

COUNCIL MINUTES

Regular Meeting December 6, 2016

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

Councilmembers present:

Mayor Don Gerend
Deputy Mayor Ramiro Valderrama
Councilmember Tom Hornish
Councilmember Kathy Huckabay
Councilmember Bob Keller
Councilmember Christie Malchow
Councilmember Tom Odell

Staff present:

Lyman Howard, City Manager
Jessi Bon, Deputy City Manager
Jeff Thomas, Community Development Director
Aaron Antin, Finance/IT Director
Jennifer Dilly, Accounting Manager
Jodi Bass, Finance Specialist II
Angie Feser, Parks & Recreation Director
Steve Leniszewski, Public Works Director
Andrew Zagars, City Engineer
Doug McIntyre, Senior Planner
Mike Kenyon, City Attorney
Melonie Anderson, City Clerk

Roll Call/Pledge of Allegiance

Roll was called. Councilmember Hornish led the pledge.

Approval of Agenda

Councilmember Hornish requested to remove #4 - Contract Amendment: Inglewood Stormwater Retrofit Project/Osborn and Councilmember Huckabay requested to remove #6 - Approval: Minutes for the November 8, 2016, Special Meeting.

They will be moved to the beginning of Unfinished Business. City Manager Lyman Howard also announced that there will be the addition of an Executive Session prior to the City Manager's Report.

MOTION: Deputy Mayor Valderrama moved to approve the agenda as amended. Councilmember Malchow seconded. Motion carried unanimously 7-0.

Presentations/Proclamations

- Government Financial Officers Association Award – Finance Department
Aaron Antin, Finance/IT Director introduced the staff involved in receiving the award. They are Jennifer Dilly, Accounting Manager and Jodee Bass, Finance Specialist II. The Finance Department has won this award for 7 previous years.

Student Liaison Report,

Eastlake Student Liaison – Tyler Zangaglia

The school held a Veteran’s Day drive to collect items to make care packages for veterans and current service members. They created 70 care packages. The Winter Wishes Program will be held in November as well.

Executive Session - Evaluating Qualifications of an Applicant pursuant to RCW 42.30.110(h), Potential Property Acquisition pursuant to RCW 42.30.110(1)(b) and Potential Litigation pursuant to RCW 42.30.110(1)(i)

Council retired to Executive Session at 6:45 pm and returned at 7:14 pm and took the following action:

MOTION: Deputy Mayor Valderrama moved to authorize the City Manager to enter into a property transfer agreement for Section B of the Big Rock Park, consisting of 20 acres, from Mary Pigott, to be effective December 31, 2016. Councilmember Malchow seconded. Motion carried unanimously 7-0.

Public Comment

John Tremble, 2813 194th Avenue SE, showed a PowerPoint presentation regarding the Eastlake Sammamish trail 9 (Presentation available upon request of the City Clerk at manderson@sammamish.us).

Layna Crofts, 22912 SE 37th, spoke regarding the YMCA property and what she hopes will be done to the property. She asked if there are already plans to build an indoor recreation facility on the property.

Carvel Moore, 4299 E. Lake Sammamish Shore Ln. SE, spoke regarding Phase 2a of the East Lake Sammamish Trail. He is concerned that clearing and grading will continue even though the trail permit is currently under appeal.

Deb Sogge, Isabel Brown, Sammamish Chamber of Commerce, showed a presentation regarding the activities of the Chamber this year (presentation is available upon request of the City Clerk at manderson@sammamish.us).

Michael Seals, 2280 244th Avenue SE, representing five property owners who requested an up zone for their property to be placed on the 2017 Comprehensive Plan Docket.

Starke Shelby, 2856 244th Ave NE, is a part of the five property owners requesting an up-zone and expressed disappointment that their docket request was not going to be approved tonight.

Jake Oaks, 2253 237th Place NE, Representing the Boy Scout Troop #571, spoke regarding the increased traffic around Inglewood Junior High.

John Metcalf, 700 235th Avenue NE, one of the five property owners requesting an up-zone for their property. He expressed disappointment that their docket request is not going to be considered.

Stacy Peters, 4040 240th Place SE, spoke regarding the YMCA property. She encouraged the City to analyze what the best use of this property would be.

Reid Brockway, 167 E. Lake Sammamish Lane NE, does not feel the County should be allowed to continue clear and grade activities while the trail permit is under appeal.

Cheryl Hooper, 2002 251st Place SE, showed a PowerPoint presentation regarding the YMCA property. She was supportive of leaving the property as it is (presentation available upon request of the City Clerk at manderson@sammamish.us).

Courtney Hertzog, 4115 205th Avenue SE, spoke in favor of an indoor sports facility for the YMCA property.

Anelise van Brevo, 14745 245 Avenue, spoke in favor of an indoor sports field on the YMCA property for soccer and lacrosse

Woody Hertzog, 4115 205th Avenue SE, spoke in favor of building the indoor facility as well as saving the trees. The City is very short of indoor recreational facilities

Mary Wictor, 408 208th Avenue NE, spoke regarding the Stormwater Comprehensive Plan under consideration for approval tonight.

Jan Bird, 2310 223rd Avenue SE, spoke regarding the YMCA property and feels development of that property could create stormwater runoff which could damage the surrounding streams. She suggested using the Mars Hill Church for a soccer facility.

Lakshmi Puvvadi, 3100 244th Avenue NE, spoke regarding the 2017 docket request for rezoning their property.

Trinh Ho, 21127 SE 28th Place, spoke regarding the YMCA property. She would not like to see it developed.

Dan Young, 2558 Audubon Park SE, would like to see the YMCA property left natural and not developed.

Jolie Imperatori 745 2nd Avenue NW, Issaquah, spoke regarding the 2017 docket request for up-zoning. She requested the Council put their request on the docket so their project could move forward

Jennifer Kim, 4001 239th Place SE, showed a PowerPoint regarding the YMCA property (available upon request of the City Clerk manderson@sammamish.us).

Sharon Steinbus, 24933 SE 14th Street, thanked City staff for their partnership with volunteers. She spoke in favor of not developing the YMCA property.

Will Arnold, 22393 SE 21st Street, spoke in support of the City purchasing the YMCA property and leaving it in a natural state.

Harry Shedd, 2313 Shalee Way SE, spoke about the Sammamish Heritage Society. He would like Council to consider adding some additional funding for the Society.

Mike Parrot, 2311 Eastlake Sammamish Place, spoke about the Eastlake Sammamish Trail. He doesn't feel the trail needs to be 18 feet wide for the whole length.

Ilene Stahl, 21553 SE 20th Lane, feels developing the YMCA property will create runoff and will result in the loss of trees.

Consent Agenda

Payroll for period ending November 15, 2016 for pay date November 18, 2016 in the amount of \$ 348,895.03

Approval: Claims For Period Ending December 6, 2016 In The Amount Of \$1,871,311.91 For Check No. 45929 Through 46091

Ordinance: Third Reading, Updating The Sammamish Stormwater Comprehensive Plan; Providing For Severability; And Establishing An Effective Date (R2016-424)

Contract: Development Review Services/Site Development

~~**Contract Amendment:** Inglewood Stormwater Retrofit Project/Osborn~~

Approval: Minutes for the November 1, 2017 Regular Meeting

~~**Approval:** Minutes for the November 8, 2016 Special Meeting~~

Council recessed from 8:59 – 9:18 pm

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

Public Hearing

Ordinance: First Reading, Related To Surface Water Management; Amending Title 13 Of The Sammamish Municipal Code; Adopting The 2016 King County Surface Water Design Manual And Sammamish Addendum Thereto; Providing For Severability; And Establishing An Effective Date

Public Works Director Steve Leniszewski and Senior Stormwater Program Manager Tawni Dalziel were available to answer questions.

Deputy Mayor Valderrama questioned why the provisions for stormwater for the three major lakes in Sammamish were removed from the 2009 Stormwater Plan. Staff will look into that.

Public Hearing opened at 9:23 pm.

Public Comment

Jan Bird, spoke previously, spoke in support of some of the changes to this plan regarding stormwater ponds.

Sharon Steinbis, spoke previously, spoke in support of the plan, especially the regulations for more natural stormwater ponds.

Mary Wictor, spoke previously, the City should be limiting people's interaction with the stormwater ponds.

Public Hearing was continued to December 13, 2016 meeting.

The City Manager confirmed that the City will be purchasing additional rain gauges.

Ordinance: First Reading, Relating To Low Impact Development In The City; Amending Chapter 21a.85 And Sections 16.15.020, 21a.15.112, 21a.15.625, 21a.15.731, 21a.25.030, 21a.15.190, 21a.30.030 21a.30.140; 21a.35.055, 21a.35.060, 21a.35.070; 21a.40.120, 21b.15.080, 21b.15.230, 21b.15.310, 21b.25.040; 21b.30.040, 21b.30.050, 21b.30.070, 21b.30.160, 21b.30.170, 21b.35.220, 21b.85.030 And 21b.85.040 Of The Sammamish Municipal Code; Providing For Severability; And Establishing An Effective Date

Public Works Director Steve Leniszewski and Senior Stormwater Program Manager Tawni Dalziel were available to answer questions.

Councilmember Huckabay questioned if there are soil areas in the City with high phosphorus content that would cause more problems by infiltration of stormwater than piping it straight to the lake. Ms. Dalziel explained that there are requirements for testing the soil to ensure that LID measures would be appropriate.

Councilmember Keller questioned whether the bracketed text in 21B.25.040 is correct "21B.25.040 Provisions to obtain additional (bonus) residential density or commercial development capacity. (1) Bonus Residential Dwelling Units. SMC 21B.25.030 identifies the "maximum density" and "allocated density" for each Town Center zone. Projects may obtain additional density by complying with the affordable housing provisions set forth in Chapter 21B.75 SMC, by the incorporation of site amenities subject to TC-D zone residential dwelling unit transfers, and/or through the City's transfer of development rights (TDR) program (subject to the adoption by the City council including the Town Center as a receiving site)? He also questioned when the City will be looking into developing an internal TDR program. Mr. Howard said this topic will be coming to Council in the next couple months.

Public Hearing opened at 9:41.

Public Comment

Mary Wictor, spoke previously, she is concerned that use of LID could cause problems with the groundwater and should not be used near wells. She does not agree with giving an additional building height allowance for using LID techniques.

Public Hearing was continued to December 13, 2016 meeting at 9:46 pm.

Ordinance: First Reading, Authorizing Use Of Condemnation Pursuant To Chapter 8.12 RCW As Required For The SE 4th Street Improvement Project; And Authorizing Payment Therefor From The City's Transportation Capital Improvement Program Fund

Mr. Leniszewski gave the staff report. Staff is currently working to purchase the necessary right of way for the project. Condemnation is just a step to ensure that the project can continue on schedule. The City rarely actually condemns any property.

Councilmember Hornish clarified that the City will only be getting approval to condemn for the three-lane option, not approval to purchase. Mr. Howard confirmed that.

Public Hearing opened at 9:53 pm and continued to the January 3, 2016 Council meeting with no public comment.

Ordinance: Third Reading, Amending Title 14, Public Works Standards Of The Sammamish Municipal Code By Amending Chapter 14.01, Public Works Standards Adopted

Mr. Leniszewski and City Engineer Andrew Zagars reviewed the proposed changes to the plan since the last hearing.

MOTION: Councilmember Hornish moved to extend the meeting until 11:00 pm. Councilmember Odell seconded. Motion carried unanimously, 7-0.

Mr. Leniszewski and City Engineer Andrew Zagars recapped the questions that Council had proposed since the last reading.

At Councilmember Odell's request, conifers have been added to the tree plant list, but can only be used in large enough areas. The Parks Department has requested the removal of Douglas Fir from the list. Councilmember Odell would like to discuss this list at a later date. Council accepted the addition of the new list. Deputy City Manager Jessi Bon reminded Council that this will be part of the Urban Forestry Plan, which will begin next year.

Council reached consensus that all cul de sacs will have sidewalks on both sides of the street.

Council was supportive of having the amenity strip requirement in cul de sacs.

Staff suggested increasing the right of way for local roads to 68 feet in areas where the zoning is higher than R-4 to allow for parking on both sides of the street. Council was in agreement with this.

Bus pull-outs will be considered as part of the Transportation Master Plan.

Council was agreeable to having breaks in the fences every 100 feet where applicable.

Councilmember Malchow expressed some concerns over the language in the introductory chapter. Staff proposed to change the language to the following: The City Manager or his or her designee shall have the authority to amend these standards without further City Council action, provided that any such amendments shall be in writing and shall be limited in scope and effect to procedural or clarifying amendments intended to update these standards to address changes in technology or construction practices, and other non-substantive amendments. An example of such a permitted amendment would be

to replace a reference to the bottom lift of asphalt used in street Construction from ATB (asphalt treated base) to HMA (hot mix asphalt).

MOTION: Deputy Mayor Valderrama moved to extend the meeting until 12:00 am. Councilmember Odell seconded.

Consensus was reached on leaving “shall” in regard to connectivity in Chapter 7.5.

Public Hearing opened at 11:06 pm.

Public Comment

Mary Wictor, spoke previously, provided written comments (available upon request of the City Clerk at manderson@sammamish.us).

David Hoffman, Master Builders Association, thanked staff for the time they have spent on the Public Works Standards.

Public Hearing closed at 11:18 pm.

MOTION: Councilmember Hornish moved to approve the ordinance, as amended, adopting the updated Public Works Standards. Councilmember Odell seconded. Motion carried unanimously 7-0 (O2016-425).

Unfinished Business

Ordinance: Second Reading, Amending The Housing Element Of The City Of Sammamish Comprehensive Plan

Director of Community Development Jeff Thomas and Senior Planner Doug McIntyre gave the staff report. He introduced consultant, Deborah Munkberg and Arthur Sullivan from ARCH. The compliance deadline with the Growth Hearings Board is December 9, 2016. Staff showed a PowerPoint presentation (available on the City’s website at www.sammamish.us).

MOTION: Deputy Mayor Valderrama moved to adopt the ordinance amending the Housing Element of the City of Sammamish Comprehensive Plan. Councilmember Keller seconded. Motion carried unanimously 7-0 (O2016-426).

Mr. Howard explained that the City will perform a needs assessment in 2017 as part of developing a strategic housing plan.

Resolution: Related To Setting The Comprehensive Plan Amendment Docket For 2017

MOTION: Councilmember Odell moved to adopt the resolution adopting Items 6 and 7 and setting the 2017 Comprehensive Plan Docket for 2017. Councilmember Huckabay seconded. Motion carried 7-0 (R2016-709).

MOTION: Councilmember Huckabay moved to suspend the rules of order to consider other docket items. Councilmember Odell seconded. Motion failed 3-4 with Councilmembers Hornish, Malchow, Keller and Deputy Mayor Valderrama dissenting.

Deputy Mayor Valderrama does not believe that Council should be suspending the rules as it sets a bad precedent.

Contract Amendment: Inglewood Stormwater Retrofit Project/Osborn

MOTION: Councilmember Hornish moved to authorized the City Manager to sign the contract amendment with Osborn Consulting in an amount not to exceed \$30,000 with a \$6,000 management reserve. Councilmember Huckabay seconded. Motion carried unanimously 7-0.

Approval: Minutes for the November 8, 2016 Special Meeting

Councilmember Huckabay asked for the language in the motion regarding 2017/2018 Budget should be amended by changing the words in motion from “property rights” to “easements.

MOTION: Councilmember Hornish moved to change the words property rights to easements. Councilmember Huckabay seconded. Motion carried unanimously 7-0.

New Business

Ordinance: First Reading, Authorizing The City Manager To Accept Certain Routine Real Property Conveyances On Behalf Of The City; Providing For Severability; And Establishing An Effective Date

Parks & Recreation Director Angie Feser and Susan Cezar, Special Projects Manager gave a PowerPoint presentation (available on the City’s website at www.sammamish.us).

Councilmember Odell asked that the City Manager prepare a quarterly or biannual report on the number of easements approved and the purpose. The City Manager agreed.

MOTION: Councilmember Huckabay moved to approve the ordinance on the first reading. No second.

Council Reports/Committee Reports

MOTION: Councilmember Hornish moved to table Council reports. Deputy Mayor Valderrama seconded.

City Manager Report

Council cancelled the January 17, 2017 Council meeting. Council will have a joint meeting with City of Issaquah on January 18 at 6:30 pm.

Executive Session – Property acquisition pursuant to RCW 42.30.110(1)(b)

Council retired to Executive Session at 12:01 am and returned at 12:47 am.

Meeting adjourned at 12:48 am.

Melonie Anderson, City Clerk

Donald J. Gerend, Mayor