

# COUNCIL MINUTES

## Study Session/Regular Meeting July 19, 2005

Mayor Don Gerend called the regular meeting of the Sammamish City Council to order at 6:40 pm.

**Councilmembers present:** Mayor Don Gerend, Deputy Mayor Michele Petitti, Councilmembers Jack Barry, Mark Cross, Lee Felling and Kathleen Huckabay.

**Councilmembers absent:** Councilmember Nancy Whitten.

**MOTION:** Deputy Mayor Petitti moved to excuse Councilmember Whitten. Councilmember Huckabay seconded. Motion carried unanimously 6-0.

**Staff present:** City Manager Ben Yazici, Assistant City Manager Pete Butkus, Community Development Director Kamuron Gurol, Deputy Director Community Development Susan Cezar, Parks & Recreation Director Jeff Watling, Financial Analyst Aaron Antin, City Attorney Bruce Disend, and City Clerk Melonie Anderson.

### **Roll Call/Pledge**

Roll was called. Councilmember Huckabay led the pledge.

### **Approval of Agenda**

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

### **Public Comment**

Barbara Benson, 3305 223<sup>rd</sup> Avenue SE, She is troubled by the number of new houses being developed that will use her private road. She requested Council stop allowing this type of development.

John Stilz, 2008 Eastlake Sammamish Parkway NE, He believes the plans for the Parkway improvement project are too much, too soon, and too expensive. He communicated with the Council via email about this project. He was concerned that he got very little response from them.

Mike Paterson, 23018 SE 8<sup>th</sup> Street, He is concerned about the speeding on NE 8<sup>th</sup>. He has spoken with the police about this matter and yet the speed seems to be increasing instead of decreasing. He would like to see if there is something that can be done to slow down the traffic.

Sonny Wallace, 24200 NE 14<sup>th</sup> Street, She requested the Council continue the moratorium. If anymore development occurs around her property, Mystic Lake will be flooded out.

John Galvin, 432 228<sup>th</sup> Avenue SE, Higher density is good for the surrounding community. It has less effect on the environment, less traffic is generated and for these reasons the council should change their attitude and be realistic about the fact that that Sammamish is an urban area

Representatives from the Fifth Legislative District Glenn Anderson and Dave Rodney updated the Council on current legislative issues.

## **OPEN STUDY SESSION**

**7:40 pm**

### ➤ **Planning Commission Applicant Interviews**

Council interviewed two candidates who applied to fill a vacancy on the Planning Commission. The term will expire at the end of December. The applicants were Scott Hamilton and Howard Houserman.

### ➤ **Town Center**

Assistant City Manager Pete Butkus gave an update on the moratorium for the Sammamish Town Center Study Area.

### **Public Comment**

Gail Twelves, 19727 SE 28<sup>th</sup> Street, The area west of 228<sup>th</sup> presents the best opportunity for development. It does not fall in an overlay area, an erosion area or a sensitive area. That was the reason the Special Study Area Task Force recommended that be the core of the city center.

Frank Santoni, 22828 SE 6<sup>th</sup> Place, He lives in the Town Center Study area and generally supports the moratorium. He doesn't completely agree with widening the borders. He said it was important to keep the affected residents informed about the process and the decision making. He does not see a need for more retail.

Stan Bump, 23010 SE 8<sup>th</sup> Street, He agrees with the moratorium but he does not want to have commercial built right next to his property. He encouraged the Council to involve the residents and listen to what they want.

Jim McGraw 1525 SE 248<sup>th</sup> Avenue, He asked for clarification of what developers exchange rights would be. He does not want the moratorium to be extended any where in the city.

Joe Moore, 919 SE 5<sup>th</sup> Street, He supports the moratorium. Limiting it to six months would be good incentive for the Planning Commission and City Council to make significant progress in planning.

Bill Stern 12312 178<sup>th</sup> Avenue NE, He reported that the Post Office is planning to look for a potential site for an office in Sammamish. He would support the moratorium if the Council makes quick, substantial progress and that provisions are made to protect the property owners from being left out of the lottery. He does not believe it should take three years to develop the plan for the town center.

John Hansen, 704 228<sup>th</sup> Avenue NE, He agrees the moratorium is necessary but it should not last three years. He also clarified that the Special Area Task Force did not make a concrete decision on the boundaries for the Town Center.

John Galvin, (spoke previously), He has a vision of a town center that will get people out walking, where there are amenities, where there are smaller homes or apartments available for people to downsize. He encouraged Council to get a vision and stay to it.

Council recessed from 8:55 pm to 9:10 pm.

➤ **Parks Capital Improvement Plan**

Parks and Recreation Director Jeff Watling gave the Council an update on the Parks Capital Improvement Plan (CIP). This is a part of the 2005 Comprehensive Plan Changes.

➤ **Fee Schedule**

City Manager Ben Yazici gave an overview of the proposed changes to the fee schedule.

**CLOSE STUDY SESSION**

**9:15 pm**

**Mayor/Council/Committee Reports**

- *Public Safety Committee (Councilmember Huckabay):* No Report
- *Finance Committee (Councilmember Felling):* Attended the Summer Night Shakespeare Play. He said it was wonderful and encouraged everyone to attend the next one.
- *Community Development Committee (Councilmember Cross):* No Report
- *Parks, Open Space and Natural Resources (Councilmember Whitten):* No report
- *Public Works Committee (Councilmember Barry):* Public Works Committee did not meet tonight. The next meeting will be in September.
- *Legislative Committee (Deputy Mayor Pettiti):* No Report
- *Mayor's Report (Mayor Gerend):* ETP Transportation Sub Committee met last week.

**Consent Calendar**

- **Payroll for pay period ending March 15, 2004 for pay date March 20, 2004 in the amount of \$156,990.14**
- **Payroll for pay period ending February 28 for pay date March 4, 2005 in the amount of \$158,393.97**

- **Payroll for pay period ending May 15, 2005 for pay date May 20, 2005 in the amount of \$142,724.98**
- **Approval: Claims for period ending July 19, 2005 in the amount of \$2,611,144.04 for Check No. 13182 through Check No. 13272**
- **Resolution: Financial Assistance (R2005-204)**
- **Interlocal: Community Development Block Grant Program (CDBG)/King County**
- **Contract: SE 24<sup>th</sup> Street Sidewalk Bid Award/Construction & Inspection Services/Implement Wetland Mitigation Plan and Transfer of Funds**
- **Contract Amendment: National Environmental Policy Act (NEPA) Documentation for East Lake Sammamish Parkway Improvements/Perteet**

**MOTION:** Councilmember Huckabay moved to approve the consent calendar. Councilmember Cross seconded. Motion carried unanimously 6-0.

### **Unfinished Business**

**Ordinance: Fourth Reading Pertaining To Land Use And Zoning, Adopting A New Chapter Of The Sammamish Municipal Code, Chapter 19.08, Entitled Growth Management Phasing Of Residential Development For The Purpose Of Implementing Requirements Of The State Growth Management Act And The City Of Sammamish Comprehensive Plan**

Community Development Director Kamuron Gurol gave a brief staff report.

Rick Field, 20315 NE 16<sup>th</sup>, (submitted written comments). He is not in favor of the growth phasing.

Joe Moore, 919 SE 275<sup>th</sup> Place SE, He does not want any further development because the schools are already over crowded. He would like to see the development spread out to other areas of the city. He recommends limiting growth by zone so no one school district is overburdened.

Robert Nadell, 26810 SE 9<sup>th</sup>, He is unhappy that the next development of Trossachs will be at a much higher density than they were originally promised. He was told that the reason this density could be increased is because of city regulations. These regulations should be changed.

Jim McGraw, 1525 248<sup>th</sup> Avenue SE, He feels that allowing development through a lottery will be forcing people to gamble and it might be against their religion. The lottery will also continue the moratorium until the lottery can take place. He does not feel there has been enough time or public process for this moratorium

Mike Reid, 3525 223<sup>rd</sup> Avenue SE, He does not think that there should be a growth phasing ordinance. The recommended growth numbers are not out of line with what has been happening. Growth is expected. Impact on schools is not a reason for imposing this ordinance.

Jim Tosti, 7981 168<sup>th</sup> Avenue NE, Redmond, He does not feel that the Council has listened to the input that came from the Planning Commission and the stakeholders meeting regarding this ordinance.

Jim Pruitt, 26014 SE 30<sup>th</sup> Street, He urged Council to let the moratorium expire and not impose any other moratorium or growth phasing.

Sukhjinder Otal, 26723 SE 9<sup>th</sup> Way, He is also unhappy with the next phase of development in the Trossachs neighborhood. The road is too small to handle the additional traffic.

Ted McIntyre, 25810 SE 30<sup>th</sup> Street, Letting the moratorium lapse would be the best way to control the growth. The Council has had six years to do something and now they must just lift the moratorium.

John Hanson, 704 228<sup>th</sup> Avenue NE, He supported what the last speaker said. If the Council does impose the phasing, they should not let one large developer get all the allotment.

Pam Skein, 3512 241<sup>st</sup> Avenue SE, She agrees the moratorium should be lifted. The problem is already here. Allowing additional development will not hurt the community anymore than it already has.

Bob Welch, 25908 SE 30<sup>th</sup> Street, He urged the Council to let the moratorium lapse and not impose a limit on the number of lots that would be allowed.

Jason Keffer, 23811 NE 14<sup>th</sup>, Additional development will not destroy the essence of Sammamish. Continuing the moratorium will hurt the community.

Gary Buntzen 460 218<sup>th</sup> Avenue SE, He agrees that no metering should be put in place and the moratorium should not be extended.

LaVerne Poston, 23720 NE 22<sup>nd</sup> Street, He thinks the moratorium should be lifted and no growth limits put in place. He has seen no reason for extending it.

Beverly Keffer, 23811 NE 14<sup>th</sup>, Extending the moratorium will increase the cost of living in Sammamish by limiting housing options. She wants Council to make it easy for property owners to get into the lottery process.

Phil Christensen, 26824 SE 9<sup>th</sup> Way, Small landowner's needs should be met before developers.

Mike Miller, 14410 Bel Red Road, Bellevue, Proposed a minor amendment to the growth phasing ordinance. He also made a recommendation to change the tree ordinance to allow for ball fields.

Randy Kim 25727 SE 30<sup>th</sup>, The law of supply and demand should govern development. Schools and roads will keep up. He is against growth metering and any type of lottery system.

There was general discussion about the issues relating to this ordinance.

Mr. Gurol confirmed the recommended language regarding affordable housing is agreeable to the Council. Staff will try to update the actual number of units that are signed up for pre-application before the next meeting. He made two suggestions for dealing with property owners in the town center, either exempt them from the moratorium or create another allotment for them.

Christopher Hall, 9400 110<sup>th</sup> Place, Kirkland, He thinks it might be very difficult to provide affordable housing in Sammamish. It might be a good idea to allow for higher density in exchange for the low income housing.

Council recessed from 11:10 pm to 11:15 pm.

### **New Business**

**Ordinance: Relating To Land Use And Zoning, Declaring A Moratorium On The Filing Of Certain Applications For Development Permits And Building Permits Within The Town Center Area Of The City Of Sammamish.**

Mr. Yazici said that there will be extensive study of this area, much public process and potential zoning changes made in the area. There must be some provision made for the property owners to develop after the moratorium is lifted.

### **Public Comment**

Jim McGraw (spoke previously), He feels that by imposing the growth phasing as well as setting aside some future amount for this area, will again, penalize the small developers.

Stan Bump, (spoke previously), He wondered what type of leeway the library and post office will have in complying with city regulations.

John Hanson, (spoke previously), He does not feel the Council would have the ability to downzone property in the area.

**MOTION: Deputy Mayor Petitti moved to approve the ordinance. Councilmember Felling seconded.**

**AMENDMENT: Mayor Gerend moved to amend the ordinance to delete Section 3a. Churches etc. from categorical exemptions. Deputy Mayor Petitti seconded. Motion carried unanimously 6-0.**

**MAIN MOTION: Motion carried as amended 4-2 with Councilmembers Cross and Huckabay dissenting (O2005-182).**

**Resolution: Establishing Additional City Council Policy Regarding Ordinance No. 2005-182 Which Placed A Moratorium On Certain Development Within The Sammamish Town Center Study Area**

MOTION: Councilmember Felling moved to approve the resolution. Councilmember Huckabay seconded. Motion carried unanimously 6-0 (R2005-205).

**Resolution: Amending The City's Master Fee Schedule and Repealing Resolution R2004-186**

MOTION: Councilmember Petitti moved to adopt the resolution amending the city's Master Fee Schedule. Councilmember Huckabay seconded. Motion carried unanimously 6-0 (R2005-206).

**City Manager Report** – No report.

**Executive Session** – Property Acquisition pursuant to RCW 42.30.110(1)(b) and Contract Negotiations pursuant to RCW42.30.110(1)(d).

**MOTION: Councilmember Huckabay moved to authorize the City Manager to negotiate with Mr. Nelson for a 99 year lease of the waterfront park property or a land swap. Deputy Mayor Petitti seconded. Motion carried unanimously 6-0.**

Mayor Gerend adjourned the meeting 12:30 am

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Melonie Anderson, City Clerk

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Donald J. Gerend, Mayor