

COUNCIL MINUTES

Special Meeting June 9, 2008

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

Councilmembers present: Mayor Lee Felling, Deputy Mayor Don Gerend, Councilmembers Jack Barry, Kathleen Huckabay, Michele Petitti and Nancy Whitten.

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

Roll was called. Councilmember Pat Andrade, from Habitat for Humanity, led the pledge.

Public Comment

Ed Zercher, 22244 SE 4th Street, He feels that SE 4th Street is currently unsafe for pedestrian traffic. He asked Council to consider budgeting funds for a sidewalk on this street at the upcoming budget retreat.

Scott Naserino, 3225 Sahalee Dr W., He wanted to bring the issue of world hunger to the forefront. He wants to encourage neighbors to help neighbors. He wants Sammamish to consider developing a community-based outreach program. Perhaps a website could be developed to help people find help.

Approval of Agenda

MOTION: Councilmember Whitten moved to approve the agenda. Deputy Mayor Gerend seconded. Motion carried unanimously 7-0.

Consent Agenda

Payroll for pay period ending May 31, 2008 for pay date June 5, 2008 in the amount of \$225,661.30

Amendment: Town Center/ EnviroIssues

MOTION: Councilmember Petitti moved to approve the Consent Agenda. Councilmember Whitten seconded. Motion carried unanimously 7-0.

Unfinished Business

Ordinance: Third Reading Amending The City Of Sammamish, Comprehensive Plan Land Use Element Figure III-2 For The Adoption The City's Town Center Plan

Director of Community Development Kamuron Gurol gave the staff report. This is the third reading of this ordinance. The proposed order of events for this meeting is (1) recap decisions made at the June 3, 2008 meeting. (2) Confirm written language implementing verbal decisions made on June 3rd with a motion and staff has provided some suggested language for the motion. (4) Begin considering amendments where Council left off on June 3. (5) Take action on the rest of the amendments in the packet. (6) Consider additional new proposed amendments and (7) vote to adopt the Town Center Plan as amended. . He also gave a rational for the addition of the E Zone to the Land Use Map (*see page three of the PowerPoint presentation*).

Motion: Confirming written language that implements verbal direction from the decisions on June 3, 2008, in regard to Town Center Plan.

MOTION: Councilmember Cross moved to reaffirm the decision to create two A zones, one for the East side of 228th and one for the West side (*Felling amendment #3*):

- A East: Mixed-use office-oriented commercial on the east side of 228th with complementary localized retail to support the office uses. The development regulations will address specific ways to accomplish these goals to ensure a specific and appropriate mix of uses.
- A West: Mixed-use retail-oriented commercial on the west side of 228th that supports and creates active people friendly streetscapes and community gathering areas.
- All areas of Town Center would permit public schools or civic structures for public benefit after the required review for such projects. Civic uses on the west side of 228th must be complementary to the retail core as determined by development regulations and approval process.

Councilmember Petitti seconded. Motion carried unanimously 7-0.

MOTION: Deputy Mayor Gerend moved (1) to place Tables 2 and 3 of the Land Use Chapter in an appendix in the final published plan document. (2) Craft zoning and development regulations including uses, standards, incentives and unit or floor area yields to achieve the goals of the plan, and designed to be supported by the market and utilize land efficiently. Councilmember Cross seconded. Motion carried unanimously 7-0.

MOTION: Councilmember Whitten moved to change the remaining C Zones to E Zone. No second

MOTION: Deputy Mayor Gerend moved to add new policy LU-1.6, page 32 of the Town Center Plan as follows: “Utilize multiple integrated measures of the preferred stormwater

management techniques as the standard within Town Center. (A number of specific edits to this motion are attached in PC recommendation #5). Councilmember Huckabay seconded. Motion carried unanimously 7-0. (see page 20).

MOTION: Councilmember Petitti moved to revise language on Page 64 of the Town Center Plan to read, “Which acts to both concentrate development impacts and reduce development impacts to the rest of the city and its remaining critical areas...” Councilmember Huckabay seconded. Motion carried 7-0 (see page 21).

MOTION: Councilmember Cross moved to explore provisions for a TDR program allowing residential density transfers from Sammamish properties outside of the Town Center to sites within Town Center. Such transfers would allow developments in the Town Center to exceed the residential allocation or commercial square footage allocation since they would be reducing residential density in other parts of the city. Councilmember Whitten seconded. Motion carried 6-1 with Deputy Mayor Gerend dissenting.

MOTION: Councilmember Huckabay moved to support recommendations from the Parks and Recreation Commission for a Destination Park at the north end of the “Green Spine” in the Town Center. Councilmember Cross seconded Motion passed 5-2 with Mayor Felling and Deputy Mayor Gerend dissenting (see page 30).

AMENDMENT: Deputy Mayor Gerend moved to change the word “support” to “consider”. Councilmember Whitten seconded. Motion failed 3-4 with Councilmembers Cross, Huckabay, Petitti and Deputy Mayor Gerend dissenting.

MOTION: Councilmember Huckabay moved to add a new section T-3.5 to the Transportation Chapter Page 44 to incorporate traffic calming road design into the standards for the Town Center. Councilmember Petitti seconded. Motion carried unanimously 7-0.

MOTION: Mayor Felling moved to amend the Capital Facility Policy Statement by adding a third bulleted item which will read: Assure that the Town Center capital project program is coordinated with the citywide Capital Improvement Plan. Coordinate public expenditures with private investment to ensure effective leveraging of public investment. Councilmember Cross seconded. Motion carried unanimously 7-0 (see page 34).

Council Recessed from 9:00 to 9:10 pm.

Mr. Gurol explained that staff will make all changes to the Town Center Plan necessary to reflect the changes that Council approved tonight in regard to Transfer of Development Rights.

MOTION: Deputy Mayor Gerend moved to change the maximum building heights in the C Zone from 2-story to 3-story (this amendment modifies Table 2). Councilmember Petitti seconded. Motion carried unanimously 7-0.

Councilmember Gerend proposed an amendment to exempt senior housing from the development cap. Motion was withdrawn.

MOTION: Councilmember Huckabay moved to amend the Town Center Plan by adding the following paragraph: Development of the Sammamish Town Center is an opportunity to encourage that the health, diversity and productivity of the environment is maintained and enhance for the benefit of future generations. The Town Center should be developed using ecologically sustainable building and development practices including but not limited to Low Impact Development, Green Building and/or LEED techniques and certification processes, and others. To address climate change, the city should consider mechanisms to ensure that effective carbon reduction and elimination strategies are incorporated into development design, construction and operations. Specific strategies shall be developed, evaluated and adopted to implement the objectives of this policy. Councilmember Petitti seconded. Motion carried unanimously 7-0.

MOTION: Councilmember Huckabay moved to amend the Land Use map by (1) combining A-2 with the adjoining B Zone directly to the north. (2) Change A-3 to B. Councilmember Whitten seconded. Motion failed 1-6 with Mayor Felling, Deputy Mayor Gerend, and Councilmembers Barry, Cross, Petitti and Whitten dissenting.

MOTION: Councilmember Cross moved to Amend Footnote #6 in Table 2 to read: Mixed use developments may include retail, office and residential components. Development regulations should address mechanisms to achieve densities and intensities for new development consistent with the policy direction in this plan. Councilmember Whitten seconded. Motion carried unanimously 7-0.

MOTION: Deputy Mayor Gerend moved to adopt Ordinance O2008-23 as amended. Councilmember Cross seconded. Motion carried unanimously 7-0.

New Business - None

City Manager Report

Mr. Yazici reminded Council that there will be a joint meeting with the Redmond City Council on September 9, 2008. Tim Larson, Communications Manager will give the Council an update on the latest Community Survey. Councilmember Gerend and Mr. Yazici will be the voting delegates at the Association of Washington Cities Meeting next week.

Executive Session – If Necessary

Meeting adjourned at 9:45_ pm

Melonie Anderson, City Clerk

Lee Felling, Mayor