

# COUNCIL MINUTES

## Regular Meeting July 18, 2006

Mayor Michele Petitti called the regular meeting of the Sammamish City Council to order at 6:30 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. Town Center Committee Member Kelly Jensen led the pledge.

### Approval of Agenda

**MOTION:** Councilmember Barry moved to approve the agenda. Councilmember Felling seconded. Motion carried unanimously 7-0.

### Public Comment

Elizabeth Reali, 23123 E Main St. She has concerns about consistent zoning throughout the Town Center.

Michael Rutt, 22832 SE 1<sup>st</sup> Street. He believes that the three Town Center alternatives were developed without a proper market analysis. He does not see adequate retail. He feels the landowners are extremely disappointed in the planning process because they are not allowed to participate fully.

Michelle Rutt, 22832 SE 1<sup>st</sup> Street. She advocated more employment opportunities, affordable housing, increased commercial and retail establishments in Sammamish. Currently Sammamish does not offer enough for you people to do.

John Mead, 23112 East Main Street. He was speaking on behalf of the landowners along Main Street. He is encouraging Council to change the zoning to commercial or mixed use.

Duana Kolouskova, 1601 114<sup>th</sup> Avenue NE Suite 110, She is legal counsel for the developers of the Crossings at Pine Lake. She asked for public comment be allowed at the time the plat is being considered.

Nan Gordon, 22841 NE 8<sup>th</sup>, She encouraged residents to continue to input their views on the proposed Town Center.

John Galvin 432 228<sup>th</sup> Avenue SE Spoke against the Town Center alternatives. He provided written comments to the committee.

Tim Clark, 23802 SE 1<sup>st</sup> Street, He requested his property be zoned commercial.

John O'Meara, 2452 NE 239<sup>th</sup> Place, He does not feel the ideas from the charette have been represented in the three alternatives. It should include more commercial and less housing.

Mary Beth Lamb, 224<sup>th</sup> Avenue SE, She does not like the three alternatives. She feels there is too much development represented in all three alternatives.

Pat Martell, 2400 239<sup>th</sup> Place, She feels the three alternatives focus too much on housing and does not include enough recreational activities, such as a swimming pool or a theatre.

Al Bowman, 23102 SE 8<sup>th</sup> Street, He favored Alternative #2 because it fits best with the surrounding community. He favors more civic alternatives and less commercial.

Sherry Bowman, 23102 SE 8<sup>th</sup> Street, She feels that the plan should be developed so that those who want to sell out can have the commercial and keep the areas where people want to stay in a more rural setting.

Dan Rumpe, 340 322 Place SE, He feels the City should plan around current open spaces. His biggest concern is being in the middle of the town center, but their property still would be zoned residential.

John Hansen, Town Center Property Owner, He agreed with Michael Rutt. He encouraged the city to conduct a market study for the Town Center now, not after the E.I.S. is complete.

Ilene Stahl, 21553 SE 28<sup>th</sup> Lane, She presented drainage data on the Crossings @ Pine Lake detention facilities from the City today. She was concerned that data was not collected every day that work has been going on.

Kim Bentler, 22206 SE 4<sup>th</sup> Street, She would like her property to be zoned mixed use. They are in support of the town center, but feels individual property owners should be able to voice more opinions.

Valerie Spiegler, 302 224<sup>th</sup> Street, She would like a survey of every resident in the town center to see if they would like to sell or stay.

## **Presentations**

### **Town Center Update**

Community Development Director Kamuron Gurol gave the staff report. The purpose of the meeting is to review the three alternatives, discuss further adjustments necessary for the DEIS so the alternatives are consistent with the City Council vision and direct the consultants to develop these alternatives.

Council recessed from 8:45 pm to 8:55 pm.

### **Consent Calendar**

**Approval: Claims for period ending July 18, 2006 in the amount of \$509,298.44 For Check No. 15759 through Check No. 15885**

**Contract: Park Projects Funding Study/Otak**

**Bid Rejection: NE Sammamish Park Tennis Court Renovation**

**Bid Rejection: Beaver Lake Preserve Parking Lot project**

**Interlocal: School Resource Officers**

Consent Calendar was approved.

### **Public Hearing**

**Public Hearing/Second Reading: Ordinance Amending The City Of Sammamish Comprehensive Plan Growth Management And Land Use Elements On Annexation And Adding A New Map Identifying Potential Annexation Areas**

Public Hearing opened at 9:00 pm. No public comment. Public Hearing closed at 9:02 pm

Mr. Gurol gave the staff report.

**MOTION: Councilmember Huckabay moved to approve the ordinance adopting the 2006 Comprehensive Plan Amendments. Councilmember Felling seconded. Motion carried 6-1 with Councilmember Whitten dissenting.(O2006-199)**

Councilmember Whitten has concerns over including the Aldarra neighborhood and golf course in the Potential Annexation Area.

**Public Hearing/Second Reading: Ordinance Repealing Section 24.15.070 Of The City Of Sammamish Municipal Code, Potential Annexation Area**

**MOTION: Councilmember Huckabay moved to approve the ordinance amending the Sammamish Municipal Code and repealing Section 24.15.070.. Councilmember Felling seconded. Motion carried unanimously 7-0. (O2006-200)**

## **Unfinished Business - None**

## **New Business**

### **Contract: Impact Fees/Henderson & Young**

City Manager Ben Yazici gave the staff report. This consultant worked on the Parks impact fee ordinance and it would be consistent to have them work on the transportation impact fees.

**MOTION: Councilmember Felling moved to authorize the City Manager to execute a contract with Henderson & Young in an amount not to exceed \$30,000. Deputy Mayor Cross seconded. Motion carried unanimously 7-0.**

### **Contract Amendment: Concurrency Study/David Evans & Associates**

City Engineer Steve Hartwig gave the staff report. This contract is related to the transportation impact fees. David Evans currently provides the city's traffic modeling. There have been requests for additional data so there is a need to amend this contract. The contract was budgeted for in the 2006 budget.

**MOTION: Councilmember Huckabay moved to authorize the City Manager to execute a contract amendment with David Evans in an amount not to exceed \$28,213. Councilmember Felling seconded. Motion carried 6-1 with Councilmember Barry dissenting.**

### **Resolution: Approving Final Plat for Crossings & Pine Lake**

Mr. Gurol gave the Staff report. This was a King County project but was transferred to the City after incorporation. The plat is located at 212<sup>th</sup> Avenue and SE 20<sup>th</sup> Street. It is 56 acres and will generate 132 single family homes. The surface water facilities will have on-going monitoring. Staff has reviewed the conditions on the plat and has determined that the developer has met all the required conditions of approval and staff is recommending the final approval of the plat. Senior Planner Evan Maxim answered questions regarding the lack of monitoring during a certain period of time. He explained that the developer has provided statistically equivalent data.

Councilmember Cross is concerned with the responsibility that the Hearing Examiner is requiring the city to assume in monitoring the surrounding wetlands and Ebright Creek. He feels that the City must increase the monitoring above what was required, either by getting the HOA to fund it or the city must fund it.

## **Public Comment**

Walter Pereyra, 148 Eastlake Sammamish Parkway SE. He is concerned about potential downstream flooding that could occur as a result of this plat. He requested information from the city but felt it was not complete enough for him to determine that the Hearing Examiner's conditions have been met.

Ilene Stahl, 21553 SE 28<sup>th</sup> Lane, She is not trying to burden city staff by making unreasonable public records requests but she feels that she is not getting the information that she needs in a reasonable timeframe. She feels there are questions about whether the drainage facility will operate properly

Duana Kolouskova (spoke previously), She reminded Council that, as a part of preliminary plat approval, assurance was given that if the developer met all of the conditions in place by the Hearing Examiner, then final plat approval is assured. Staff has been reviewing this plat since February, 2006. There is ample evidence to approve the plat and she is requesting that they do so.

Robert Armstrong, Project Engineer for Barghausen. He has been working on this plat since the beginning of the development and he answered questions regarding the pinch valves in the drainage system.

Paul Ebensteiner, He has been working on this project for at least six years and he defended the construction of the project.

**MOTION: Councilmember Whitten moved to adopt the resolution for the final plat of the Crossings at Pine Lake development. Councilmember Gerend seconded. Motion carried 6-0-1 with Councilmember Whitten abstaining (R2006-245).**

Councilmember Whitten is dissent on this resolution because she believes the public needs more time to study the technical information relating to this plat.

**Resolution: A resolution of the City of Sammamish opposing the creation of a regional fire authority to provide fire service for the City of Sammamish**

Administrative Services Director Mike Sauerwein gave the staff report. If a separate regional fire authority were to be established, they would have the ability to raise taxes by \$1.50 per \$1,000 of assessed valuation. This increase would not increase the value of fire services received.

**MOTION: Councilmember Gerend moved to approve the resolution opposing the option for the creation of a regional fire authority. Deputy Mayor Cross seconded. Motion carried unanimously 7-0(R2006-246).**

**Change Order: Moving contract/Apex**

Mr. Sauerwein gave the staff report. A decision was made to amend this contract so the contractor could move our old furniture up to the second floor for storage.

**MOTION: Deputy Mayor Cross moved to authorize the City Manager to execute a change order with Apex in an amount not to exceed \$6,750. Councilmember Gerend seconded. Motion carried unanimously 7-0.**

**City Manager Report**

**Eastside Catholic High School (ECHS) Athletic Field Partnership**

Parks and Recreation Director Jeff Watling gave the staff report. The City and ECHS would partner to improve their multiuse field to add lighting and synthetic turf to the field. The city would be the scheduler of the field. Staff will pursue this partnership

Meeting adjourned at 11:20 pm

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Melonie Anderson, City Clerk

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Michele E. Petitti, Mayor