

COUNCIL MINUTES

Regular Meeting October 19, 2010

Mayor Don Gerend called the regular meeting of the Sammamish City Council to order at 6:30 pm.

Councilmembers present: Mayor Don Gerend, Deputy Mayor Nancy Whitten, Councilmembers Mark Cross, John Curley, Tom Odell, and Michele Petitti.

Councilmembers absent: Councilmember John James

MOTION: Deputy Mayor Whitten moved to excuse Councilmember James. Councilmember Cross seconded. Motion carried unanimously 6-0.

Staff present: City Manager Ben Yazici, Deputy City Manager Pete Butkus, Public Works Director John Cunningham, Community Development Director Kamuron Gurol, Parks & Recreation Director Jessi Richardson, Administrative Services Director Mike Sauerwein, City Attorney Bruce Disend, and City Clerk Melonie Anderson.

Roll Call/Pledge of Allegiance

Roll was called. City Manager Ben Yazici led the pledge.

Presentation

Joseph Patterson, Bry Smith, and Jacob Smith with Boy Scout Troop 509 explained that one of their Merit Badge requirements is to attend and speak at a City Council/Town Hall meeting.

Approval of Agenda

MOTION: Councilmember Cross moved to approve the agenda. Councilmember Curley seconded. Motion carried unanimously 6-0.

MOTION: Councilmember Odell requested Items #2 and #3 be moved to after the Consent agenda.

Public Comment

Steven W. Topp, 12566 SW Bridgeview Cr, Tigard OR, Spoke regarding the public hearing being held tonight to consider the Wireless Facilities amendments. He urged council to allow the cabinets and to not put an absolute restriction on the height, but perhaps offer a preferred height.

Consent Calendar

- **Payroll for period ending September 30, 2010 for pay date October 5, 2010 in the amount of \$260,441.76**

Approval: Claims for period ending October 19, 2010 in the amount of \$810,196.65 for Check No.27604 through No.27713

~~Lease Agreement: Recreation Center (Old Library Building)/Boys & Girls Club~~

~~Purchase: Back Hoe/Brim Tractor Company~~

Change Order: 2010 Overlay Project/Lakeside Industries

Approval: Minutes for September 20, 2010 Special Meeting

Approval: Minutes for September 21, 2010 Regular Meeting

Approval: Minutes for September 28, 2010 Special Meeting

MOTION: To approve consent calendar. Motion carried unanimously 6-0.

~~Lease Agreement: Recreation Center (Old Library Building)/Boys & Girls Club~~

Parks and Recreation Director Jessi Richardson gave the staff report. She explained the differences to the lease agreement since the last time Council reviewed it. Staff is recommending the Council approve this agreement. Daniel Johnson CFO of the Boys and Girls club explained why they negotiated for the 40 year lease. They normally ask for a 50 year lease. They seek as long a term as possible to ensure their investment is recouped.

MOTION: Councilmember Cross moved to approve the lease agreement with the addition of a paragraph giving the City the first right to purchase if the Boys and Girls Club ever wanted to sell it. Councilmember Curley seconded. Motion carried unanimously 6-0.

~~Purchase: Back Hoe/Brim Tractor Company~~

MOTION: Councilmember Odell moved to approve the purchase of the back hoe. Deputy Mayor Whitten seconded. Motion carried unanimously 5-0.

Public Hearing

Ordinance: Second Reading Relating To Siting Of Wireless Communication Facilities; Amending Chapter 21a.55.070 And .080 Of The Sammamish Municipal Code; Providing For Attachment Of Base Station Equipment And Limiting Height Increases; Providing For Severability; And, Establishing An Effective Date

Assistant City Manager/Director of Community Development Kamuron Gurol gave the staff report and showed a PowerPoint presentation (available on the city's website at www.ci.sammamish.wa.us). He recommended reopening the public hearing, taking any testimony offered from the public and then continuing it to the next meeting.

Unfinished Business

Ordinance: Seventh Reading Adopting The Town Center Development Regulations As Title 21B Of The Sammamish Municipal Code; Adopting Zoning Map Amendments For The Town Center Subarea; Amending Provisions Of Title 20; And Adopting The Town Center Infrastructure Plan

Mr. Gurol gave the staff report. A PowerPoint presentation was used to show minor and major amendments. The following captures City Council direction and decisions.

Mayor's list of changes – minor items

(SLIDE 3)

21B.20.070 Government/business services land uses

- **Allow some commercial uses in TC-D as a Conditional Use Permit.**
- **Exempt parking lot / helistop from commercial square footage allocation cap.**

MOTION: Mayor Gerend moved to approve 21B.20.070 allow some commercial uses in TC-D and exempt the parking lot and helistop from commercial square footage allocation cap. Councilmember Curley seconded. Motion carried unanimously 5-0

21B.20.080 Retail land uses

- **Eliminate footnotes 6 and 9 from the TC-D zone for “Eating / Drinking”, “brewpub”, and “Book, stationery...” uses**

MOTION: Mayor Gerend moved to approve the amendments to 21B.20.080 that would eliminate footnotes 6 and 9 from the TC-D zone for “Eating / Drinking”, “brewpub”, and “Book, stationery...” uses. Councilmember Curley seconded. Motion carried unanimously 5-0.

21B.25.030 Densities and Dimensions

- **Eliminate development condition 8 (footnote 8) requiring development in TC-D to be part of UZDP with adjacent TC-A zones**

Direction by City Council: Staff to come back with revised language to present at the next meeting.

- **21B.25.040 – Provisions to Obtain Additional (Bonus) Residential Density or Commercial Development Capacity** – In the table on Bonus Commercial Development Capacity on Page 8 of this section, there is a Table Note #1 “Bonus floor area shall be distributed...If it becomes clear after 5 years of adoption of this Chapter that due to development patterns, the **bonus and/or base** development capacity will not be utilized in any of the A zones or the D zones, the Director may allow the allocation of **bonus and/or base** square feet...” I am suggesting adding the bracket words above

After further discussion, Mayor Gerend withdrew his amendment.

(SLIDE 4)

21B.30.420 Single-Family – Cottage housing

- **Eliminate height restriction specific to cottage housing (make it consistent with single family homes)**

This amendment failed for lack of a second.

21B.40.090 Transit and rideshare provisions

- **Correct cross reference to SMC 21B.20.090**

Incorrect citation – staff will correct the cross reference.

Mayor’s list of changes – major items

(SLIDE 5)

21B.20.070 Government/business services land uses

- **Consider allowing light manufacturing as an accessory and permitted use**

After further discussion, Mayor Gerend withdrew his amendment.

21B.25.040 Provisions to Obtain Additional (Bonus) Residential Density or Commercial Development

- **Increase director’s discretion to re-allocate base densities between zones if base densities are not used after 5 years**
- **Draft Language to reflect new language to bring back before City Council. Director will monitor, report back to council, and if a re-allocation is merited because circumstances have changed, then it would be brought back to the City Council. The bonus amount could be an administrative re-allocation. (Kamuron / Evan to draft**

language reflecting this amendment) ---After additional comment, Mayor Gerend withdrew his amendment.

- **21B.40.090 Transit and rideshare provisions**
- **Comment on breadth of manufacturing uses authorized in TC (should be increased) – see proposed light manufacturing code amendment**

After further discussion, Mayor Gerend withdrew his amendment.

Additional recommended changes

(SLIDE 6)

Adopting Ordinance:

- **Development shall not exceed 2400 residential units and 720K sq ft of commercial, nor exceed any LOS/concurrency limits, through any incentive, provision or combination**

This item will be discussed at the October 26, 2010 Special Meeting. Mayor Gerend requested Council to send any amendments to staff as quickly as possible to ensure staff can incorporate these into the packet materials for next week. The materials are due in the Clerk's office by Wed. prior to the next meeting.

Annual reporting of TC development activity

MOTION: The Community Development Director will conduct annual reporting of the Town Center development activity with the first report due in February of 2012, and any necessary recommended amendments to the Town Center plan or zoning would be brought to the City Council for consideration. Motion carried unanimously 6-0.

Revise effective date to January 3, 2011

MOTION: Mayor Gerend moved to approve all amendments made to Chapter 21B will be effective beginning January 3, 2011. Motion carried unanimously 6-0.

Additional recommended changes

(SLIDE 7)

Amendments to 21B

Storm-water section – revised 21B.85 to add flexibility and feasibility

The corrected version of this language is included in this packet. This is an administrative change that will be made and incorporated into the final version.

MOTION: Councilmember Petitti moved to approve the revised 21B.85 in the storm water section with an effective date of January 3, 2011. Councilmember Cross seconded. Motion carried unanimously 6-0.

Resolution: Adopting Interim Stormwater Development Standards For Sammamish Town Center

MOTION: Councilmember Petitti moved to adopt the resolution adopting the Interim Stormwater Development Standards for the Sammamish Town Center, with an effective date of January 3, 2011. Councilmember Cross seconded. Motion carried unanimously 6-0. **(R2010-429)**

Resolution: Adopting Interim Street Standards For Sammamish Town Center

MOTION: Councilmember Petitti move to adopt the resolution adopting the Interim Street Standards for the Sammamish Town Center, with an effective date of January 3, 2011. Councilmember Cross seconded. Motion carried unanimously 6-0. **(R2010-430)**

Supplemental Action:

Ordinance: Adopting Amendments To Title 21A Of The Sammamish Municipal Code And Adopting Zoning Map Amendments For The Town Center Subarea

This item was deferred to the October 26, 2010 City Council meeting.

New Business

Approval: 2011/2012 Human Service Grants

City Clerk Melonie Anderson gave the staff report. The City has been involved in the Human Service Grant program since 2001. The City of Sammamish currently partners with North, South and East King County Funders. The process for submitting requests for grants has become less burdensome for the non-profits groups, as it allows submitting requests to all partners at the same time through the ECityGov portal www.HSConnect.net. Sammamish received 50 applications totaling \$258,196. A copy of the requests and groups is available in the packet materials on the city's website at www.ci.sammamish.wa.us. The recommended grant funding amount is \$160,000. This recommendation came from the Human Services Grant committee and city staff.

MOTION: Councilmember Petitti moved to accept the Human Services Grant Committee recommendation as presented (\$160,000) for the years 2011-2012. Councilmember Odell seconded.

AMENDMENT: Councilmember Cross moved to add 20% across the board to each recommended group for the 2011 year only from \$160,000 to \$192,000. Motion carried unanimously 6-0.

MAIN MOTION: Councilmember Cross move to approve the Human Service Grant Committees Recommendations as amended. Deputy Mayor Whitten seconded. Motion carried unanimously 6-0.

There was discussion amongst all councilmembers regarding adding additional funding to the groups recommended by the committee. They suggested adding an additional 20% across the board and allowing for removal of the \$10,000 cap.

Resolution: Of the City of Sammamish Washington Modifying the Leave Without Pay Policy (R2010-431)

City Manager Ben Yazici gave the staff report. This resolution would allow him to authorize extending medical benefits to those who have exhausted and are on leave without pay.

MOTION: Deputy Mayor Whitten moved to authorize the resolution. Councilmember Cross seconded. Motion carried 6-0.

Council Reports

Councilmember Cross requested Council to revisit the \$10,000 cap on human service grants at the next meeting.

City Manager Report

Meeting adjourned at 9:20 pm

Melonie Anderson, City Clerk

Donald J. Gerend, Mayor