

COUNCIL  **MINUTES**

Study Session/Special Meeting

May 16, 2006

OPEN STUDY SESSION

6:30 pm

Joint Meeting with Town Center Committee, Planning Commission and City Council

Kamuron Gurol (KG): We're pleased that the City Council, members of the Planning Commission and Town center Committee are able to sit down tonight to address some questions that have arisen in the Town Center planning process. Specifically, Committee members have heard a variety of comments regarding the vision statement adopted by the City Council and the vision proposed by the special study area task force. Staff produced the comparison matrix that shows the common and different elements of each to inform tonight's discussion. Committee members have asked "which one should we use in our process?" and other related questions. Having this discussion tonight is intended to allow for these issues to be clarified.

Michele Petitti (MP) – Sketches are not the Vision. City Council took the Special Study Area Vision and further developed it into the City Council Vision Statement. Specific statements contained in the Special Study Area Vision are not to guide the Committee work.

Don Gerend (DG) – Comprehensive Plan should not be taken as sacred – the Town Center planning process implies changes to the Comprehensive Plan. City Council is not in favor of big box retail. Town Center planning should include transfer of development rights to preserve some environmentally sensitive areas and allow for buildings to go higher in the Town Center.

Mark Cross (MC) – Work of Committee is not bound by the older vision (Special Study Area Vision). Look at uses/activity levels that were not anticipated in the adopted Comprehensive Plan.

Erica Tiliacos (ET) - The Special Study Area Task Force determined that 228th would function as a "highway" in the middle of the town center, and would not make up for a pedestrian friendly environment. The Task Force decided that the center of the Town Center was park (Sammamish Commons) – The town center would grow outward from the civic area included in the Sammamish Commons, and there would be other uses, but those uses would be subordinate to the civic/park uses. Main commercial areas would remain at the two commercial centers.

MC – Previous work done by the Special Study Area Task Force did not lead to changes to the Comprehensive Plan. Since those efforts, there has been additional information as the planning process evolved. The additional information may direct where commercial areas should go. Other considerations are financial viability, Low Impact Development (LID) strategy, transportation needs, and other new information being considered during the development of the town center plan. The City is currently not bounded by the recommendations of the Special Study Area Task Force, and development of the town center plan should include all this new information and the Vision Statement adopted by the City Council. The Special Study Area

Vision is a phase of a continuum, which gave the City Council the impetus to define its current Vision. The City Council Vision is the controlling document at this stage.

Nancy Whitten (NW) – Do not want to preempt/micromanage citizen group ideas. Need to look at east side of 228th also. Special Study Area Task Force was one phase on the Town Center planning process, not the end. Understand growth pressures by attending the PSRC process, and the City needs to find a place for more growth. Sketches were not representative of City Council Vision. The sketches provided points to evoke discussion, and did not reflect a range. Next steps need to show a range of options. The process is fluid. City Council is comfortable with project's fluctuation, but agrees that the controlling vision is the City Council Vision.

Ben Yazici (BY) - Design guidelines will eventually be needed; however, the City Council and staff do not believe it is included in the Committee's charge.

Kathy Huckabay (KH) – Throughout incorporation, the Town Center was viewed as the gathering spot/civic focus to bring the community together, rather than a neighborhood. The civic focus has evolved to include residential/commercial/mixed use. However accessibility and buffering of existing neighborhoods will be key to create viable neighborhoods. Wants analysis.

Robert Conger (RC) – There are policy issues that need to be addressed. Big box may refer to retail but could also be related to big indoor sports/recreational facility. Need to define guidance about big box, view protection. Do we have the option to keep the Park+ Civic focus in the center and keep retail in the edges of the town center? Sketches raised expectations about property values.

ET – TDR should be looked at as a tool to protect slopes and water quality.

Bob Abbott (BA) – Not true that all options are open. The notion that all things are on the table to consider is not true. The Vision Statement creates definite boundaries. Need to weave all elements of the Vision into products. Consultants are used to developing retail, shown on sketches. Shopping is not a gathering activity, it is an individual activity. Retail space is not important. Job of the Committee is painting creatively not just copy other town centers. Town centers begin with cultural and public spaces.

Kelly Jensen (KJ) – Listening to City Council.

Sharon Peaslee (SP) – Design a village that is very integrated (retail, living, gathering spaces, shopping). Shopping is a social (gathering) activity for some.

NW – City Council Vision definitely includes mixed use and retail, not only gathering spaces.

MP – City Council does not want big box retail such as Wal Mart, Lowes; do not know about big buildings, i.e., soccer arena.

ET – Connectivity is important. Community wants connectivity and independence from Metro bus system. Backbone of the City could be a shuttle. Connections for schools are important.

Lee Felling (LF) – No magic plan in a box somewhere, nothing hidden. There were similar frustrations with PAB. Discussion and analysis will help bring different perspectives, different ideas, which will assist with assessing options.

CLOSE STUDY SESSION

7:25 pm

Mayor Michele Petitti called the special meeting of the Sammamish City Council to order at 7:30 pm.

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

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. Councilmember Barry led the pledge.

Approval of Agenda

MOTION: Councilmember Gerend moved to approve the agenda. Councilmember Whitten seconded. Motion carried as amended unanimously 7-0.

AMENDMENT: Deputy Mayor Cross moved to amend the agenda by moving the Executive Session to follow the Consent Calendar. Councilmember Huckabay seconded

Proclamation/Presentations

- Public Works Week

PROCLAMATION

Whereas, public works services provided in our community are an integral part of our citizens' everyday lives; and

Whereas, the support of an understanding and informed citizenry is vital to the efficient operation of public works systems and programs such as water, sewers, streets and highways, public buildings, and solid waste collection; and

Whereas, the health, safety and comfort of this community greatly depends on these facilities and services; and

Whereas, the quality of effectiveness of these facilities, as well as their planning, design, and construction, is vitally dependent upon the efforts and skill of public works officials; and

Whereas, the efficiency of the qualified and dedicated personnel who staff public works departments is materially influenced by the people's attitude and understating of the importance of the work they perform,

Now, therefore, I, Michel Petitti, Mayor of the City of Sammamish, Washington, do hereby proclaim the week of May 21st, 2006 as

“National Public Works Week”

In the City of Sammamish, and I call upon all citizens and civic organizations to acquaint themselves with the issues involved in providing our public works and to recognize the contributions which public works officials make every day to our health, safety, comfort, and quality of life.

Given under my hand and Seal of the City of Sammamish this 19th Day of May, 2006.

Public Comment

Romero Valdarrama, 20235 NE 18th Place, He is representing several Homeowners Associations located adjacent to East Lake Sammamish Parkway. While they are supportive of the project, they would like to ask the Council to delay this any further design work on the project based on common sense and fiscal responsibility. They believe that 228th Avenue should be improved before East Lake Sammamish Parkway.

John Stiltz, 2008 East Lake Sammamish Parkway NE, Even after meeting with City Staff he has concerns over the East Lake Sammamish Parkway project. He has not been given any information that would assure him that traffic safety would be improved by the project. He suggested waiting until the SR 202 project is complete. He also agrees that 228th/Sahalee Way should be considered the main arterial.

Dan Bloom, 2626 Sammamish Parkway NE, He is concerned that commute time will not be reduced by this project nor will safety be improved. There are no plans to increase safety in pedestrian crossing.

Nan Gordon, 22841 NE 8th Street, She encouraged Council to consider the impact this project will have on wildlife corridors and access to the lake. She feels only commuters are being considered in the decision to widen the parkway.

Scott Bennett, 1713 221st Place NE, He has concerns about the time it takes for projects to be completed and he thinks improvements to Sahalee Way should be made before East Lake Sammamish Parkway.

Paul Lucemer, Thompson Hill Road, He feels the East Lake Sammamish Parkway project is putting the cart before the horse. SR202/Sahalee Way should be improved first.

City Manager Report

- *Update: East Lake Sammamish Parkway Improvement Project*
Project Engineer Jeff Brauns introduced Project Consultant Peter DeBoldt, Pertect Engineers. He showed a PowerPoint presentation that updated the Council on the project. After additional study, staff is recommending Concept #1 which includes a median or turn lane, sidewalk on the eastside, planter strips and bike lanes on both sides of the sidewalk. (Presentation is available upon request of the City Clerk). After the presentation Council asked clarifying questions.

Consent Calendar

Approval: Payroll for pay period ending April 30 for pay date May 5, 2006 in the amount of \$180,895.76

Approval: Claims for period ending May 16, 2006 in the amount of \$344,562.19 For Check No.15293 through Check No.15374

Contract: Special Inspection Services/Ebright Creek Park

Contract: Construction Management Pine Lake Transit Access Road & South Pine Lake Route/Harris & Associates

Approval: Minutes for February 21, 2006 Regular Council Meeting

Approval: Minutes for April 4, 2006 Regular Council Meeting

Approval: Notes for April 18, 2006 Regular Meeting

Approval: Notes for May 9, 2006 Study Session

Consent agenda was approved.

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

Council retired to executive session at 8:55 pm and returned at 9:40 pm. No action was taken.

Unfinished Business

Ordinance: Second Reading Pertaining To Land Use And Zoning, Repealing Chapter 19.08 Of The Sammamish Municipal Code, Entitled Growth Management Phasing Of Residential Development

City Attorney Bruce Disend gave the staff report.

MOTION: Councilmember Whitten moved to approve the ordinance. Councilmember Cross seconded. Motion carried unanimously 6-0 with Councilmember Barry abstaining (O2006-196).

New Business

Bid Award: City Hall Furniture

Assistant City Manager Pete Butkus gave the staff report. There were four bidders on this project. Apex Facility Resources was the lowest, responsible bidder. Their bid price was \$219,008.19. Staff is recommending awarding the bid to Apex Facility Resources.

MOTION: Councilmember Huckabay moved to award the bid to Apex Facility Resources at their bid price of \$219,008.19. Councilmember Gerend seconded. Motion carried unanimously 7-0.

Resolution: Adopting a Six-Year Parks Capital Improvement Plan for 2007 (R2006-235)

Parks & Recreation Director Jeff Watling gave the staff report. This is a planning document that will allow the city to do long range planning as well as apply for various grants. This document is a well balanced plan. The prioritization is based on long-term Council discussions and goals.

MOTION: Councilmember Whitten moved to amend the resolution by removing the funds allocated for Pine Lake Park Phase 2 construction in 2008 and devote it to land acquisition. Deputy Mayor Cross seconded. Motion failed 3-4 with Councilmembers Huckabay, Barry, Fellingge, and Mayor Petitti dissenting.

Councilmember Whitten feels priority should be given to land acquisition over improvements to existing parks. Deputy Mayor Cross and Councilmember Gerend agreed with Councilmember Whitten.

MOTION: Councilmember Huckabay moved to adopt the resolution. Councilmember Fellingge seconded. Motion carried 6-1 with Councilmember Whitten dissenting (R2006-235).

Approval: Room 202 City Hall

Mr. Butkus gave the staff report. The approximate cost for the rough finish of this room will be around \$300,000 and will consist mainly of electrical work and sheet rock. Staff is seeking direction from the Council to finish the room. If so directed, the staff will come back to Council with a more specific cost estimate.

MOTION: Councilmember Gerend moved to approve the rough finish of Room 202 in City Hall. Councilmember Cross seconded. Motion carried 4-3 with Councilmembers Barry, Huckabay and Fellingge dissenting.

Councilmember Fellingge does not feel this is a wise use of money since there has been no

decision on what the room might be used for. He is also troubled by the fact that this is a non-competitive bid. Councilmember Barry is troubled by additional spending on the City Hall project. Councilmember Huckabay feels that there may be other opportunities for public space and the room might not be used very much.

Council Reports

Councilmember Huckabay announced that Kiwanis will be sponsoring an art/essay contest in August. The subject will be what the City should look like in the future.

Councilmember Gerend asked if Council would support using WRIA 8 representatives to work with staff to submit a grant application for environmental projects. Council gave their consent.

City Manager Reports

City Manager Yazici will add parks project prioritizations to the September 18th Study session. He updated Council on the interlocal agreement with the County to transfer 30 acres of Soaring Eagle Park to the City. The County is supportive of the transfer of this park property. The configuration of the park will be changed slightly to get more usable land.

Meeting adjourned at 10:45 pm.

Melonie Anderson, City Clerk

Michele E. Petitti, Mayor