

COUNCIL MINUTES

Special Meeting/Study Session April 21, 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 (arrived at 6:45 pm), 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 Deputy Clerk Stacy Herman.

Roll Call/Pledge

Roll was called. Councilmember Whitten led the pledge.

Public Comment

Scott Hamilton: He encouraged the City Council to work in cooperation with Suburban Cities Association to address concerns relating to King County proposed policy 4-1 ratio transfer of development rights for properties being considered for annexation within the urban growth boundary area.

John Galvin: He commented on the Town Center Plan and urban open space.

Approval of Agenda

MOTION: Councilmember Huckabay moved to approve the agenda. Councilmember Petitti seconded. Motion carried unanimously 7-0.

Student Liaison Report: None

Proclamations/Presentations : None

Consent Calendar: None

Public Hearing Continued from April 15, 2008 meeting.

Community Development Director Kamuron Gurol gave the staff report. He updated Council on the following considerations for Council approval; establishing designations of potential annexation areas (PAA), establish comprehensive plan land use designations for existing and proposed PAA's, change Comp Plan and Land Use designations for the Kaschko property, revise

figure III-2a of Growth Management and Land Use elements of the city's Comp Plan depicting PAA's and study areas, and whether to designate the Duthie Hill notch study area as a PAA.

Ordinance Second Reading: Amending The City Of Sammamish Comprehensive Plan Land Use Element, Figure III-2, For The Purpose Of Changing The Land Use Designations Associated With The Kaschko Property

The Kaschko property is proposed to be revised from an R-1 designation to R-4. The 30.46 acres is located adjacent to the boundary of the City's Town Center sub-area plan.

Public hearing opened at 6:45 pm. Public hearing closed at 6:46 pm. There was no public comment.

MOTION: Councilmember Gerend made a motion to adopt an ordinance amending the Comprehensive Plan Land Use Element, Figure III-2, and change the Land Use designation for the Kaschko property from R-1 to R-4, Seconded by Councilmember Petitti. Motion carried 6-0-1 with Councilmember Whitten abstaining.

Ordinance Second Reading: Amending The City Of Sammamish Zoning Map For The Purpose Of Rezoning 30.46 Acres Associated With The Kaschko Docketed Comprehensive Plan Amendment

Councilmembers had questions regarding the request for R-4 zoning. Community Development Director Kamuron Gurol explained that the zoning is consistent with surrounding properties and was what the property owners requested. Community Development Director explained that an additional "whereas" clause was added to the ordinance stating the requirement to prepare a Master Plan for development on the Kaschko property would not be required as originally proposed in the conditions recommended by the Planning Commission. The property is not located within the Town Center, and development regulations are currently in place to address sensitive areas, net density, buffers and wildlife corridors. A condition requiring improvement and extension of 234th Avenue SE and a through roadway from SE 8th and 232nd is included in the proposed ordinance. Council has the option of making any amendments deemed necessary.

Public hearing opened at 6:50 pm. Public hearing closed at 6:51 pm. There was no public comment.

MOTION: Councilmember Gerend made a motion to adopt an ordinance amending the zoning map to reflect the R-4 zoning associated with Kaschko property, Seconded by Councilmember Barry. Motion carried 6-0-1 with Councilmember Whitten abstaining.

Ordinance Second Reading: Amending The City Comprehensive Plan Land Use Element Including: Revising Land Use Policies And Figures III-2 And III-2a For The Designating Purpose Of Additional Potential Annexation Areas And Designating Contingent Land Uses Associated With Such Potential Annexation Areas

Paul Brenna 2443 270th Avenue SE: He suggests the city zone the Duthie Hill notch at R-6, due to surrounding wetlands.

Elke Lewis 2618 271st Avenue SE: She spoke in opposition of annexing the Duthie Hill notch without first improving Duthie Hill Road and Issaquah-Fall City Road.

Robert Braeutigam 2640 271st Avenue SE: He is opposed to rezoning and annexation. Road connectivity and traffic is a concern to him. He requests the Council not take action in the Duthie Hill area.

Allen Kavfer 2441 270th Drive SE: He spoke in favor of annexing the Duthie Hill notch.

Peggy Braeutigam 2640 274th Avenue SE: She had concerns with those who run businesses in the notch area and whether or not they would be allowed once annexed.

Phil Anrig 2509 271st Avenue SE: He is opposed to annexing the Duthie Hill notch area.

Aysel Sanderson 2427 271st Avenue SE: She spoke in favor of annexing the notch area. She requests the council look at the merits of all property owners' reasons for wanting/not wanting annexation and make an informed decision.

Monte Lindsley 2711 270th Avenue SE: He spoke on behalf of the Lindsley family who owns 7 acres along the Duthie Hill notch area. They are opposed to annexation.

Public hearing opened at 7:30 pm. Public hearing closed at 8:00 pm.

MOTION: Mayor Felling made a motion to adopt an ordinance amending the City Comprehensive Plan Land Use Element Designation Potential Annexation areas and contingent Land Uses with such potential annexation area including Duthie Hill Notch (Option B), Seconded by Councilmember Barry.

There was discussion among councilmembers regarding R-1 or R-4 zoning.

Councilmember Huckabay has concerns with R-4 zoning in the notch and Mystic Lake area. Community Development Director explained the R-4 zoning was recommended because the Duthie Hill notch area is surrounded on three sides by R-4 zoning. R-4 was also recommended for the Mystic Lake area.

Councilmember Gerend suggested changing the zoning to R-1 in the Duthie Hill notch area. Gurol offered a R1-4 land use designation for the notch area, it could be zoned either R-1 or R-4. It was further explained that a rezone could be submitted on an individual basis. If a decision to designate the zoning R1-4 is made, a subsequent comp plan amendment would not be required for an applicant to request a rezone on their property.

AMENDMENT: Mayor Felling made a motion to amend comp plan land use designation in the Duthie Hill notch area from R-4 to R1-4, seconded by Councilmember Cross. Motion carried 6-0-1 with Councilmember Petitti abstaining.

Community Development Director Kamuron Gurol restated the decision that Council voted on and pointed out the map (option B) would be revised to reflect the amendment designating the land use designation for the Duthie Hill notch to read R1-4. He also handed out and entered into the record a document labeled "City of Sammamish Annexation Strategy Duthie Hill Road Study Area Rationale for Including Study Area within the Urban Growth Boundary". (*Copies are available in the Clerk's office upon request*)

Kamuron Gurol discussed a housekeeping issue which involves updating the Soaring Eagle Ownership map. An older version of the map was included in the packet. The map has been updated to reflect to correct shape of the parcel.

AMENDMENT: Councilmember Gerend made a motion to to update the Soaring Eagle ownership map. Councilmember Petitti seconded. Motion carried unanimously 7-0.

AMENDMENT: Councilmember Whitten offered an amendment extending the R1-4 zoning in the Mystic Lake area comp plan designation to the north, seconded by Councilmember Gerend. Councilmember Whitten withdrew her motion.

There was no support by Council. Councilmember Whitten withdrew her motion.

MAIN MOTION: Mayor Felling move to approve the motion as amended, seconded by Councilmember Barry. Motion carried 5-0-2 with Councilmember Whitten and Petitti abstaining.

Ordinance Second Reading: Amending The City Zoning Map To Designate Contingent PAA Zoning

MOTION: Mayor Felling made a motion to adopt an ordinance amending the zoning map to designate contingent PAA Zoning (attachment option B). Deputy Mayor Gerend seconded.

AMENDMENT: Councilmember Huckabay made a motion to revise the zoning map in the Duthie Hill Notch from R-4 to R-1, seconded by Deputy Mayor Gerend. Motion carried unanimously 7-0

Councilmembers authorized the soaring eagle park be updated on the map attached to the zoning ordinance as well.

MAIN MOTION: Mayor Felling moved to approve the motion as amended, seconded by Councilmember Petitti. Motion carried 6-1 with Councilmember Whitten dissenting.

New Business

Contract: Public Works/Parks Maintenance Facility Design/TCF Architecture

Public Works Director John Cunningham presented the staff report to the City Council. There will be some public meetings/open house set up within the next six weeks.

MOTION: Mayor Felling made a motion to authorize the City Manager to execute a contract with TCF Architects in an amount not to exceed \$75,510 to complete phase I design of the Public Works/Parks Facility, seconded by Councilmember Whitten. Motion carried unanimously 7-0.

Meeting adjourned at 9:20 pm.

Study Session opened at 9:25 pm.

The following items were discussed:

- **Evans Creek Preserve Preliminary Study Results**
- **Report: City Insurance Services**
- **Town Center Natural Systems and Parks, Recreation and Open Space Chapter**

Stacy Herman, Deputy City Clerk

Lee Felling, Mayor