternative considerations for the property if they've not formally committed to use the Mars Hill property. Further traffic impact analysis of the impacts of Central Washington University initial intended use of the property through their full intended use of the campus, including a four-year university will be required to formally proceed. Councilmember Valderrama seconded and the motion carried 7-0. On October 20th the Board of Trustees met at the Mars Hill site. They met the Councilmembers, toured the site and had additional discussions. Included in the group were the Trustees, President, the Provost, the University CFO, Facilities lead and Chief of Staff. The group inspected the facility. All spoke highly on the potential of the facility. On October 27, Mr. Howard received a letter of support for the Central Washington University in Sammamish from President Jim Gardino. He stated that he was given direction to have Central Washington University utilize the facility in the Fall of 2017. Staff has been analyzing a draft financial model from them and that model does include student counts, projections and various programs. On November 3rd, the Council team, consisting of Mayor Gerend, Deputy Mayor Valderrama and Councilmember Odell met to discuss the draft financial model. On November 11th he received an email confirming that President Jim Gardino had the authority to proceed with an agreement and did not need to go back to the board of Trustees for approval. Mr. Howard explained that there will be three phases moving forward. They will be reviewing a Financial model, then a Traffic model. He proposes that we continue to work with City Staff, Central Washington University staff and the Council team to further define the terms of an agreement and further review the traffic model and report back at the December 13, 2016 Special meeting.

Councilmember Hornish would like to follow the motion from the September 20th Council meeting and start looking at other options now.

Councilmember Malchow asked if there is an actual agreement currently in place.

Councilmember Odell feels that patience is needed in this process. These types of processes will take time.

Councilmember Keller feels there is a formal process from Central Washington University. He is encouraged that there is an agreement moving forward.

Mayor Gerend agrees there should be an agreement in place soon. He is excited with the concept and feels this institution will be a great addition to our Community.

Deputy Mayor Valderrama is concerned that the building has been vacant for almost two years.

MOTION: Councilmember Huckabay moved to delay any discussions of further options for the Mars Hill Church property until the Council retreat in January 2017. Councilmember Odell seconded.

MOTION: Deputy Mayor Valderrama moved to look at other alternatives for the use of that property. No second.

AMENDMENT: Councilmember Hornish moved to amend the motion to state that if a signed, formal agreement with Central Washington University is not in place by the January Retreat, that City Council will look at other options. Councilmember Malchow seconded. Motioned carried 4-3 with Councilmembers Keller, Councilmember Huckabay and Councilmember Odell dissenting.

Councilmember Odell feels that this amendment puts the City Manager's negotiations with Central Washington at a disadvantage.

Councilmember Huckabay does not feel it is necessary to have a signed agreement at the Retreat as long as there is significant forward progress with the University.

Councilmember Keller agrees with Councilmember Huckabay and as long as progress continues with Central that a signed agreement is not necessary by the Council Retreat. He is also unclear what was meant by the term of risk sharing.

MAIN MOTION: Councilmember Huckabay moved to delay any discussions of what else to do with the Mars Hill Church property, until the Council retreat in January 2017, as amended. Councilmember Odell seconded. Motion carried by a vote of 6-1 with Councilmember Odell dissenting.

Deputy Mayor Valderrama would like to know what risk sharing will occur with this contract between Central Washington University and the City?

Councilmember Malchow stated she would like the traffic numbers for the Mars Hill property by the December 13, 2016 Council meeting.

Executive Session – None

Meeting adjourned at 9:56 pm

Lita Hachey, Deputy City Clerk

Ramiro Valderrama, Deputy Mayor