

# COUNCIL MINUTES

## Special Joint Meeting With Planning Commission/Town Center Committee July 25, 2006

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

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

**Councilmembers absent:** Deputy Mayor Cross

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

**Staff present:** City Manager Ben Yazici, Assistant City Manager Pete Butkus, Public Works Director Delora Kerber, Community Development Director Kamuron Gurol, Administrative Services Director Mike Sauerwein, City Attorney Bruce Disend, and City Clerk Melonie Anderson.

### **Roll Call/Pledge**

Roll was called. Town Center Committee Member Kelly Jensen the pledge.

### **Approval of Agenda**

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

### **Public Comment**

Paul Stickney/Dick Birgh, 442 SE 228<sup>th</sup>, They feel that one of the proposed alternatives needs to be expanded to include more mixed use. This will allow more flexibility for different uses within the Town Center. (Written comments available upon request)

Michael Rutt, 22832 SE 1<sup>st</sup> Street, He presented a packet of information and a Memorandum of Understanding signed by 15 residents that live within the Town Center. He directed his comments to the property owners, emphasizing that land owners are responsible for developing their own property. (Written comments available upon request)

John Hansen, 704 228<sup>th</sup> Avenue SE, He encouraged the City Council to direct staff to complete a market analysis and property owner survey as soon as possible.

Barb Thorne, 3626 223<sup>rd</sup> Avenue SE, She does not like the street lights that the City's Public Works Standards recommends. She suggested the existing lights be retro fitted to shine the light downward. She also recommended the city adopt Dark Sky guidelines.

Nan Gordon, 22841 NE 8<sup>th</sup> Street, She recommended that the Town Center Committee check out the New Urbanism Guidelines website for ideas for developing the Town Center.

Stan Bump, 23210, SE 8<sup>th</sup> Street, He wanted to clarify that the first handout, which was produced by a group listed as Town Center Property Owners is really called Town Center Association and does not represent the property owners.

Maureen Santoni, no address given, She agreed with the concerns of the previous speaker.

John Galvin, 432 228<sup>th</sup> Avenue SE, He thinks the committee needs to move toward zoning categories rather than trying to determine exactly what would go where. In areas that will not be immediately developed, he recommends using an overlay system as a tool. Then, when the properties are ultimately developed, they would be zoned accordingly. Once this has been done, it should be turned over to a developer to help with the project.

**Unfinished Business** - None

## **New Business**

### **Town Center Alternatives**

Community Development Director Kamuron gave the staff report. Three action alternatives and a no-action alternative have been updated based on suggestions from the last meeting. These were presented to the group as well as a map that showed all the people who have participated in the process and where they live. The consultant walked through all of the changes made based on last week's comments (see matrix called Refinement of DEIS Alternatives).

The group agreed that there should be more service alternatives in #3 to support multiple events. The hospital in #3 should be changed to medical and professional facilities.

Commercial designation should be clarified to include offices, restaurants, stores, etc.

The consultants will be contacting the Chamber of Commerce soon to get their input when there is a more detailed plan. The Arbor School will also be contacted soon regarding the plan.

In response to Councilmember Whitten's questions regarding impervious surface, Mr. Gurol explained that the Environmental Impact Statement (EIS) will identify which plan will have the most impervious surface. Mr. Gurol suggested it might be good to have a follow-up questionnaire after the EIS is issued.

Planning Commissioner Erica Tiliacos asked if the alternatives can be broken into quadrants based on the information produced by the EIS. Mr. Gurol said that it would be possible to break it down into even small pieces if necessary.

Planning Commissioner Hamilton pointed out that the colors are hard to differentiate. The future site for Eastside Catholic High School is incorrectly colored. Arbor School was left off of Alternative #3.

Ms. Tiliacos expressed concerns about traffic issues caused by increased growth in the town center area. Mr. Gurol explained the EIS will analyze the traffic impacts.

Councilmember Huckabay questioned the lack of elementary schools in the town center. The EIS will analyze the needs for public facilities. Consultants are also meeting with Lake Washington School District regarding the alternatives. The EIS may recommend a school in this area.

**MOTION: Councilmember Huckabay moved to recommend incorporating suggested changes into the three alternatives and to proceed with the analysis of the alternatives. Motion carried unanimously 6-0.**

Mr. Hamilton suggested using the 2.5% increase historic growth rate along with the three alternatives already used in the numbers presented tonight.

Councilmember Felling questioned how the EIS will take into account how long it might take for property to either be developed or redeveloped in the town center area. Market factors could play an important role in determining how financially feasible the alternatives are. Mr. Gurol explained that there is information available to help make those determinations.

Town Center Committee Member Will Sadler questioned whether the Town Center should be driving the city wide planning process or should the city be planning the town center based on city wide planning. City Manager Ben Yazici said that staff could provide a quick financial analysis of what the town center would cost in public services and infrastructure improvements.

Mr. Hamilton doesn't like the low rise multifamily in alternative #3. Mr. Gurol explained this was a fall back option if the Kellman property is not viable for the Maintenance Facility.

Mr. Hamilton thinks preferential treatment is being given to Sammamish Children's School, Arbor School and the Lutheran Church because their property will remain unchanged in the alternatives. He has the support of Planning Commissioners Scot Jarvis and Bob Conger that these properties should show some redevelopment in the alternatives. He suggested making the Lutheran Church mixed use in #3. He thinks that the Arbor School should be added to the #1 and #4 maps. He proposed mixed use/high density residential for the church property in #1.

Council recessed from 8:45 pm to 8:50 pm.

### **Work Load Issues/Additional Staffing**

Mr. Yazici gave the staff report. Staff is recommending adding five additional full time employees to Public Works and Community Development to help with development review due to the increased workload since the moratorium expired and the repeal of the growth phasing ordinance. These positions would be funded through permitting fees. These positions will be reevaluated for the 2008-2009 budget process.

**MOTION: Councilmember Felling moved to authorize the City Manager to hire the additional staff requested. Councilmember Gerend seconded. Motion carried unanimously 6-0.**

Councilmember Huckabay requested a White paper be prepared in October regarding the effects of the passage of I933.

### **Approval: Maintenance & Operations Manager**

Mr. Yazici gave the staff report. Staff is recommending hiring the Maintenance and Operations Manager at the E Level. It has been difficult to find the right person for this position. The current candidate is an ideal choice.

**MOTION: Councilmember Whitten moved to authorize the City Manager to offer Step E salary to this candidate. Councilmember Huckabay seconded. Motion carried unanimously 6-0.**

### **Council Reports**

Councilmember Huckabay reported on the Regional Transit Center.

Councilmember Barry reported on a meeting with Eastside Fire & Rescue.

Councilmember Felling reported on his meeting with the Finance Committee.

Councilmember Gerend reported on WRIA 8 meeting and the Puget Sound Regional Council meeting. He will be giving public testimony at the Transit Now public hearing.

### **City Manager Report**

- **Section 36 Update**

Staff met with Department of Ecology and DDES. There is a wildlife corridor going through the section the City might develop into a park. Both agencies agreed with the city that there was no need for the corridor designation. The parcel is currently being reshaped to maximize use of the property. It is important to get this project moving simultaneously with King County Council budget process.

Mr. Yazici sent a letter to the Puget Sound Regional Council regarding the 2040 Vision.

**Executive Session** – Potential Litigation pursuant to RCW 42.30.110 (1)(i)

Council retired to Executive Session at 9:55 pm. And returned at 10:30 pm. No action was taken

Meeting adjourned at 10:30 pm

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Melonie Anderson, City Clerk

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Michele E. Petitti, Mayor