

# COUNCIL MINUTES

## Special Meeting July 30, 2003

Mayor Kenneth J. Kilroy called the special meeting of the Sammamish City Council to order at 6:30 pm.

**Councilmembers present:** Mayor Kenneth J. Kilroy, Deputy Mayor Ron Haworth, Councilmembers Jack Barry, Don Gerend and Kathleen Huckabay. Michele Petitti arrived 6:35 pm and Troy Romero arrived at 6:40 pm.

**Staff present:** City Manager Ben Yazici, City Attorney Bruce Disend, City Clerk Melonie Anderson.

### Roll Call/Pledge

Roll was called. Councilmember Gerend led the pledge.

### Approval of Agenda

**MOTION:** Councilmember Haworth moved to amend the agenda by adding #4 Appointment of Planning Commission members. Councilmember Huckabay seconded the motion. Motion carried unanimously 6-0.

**MOTION:** Amended agenda was approved unanimously 6-0.

### Planning Commission Interview

Council interviewed the following candidates for the planning commission:

Stuart Carson  
Robert Conger  
Roger Friedl  
Robert Keller  
Catherine Kendall  
Karen Moran  
Will Sadler  
Tomas Vance  
Susan Wright (phone interview)

*(Complete text of interviews available upon request from the City Clerk)*

Adjourned to Executive Session Personnel pursuant to RCW 42.30.110 [1] [g] at 7:15 pm.  
Returned to session at Discovery Elementary School at 8:00 pm.

## **PUBLIC HEARING**

### **City of Sammamish Comprehensive Plan**

Mayor Kilroy opened the Public Hearing to receive comment on the proposed Sammamish Comprehensive Plan at 8:00 pm. Councilmember Romero gave some opening statements explaining the process used to develop the Comprehensive Plan. He emphasized that the Planning Advisory Board has devoted many volunteer hours and done their best to develop this plan.

Community Development Director Ray Gilmore gave the staff report. The following changes to the comprehensive plan are being recommended by the City Council: Concurrency period was changed from three to six years. 47 “shalls” were changed to “shoulds”. In the future the Planning Commission will develop a study area to consider rezones and development along 228<sup>th</sup> Avenue. After that study is complete zoning will be determined. Other topics to be considered in the future by the Planning Commission will be density, shoreline management, and development standards

## **PUBLIC COMMENT**

Stan Bump, 23010 SE 8<sup>th</sup> Street, He feels that the concurrency period should remain at three years to encourage road improvements. He feels that changing “shall” to “should” will weaken the comprehensive plan and overrides the desires of the citizens and the Planning Advisory Board. He does not approve of expanding the special study area to include well-established neighborhoods along 228<sup>th</sup> Avenue.

Doug Ramsey, 23112 SE 8<sup>th</sup> Street, He was never informed that his property would be included in the boundaries for the new special study area. He recommended the special study area remain as the Planning Advisory Board recommended.

Michael Patterson, 23018 SE 8<sup>th</sup> Street, He just moved into Sammamish and is very disappointed to find his home included in the newly expanded special study area. He does not want zoning changes made to his or surrounding property.

Donald Marcy, 524 Second Avenue, Suite 500, Seattle, He represents property owners along 228<sup>th</sup> Avenue. He requested modification to policy 3.2 to include his clients’ property in the special study area. Land use policy 729 should be modified to allow some flexibility to allow non-residential development along 228<sup>th</sup>. Land use policy 9.1 should add criteria to SO190 that requires the property to contain significant erosion areas.

Maureen Santoni, 2828 SE 6<sup>th</sup> Place, She would prefer their property not be included in the special study area. She wants the zoning to remain residential. Commercial development should only be allowed near the existing shopping areas. Property owners in the special study area should be allowed to participate in the process.

Kaete Kyncl, 524 228<sup>th</sup> Avenue SE, She commended the Council on their policy of good growth.

T. Bhat 24328 E. Main Street, He is opposed to the proposed northern segment for the 244<sup>th</sup> Corridor. Widening this road will increase traffic, will be environmentally unfriendly to kids and adults, will endanger Allen Lake and will increase traffic noise.

Kripa Bhat, 24328 E. Main Drive, She is opposed to the proposed northern segment of the 244<sup>th</sup> Street Corridor. She feels this would threaten existing neighborhoods.

Ellen Martin, 22711 NE 2<sup>nd</sup> Street, The majority of her neighbors are opposed to any up-zoning of their property. The plan, as initially proposed, did not include this up-zone. She handed in a petition signed by most of the neighbors requesting the City Council to eliminate the proposed up-zoning.

Mary O'Brien, 31107 228<sup>th</sup> Avenue SE, She spoke against having a skate park in the Sammamish Commons located close to her school. She feels this violates the spirit of the comprehensive plan because it is not in keeping with the existing neighborhood and no consideration has been given to public requests that the skateboard park be located in a different area of the park.

Gary Morishima, 22611 SE 20<sup>th</sup> Street, He does not like the changes the City Council is proposing to the comprehensive plan. Changing “shalls” to “shoulds” leaves the plan too vague and subjects planning polices to the political will of the people elected to the council.

Robert Lynette, 22651 SE 4<sup>th</sup> Street, He owns property adjacent to the Sammamish Commons. He believes his property should be zoned for commercial sooner rather than later. He suggests that Land Use Policies LUP2.5 and 7.9 will make it extremely difficult to make any zoning changes and requested the City Council changed them.

Council recessed from 8:50 pm to 8:55 pm

Jim McGraw, 1525 248<sup>th</sup> Avenue SE, He thinks the Williams pipeline might be dangerous. He would like the comprehensive plan to require the pipeline be upgraded to make it safer. He knows the City is limited in what it can do, but it should go down on paper that the City would like the pipeline upgraded. He also didn't want the 244<sup>th</sup> Corridor included in the transportation element of the plan.

Holly Moffatt, 416 228<sup>th</sup> Avenue SE, She wants her property along 228<sup>th</sup> Avenue to be zoned Mixed-Use Commercial. She would like to enlarge her paint studio and be able to keep her goats.

City Manager Ben Yazici explained that the City Council is not expanding the Special Study Areas. He wanted to clarify this because so many people were speaking to this issue.

Sheldon Fisher, 1916 W. Beaver Lake Drive SE, He was representing the Friends of Beaver Lake. He was concerned that the lakes in the City were no longer considered part of the Shoreline Management Program and the required setbacks in the Comprehensive Plan. Without

the protection of the Shoreline Management Programs, construction could be built much closer to the shoreline.

Mr. Gilmore clarified that there was no change being made. The Shoreline Management setback requirements will remain applicable.

Jack Rodgers, 22708 SE 22<sup>nd</sup> Street, He was representing the Association for the Protection of Pine Lake Environment (A.P.P.L.E.). He had two issues. He was disappointed that the Planning Commission could come up with a different proposal for commercial growth than was recommended by the Planning Advisory Board and asked Council that any changes made by the Planning Commission would be in accordance with the rest of the plan. He also did not like the changing of “shalls” to “shoulds”. It will violate the vision and ideals of the community.

Paul Victor, 21831 SE 13<sup>th</sup> Place, He does not feel that the citizens have been given a chance to voice their opinions about the transportation priorities in the comprehensive plan. He thinks that changing “shalls” to “shoulds” will take away the local control. He asked the Council to involve the people who will be affected by the policies in the comprehensive plan.

Brian Derdowski, (no address), Plan must be consistent with King County planning policies. He noticed that a matrix had been removed and there is no mention in the plan of being consistent with King County policies. He recommended the Council request a formal review of the plan by CTED and the King County Planning Board. He also spoke about the six-year concurrency plan.

Mr. Yazici explained that both those agencies did or are in the process of reviewing the comprehensive plan. He used the length of time it has taken to complete the 228<sup>th</sup> Street improvements as a reason to use the six-year concurrency plan.

Ilene Stahl, 21553 SE 21<sup>st</sup> Lane, She spoke regarding the wildlife corridors. The Planning Advisory Board believed that these corridors were important. She explained that Los Angeles has wildlife corridors so certainly they would be beneficial to Sammamish and should not be arbitrarily eliminated.

Mayor Kilroy closed the Public Hearing at 9:22 pm.

### **Ordinance: First Reading Adopting the City of Sammamish Comprehensive Plan**

Mr. Gilmore gave the staff report. This is the first reading of the ordinance. No action is requested at this time. The second reading is scheduled for September 16, 2003.

### **Appointment of Planning Commission**

Mr. Yazici explained the process for selection of the planning commissioners. Thirty people applied for the planning Commission. Ten of these candidates were selected to be interviewed by the Council. Earlier in the evening each candidate was interviewed. Their names were put into a bag and will be drawn at random. Each Councilmember will have seven votes. Each candidate receiving a majority vote will be appointed to the commission.

<i><u>Name</u></i>	<i><u>Vote</u></i>
Susan Wright	3-4
*Scot Jarvis	7-0
*Robert Keller	7-0
*Catherine Kendal	6-1
Roger Fried	3-4
*Stuart Carson	7-0
*Will Sadler	4-3
*Robert Conger	5-2
*Karen Moran	4-3
Thomas Vance	2-5

\*Appointed to Commission

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

### **City Manager Report**

Mr. Yazici explained that the sale of the Freed House has fallen through. He is asking direction from the City Council as to whether they now want to expend City funds to preserve this historic home. He distributed a copy of a draft agreement between the city and the developer regarding the moving of the house to Tract N in the Crossings At Pine Lake Development. As part of this agreement the City agrees to waive all permit and plan review fees. The developer will pay up to \$45,000 of the cost of moving the house.

Councilmember Gerend feels the contract allows for unlimited expenditures before the house is even moved. The City Attorney will review the contract to make sure that does not happen.

Deputy Mayor Haworth questioned why the city would waive plan review and permit fees? Mr. Yazici explained that this would help keep the costs down. The City would continue to seek a buyer for the property. This waiver would only apply to site work for the foundation.

Mayor Kilroy inquired if there was an estimate on what the total cost of the project might be. Mr. Yazici explained that the developer would move the house. After the house has been moved, the City must decide what to do with it. The cost of the donated lot will probably cover more than any costs the city might incur after the house is relocated.

Deputy Mayor Haworth inquired if there were any ramifications of changing a Tract to a Lot. Mr. Gilmore explained that this plat still needs to come back for final plat approval at which time the Tract will be changed to a lot.

Council directed Mr. Yazici to continue with relocating the home.

Mayor Kilroy adjourned the meeting at 9:55 pm.

**Adjournment** – Mayor Kilroy adjourned the meeting at 9:55 pm

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Melonie Anderson, City Clerk

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Kenneth J. Kilroy, Mayor