

# COUNCIL MINUTES

## Special Meeting September 20, 2016

Mayor Don Gerend called the special meeting of the Sammamish City Council to order at 5:30 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 (via tele-conference)

### **Staff present:**

Lyman Howard, City Manager  
Jessi Bon, Deputy City Manager  
Beth Goldberg, Director of Administrative Services  
Jeff Thomas, Community Development Director  
Aaron Antin, Finance/IT Director  
Angie Feser, Parks & Recreation Director  
Steve Leniszewski, Public Works Director  
Kim Adams Pratt, Assistant City Attorney  
Lita Hachey, Deputy City Clerk

### **Roll Call**

Councilmember Odell was attending via a tele-conference call.

Mike Kenyon, City Attorney gave an explanation of the meaning and purpose of an Executive Session and what can and cannot be addressed during these sessions. No final votes or final decisions can be made during a session.

**Executive Session** – Potential Litigation pursuant to RCW 42.30.110(1)(i) and Potential Land Acquisition pursuant to RCW 42.30.110 (1)(b)

Council left for executive session at 5:35 pm and returned at 6:35 pm. No action was taken.

### **Resume Open Session**

**6:35 pm**

### **Pledge of Allegiance**

Scout Troop 695 led the pledge.

## **Approval of Agenda**

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

**Student Liaison Report** - none

## **Presentations/Proclamations**

**Recognition:** Chief Nate Elledge

City Manager, Lyman Howard presented Chief Elledge with a gift of appreciation and thanked him for his years of service with the City of Sammamish Police Department. Also in attendance were his wife Joanne Elledge and son, Shane. Nate will become the Chief of the King County Airport, Fire Fighter and Police Unit at Boeing Field.

## **Public Comment**

Clifford Hopps, 300 225<sup>th</sup> Place SE, spoke about the possible Town Center Moratorium and the effect of the development around his home. He feels we should have a moratorium on everything but the Town Center. He stated we need to develop our infrastructure and support our community.

Liz Lindquist, 22622 SE 20<sup>th</sup> St, spoke about a moratorium and the future development of their property in Sammamish. They would like to sell their property to support their retirement. A moratorium would devastate their plans.

Charles Scott, 3638 248<sup>th</sup> Pl SE, spoke about recreational vehicle (RV) parking on residential streets. He would like to see a change in the regulations. He suggested a permit for parking overnight for oversized vehicles. Mr. Scott submitted a petition from local residents.

Tim Farrelly, 3630 248<sup>th</sup> Pl SE, spoke about an enforcement of regulations on RV parking in residential areas and streets. He feels that we should not allow our streets to provide storage of RV's, Jet-skis, motor boats, trailers etc.

Jason Dahners, 101 224<sup>th</sup> Pl SE, stated he is not in favor of a Town Center moratorium. Both of his properties in the Town Center are under contract with developers and he does not want to see a delay. He is also concerned that the City will lose the grant funding for the SE 4<sup>th</sup> Street improvements if construction does not begin by Spring 2017.

Ed Zercher, 22244 SE 4<sup>th</sup> St, spoke about the Town Center moratorium. He is not in favor because of how far Sammamish has come with moving forward to the future. The Town Center will provide what Sammamish needs and has been more than a decade in the making. So much thoughtful planning and deliberation has gone into it already. The Town Center will provide goods, services, jobs, and restaurants that our community needs.

Todd Levitt, 14410 Bel-Red Rd, Bellevue, WA, represents Murray-Franklin, spoke about the moratorium and how his business is a part of the community. Housing demand is outweighing the supply and we need to provide new homes so we can meet that demand.

Deb Sogge, 704 228<sup>th</sup> Ave NE, Sammamish Chamber of Commerce, gave an update on the Farmers Market. Tomorrow is the last day and she invited everyone to attend. There will be family games, trick or treat preview and fresh farm produce. Ms. Sogge thanked the Council for the years of thoughtful growth and development in Sammamish. She would like to encourage the college coming to the Mars Hill Church for students, adults and local businesses.

Velma Johnson, 111 228<sup>th</sup> Ave NE, spoke about the possibility of a moratorium and is very shocked and disappointed with this news. She is asking Council to reconsider this decision.

Kim Stevenson, 23924 NE 31<sup>st</sup> Way, spoke about the possible moratorium. She is against the idea of a moratorium and wonders why Council has even suggested the idea.

Jennifer Kim, 4001 239<sup>th</sup> Pl SE, Save Sammamish Organization, spoke about Sammamish and the Growth Management Act and showed a presentation (*available upon request of the City Clerk, [manderson@sammamish.us](mailto:manderson@sammamish.us)*).

John Galvin, 432 228<sup>th</sup> Ave SE, spoke about the Town Center and questioned if a moratorium is the answer to the problem. He wonders what having a moratorium will it solve at this point, as everything is planned out.

Clark Hartley, 24617 SE 14<sup>th</sup> St, spoke about the idea of a moratorium and the freedoms of his family and community. He asked where the City feels it has failed, in that now, it is requiring a moratorium? He feels that we already have the regulations we need to make development work in Sammamish.

Chuck and Linda Dulken, 23117 E Main St, spoke regarding the moratorium. They feel that the Council is trying to do the right thing within the boundaries of the regulations. They have been involved over the years in the planning of the Town Center and would like to see this continue. They don't want unnecessary delays as it is too drastic.

Layna Crofts, 22912 SE 37<sup>th</sup> St, concerned about the YMCA property and wetlands near her home and the surveying that is currently being done. She does not want the recreation center to move forward before there is more residential involvement in the decision making. She would prefer that this land be kept as a natural preserve and protect the wild life.

Council directed staff to follow-up on the surveying and activity with the YMCA site.

Edie Herb, 2026 201<sup>st</sup> Ave SE, spoke on behalf of Eastside Baby Corner and National Diaper Needs Awareness Week. She thanked Council for the recognition of this event.

Bill Hammond, 24017 NE 14<sup>th</sup> St, spoke against a moratorium in Sammamish. He would like to see a land process that will work for all our residents.

Upinder Dhinsa, 215 E Lk Sammamish Pkwy SE, he spoke about the development in Sammamish. He would like to see balanced development and is against a moratorium.

Douglas Bean, 2028 E Lk Sammamish Pkwy, spoke regarding individual rights and collective good. He is not in favor of a moratorium and feels it is too late for that. He feels that Council will be interfering with individual rights at this point.

Sam Rodabough, 11820 Northrup Way, Suite E200, Bellevue, Land Use and Real Estate Attorney, spoke regarding growth in Sammamish and the moratorium proposal. He feels that at moratorium is not the solution. He would like to see more education for our citizens to understand what is happening in the City. He stated that we are already held to a high standard here in Sammamish.

Mary Wictor, 408 208<sup>th</sup> Ave NE, spoke about Landslide Hazard Area and the drainage areas associated with this and showed a presentation (*available upon request of the City Clerk, [manderson@sammamish.us](mailto:manderson@sammamish.us)*)

Eva Otto, 4031 Evanston Ave, Seattle, Land Broker, spoke with regard to a possible moratorium in Sammamish. She is in favor of the Town Center and feels it is a thoughtful process. She is against a moratorium and would like to see the topic dismissed.

Dave Augenstein, 723 212<sup>th</sup> Ave SE, spoke against the moratorium and would like to be able to sell his land and retire in the future. He feels that there is no need for a moratorium at this time.

Holly Moffatt, 416 228<sup>th</sup> Ave SE, she would like to see the City move forward with the Town Center project and is against any moratorium.

Stacie Peters, 4240 40<sup>th</sup> Pl SE, she feels the Town Center is a good idea and that we should focus our growth in that area. She doesn't feel that we need high density developments like Highcroft and a moratorium for these type of projects would be a better idea

Denise Darnell, 2121 200<sup>th</sup> Ave SE, spoke about the large, high density developments like Highcroft. She is concerned about our growth management and the over-flow of in our local schools.

David Hoffman, Master Builders Assoc., 335 116<sup>th</sup> Ave SE, Bellevue, WA, spoke regarding a possible moratorium in Sammamish and the difficulty that builders are already having in finding available land and keeping up with the current demand for homes.

Kerek Edwards, 2809 204<sup>th</sup> Ave SE, spoke about the Town Center and he is against the possible moratorium. He feels that the Town Center should proceed as planned. So much time has already been spent on preparing and planning this project.

### **Consent Agenda**

Payroll for period ending August 31, 2016 for pay date September 2, 2016 in the amount of \$372,948.76

**Approval:** Claims For Period Ending September 20, 2016 In The Amount Of \$ 3,396,325.50 For Check No. 45352 Through 45493

**Resolution:** A Resolution Of The City Of Sammamish, Washington, Granting Final Plat Approval To The Plat Of Laurel Park (R2016-694)

**Resolution:** A Resolution Of The City Of Sammamish, Washington, Amending Resolution R2015-655 And The City's Master Fee Schedule (R2016-695)

**Contract:** City Buildings Fire Protection Services/Fire Protection, Inc.

**Contract:** Sammamish Landing Completion Phase Design/HDR Engineering

**Amendment:** Storm and Surface water Management Comprehensive Plan Update/Windward Environmental

**Proclamation: National Diaper Awareness**

**Whereas**, Diaper Need, the condition of not having a sufficient supply of clean diapers to ensure that infants and toddlers are clean, healthy and dry, can adversely affect the health and welfare of infants, toddlers and their families; and

**Whereas**, national surveys report that one in three mothers experiencing diaper need at some time while their children are less than three years of age and forty-eight percent of families delay changing a diaper to extend their supply; and

**Whereas**, the average infant or toddler requires an average of 50 diaper changes per week over three years; and

**Whereas**, diapers cannot be bought with food stamps or WIC vouchers, therefore obtaining a sufficient supply of diapers can cause economic hardship to families; and

**Whereas**, a supply of diapers is generally an eligibility requirement for infant and toddlers to participate in childcare programs and quality early education programs; and

**Whereas**, the people of Sammamish recognize that addressing Diaper Need can lead to economic opportunity for the state's low-income families and can lead to improved health for families and their communities; and

**Whereas**, Sammamish is proud to be support community organizations that recognize the importance of diapers in helping provide economic stability for families and distribute diapers to poor families through various channels; now

**Therefore**, I, Donald Gerend, Mayor of the City of Sammamish do hereby proclaim the week of:

September 26 through October 2, 2016 as **Diaper Need Awareness Week**

in the City of Sammamish and encourage the citizens of Sammamish to donate generously to diaper banks, diaper drives, and those organizations that distribute diapers to families in need to help alleviate diaper need in Sammamish and environs.

**Proclamation: Welcome America**

**Approval:** Minutes for September 6, 2016 Regular Meeting

**Approval:** Notes for September 13, 2016 Study Session

**MOTION:** Deputy Mayor Valderrama moved to approve the Consent Agenda. Councilmember Keller seconded. Motion carried unanimously 7-0.

Council recessed at 8:26 pm till 8:39 pm.

**Public Hearing**

**Resolution:** Resolution Of The City Of Sammamish, Washington, Approving And Confirming The Special Assessment Roll For Beaver Lake Management District #1

Director of Community Development, Jeff Thomas and David Goodman, Management Analyst, showed a presentation on the Beaver Lake Management District Assessment Roll. (available on the City website at [www.sammamish.us](http://www.sammamish.us) )

Public hearing opened at 8:45 pm and closed at 8:46 pm with no comments.

**MOTION:** Councilmember Malchow moved to approve the resolution approving and confirming the Special Assessment Roll for Beaver Lake Management District #1 as amended, to approve only those properties in the City of Sammamish which are wholly or partially within the Beaver Lake Basin Boundary. Councilmember Hornish seconded. Motion carried unanimously 7-0 (R2016-696).

**Unfinished Business** - None

### **New Business**

**Discussion:** 2017/2018 Biennial Budget

City Manager, Lyman Howard gave an introduction of the process of the budget and Director of Finance Aaron Antin gave a staff update on the operating principles and the preliminary budget and showed a presentation of the budget process. Deputy City Manager Jessi Bon discussed the Major Work Plan Items and continued with the presentation. (*presentation available on the City's website at [www.sammamish.us](http://www.sammamish.us)*).

Any Council questions should be submitted to staff by October 3, 2016.

Deputy Mayor Valderrama would like to know how many employees were hired in 2016 and how many employees are there now? Mr. Antin stated that Sammamish currently employs 90 people and Lyman Howard will follow-up with Council on the increase in staffing.

Mr. Howard explained that the need for more staff is due to the fact that staff is extremely busy. The community and Council have expressed that we are not quite hitting the mark and feel staff is not as responsive as they used to be. We would like to provide a better level of service and will need more staff to do that.

Councilmember Keller suggested that the Finance Committee give guidance to Council on what are the key areas of the Budget to focus on. Councilmember Huckabay stated that surface water and the Transportation Improvement Plan (TIP) dollars are priority items.

Councilmember Odell stated that Transportation and Community Development are other areas of importance.

Council moved to extend the meeting until 11:00 pm.

Council recessed from 10:00 pm till 10:05 pm.

**Policy:** Private Property Storm and Surface Water Management Responsibilities

Director of Public Works Steve Leniszewski and Cheryl Paston, Deputy Director of Public Works gave a brief overview of the hand-off of a draft policy relating to private property storm and surface water management responsibilities.

Councilmember Huckabay, Finance Committee Chair, gave an update on the work done on the policy to date and the hand off to Council for their review. Questions should be submitted by October 3, 2016 to Mr. Leniszewski or Ms. Paston, to be addressed more fully at the next meeting on October 4, 2016.

Deputy Mayor Valderrama would like to know what the policy issue is? Councilmember Huckabay explained that there are many more areas that need to be looked at, not just the Tamarack neighborhood.

Councilmember Hornish asked when this policy would be adopted? Mr. Leniszewski stated it would be at the Council's discretion.

**Contract:** Interim Maintenance Director and Maintenance Strategic Plan/Demarche Consulting

Ms. Bon and Glenn Akramoff, Demarche Consulting gave a brief staff report and showed a presentation (*presentation available on the City's website at [www.sammamish.us](http://www.sammamish.us)*).

**MOTION:** Councilmember Hornish moved to authorize the City Manager to approve the contract for the Interim Maintenance Director and Maintenance Strategic Plan in an amount not to exceed \$200,000.00. Councilmember Malchow seconded. Motion carried unanimously 7-0.

Councilmember Keller asked about the current maintenance facility's size and needs. Do we need more space? Jessi Bon indicated we may need to consider a maintenance facility and yard in the south end of the City. It is inefficient deploying all of the crews and resources from the north end, particularly now that the City is serving the Klahanie Annexation area. We have a number of options to consider as part of the long-term work plan. The Beaver Lake Shop is one option for additional building space, but the yard cannot be expanded due to sensitive area constraints.

**Discussion:** Development Moratorium

City Manager Lyman Howard, Mr. Thomas and Mr. Leniszewski gave a staff update and showed a presentation. (*Presentation is available on the City website at [www.sammamish.us](http://www.sammamish.us)*)

Mr. Howard stated the following:

*"Last week, on September 13<sup>th</sup> Deputy Mayor Valderrama asked his fellow City Councilmembers to join him in directing the City Manager to begin a 60-day process to do a study and encourage public input for the establishment of a moratorium across the Town Center (TC) so we can appropriately start to plan what we are doing in the City...in the areas of infrastructure, of the water, the sewage, the traffic.*

*You will recall we held a round table discussion on growth the previous week and we were in the process of compiling comments on the options for managing growth from the participants.*

*The concept of a moratorium was mentioned as one of the options, but not necessarily the leading option. Other items suggested included:*

- *Purchase land to preserve it.*
- *Implement Design Standards.*
- *Increased preservation of Trees and reforestation.*
- *Build infrastructure (roadway and surface water) prior to/concurrent with development.*
- *Reduce zoning densities – down zone.*
- *Require buffers between neighborhoods and roadways.*

*Designating the Town Center for moratorium consideration isn't consistent with what is happening there.*

- *We have a Town Center plan supporting smart growth.*
- *We have a developer aggregating much of the property.*
- *The TC plan densities were designed to preserve the neighborhoods by taking half the growth*
- *Design standards are in place.*
- *Surface Water infrastructure will be in place and regionalized per initial plans from developer.*
- *Roadway infrastructure will be in place prior to people.*

*The Town Center Plan has taken a decade and a half to come to life, it is showing great promise that matches the vision of the community...The Town Center Plan is at a crossroads, it is moving forward within the potential envisioned. If we derail this effort, I fear that we will not recover the momentum that has started to build. Given the cyclical nature of economics, a delay could become a 20-30 year failed promise.*

*I'll remind Council that you've been busy with improvements to our code and control of development in Sammamish including:*

*Updated Comprehensive plan, stringent Tree Retention Standards, Public Works Standards and Surface Water Comprehensive plan and related development codes, including enhancements beyond what is required.*

*I have reached out to Ron Thiele of the Issaquah School District. He said they would be neutral to the idea of a moratorium. They have sufficient plans in place to address the current and continued growth. They have a Bond issue that just passed that will allow them to add sufficient capacity, including remodeling of schools and building new ones. This includes elementary schools, middle school and a new high school. He made it clear that there is no need to enact a moratorium on their behalf.*

*Traci Pierce from the Lake Washington School District had the same perspective. They have a Long Term plan to manage the growth and should not be a reason to enact a moratorium.*

*I reached out to Jay Krauss with the Sammamish Plateau Water District. They have no sewer capacity issues or constraints for growth. They have capacity up to 2026-2032 and are working with Metro for a capacity project in the timeframe of 2014 to 2028. He made it clear that Sammamish Plateau Water shouldn't be the reason for moratorium.*

*From my perspective, I recommend we continue to work on our planning efforts, including finding better ways to manage growth outside of a moratorium.*

*Investigate and work with the community on the solutions suggested in the round table discussions.*

*If Council desires a moratorium area for consideration, I'd suggest options other than the Town Center.*

*Additionally, a 60-day discussion on having a moratorium will cause a rush to vest, overwhelming staff and cause a flight from quality submissions.*

*If I or staff can inform your discussions, please feel free to call upon us. We also have Jay Regenstrief here from the Sammamish Plateau Water District. I'd like to ask Jeff Thomas, our Community Development Director to remind Council of the Town Center implementation strategy you approve on May 24<sup>th</sup>."*

Jeff Thomas presented a slide on the Town Center Implementation Strategies: Table A (from a Memo presented at a Study Session on May 10, 2016)

Councilmember Huckabay spoke about citizens who would like to downsize into a smaller home, possibly in the Town Center.

Councilmember Keller spoke about the process for developing the Town Center and the consequences of a moratorium.

Councilmember Malchow does not feel a moratorium in the Town Center addresses the needs of our citizens. Communicating out to the citizens is key to help them understand what is happening. We have heard from citizens and their main concerns are tree retention and traffic.

Deputy Mayor Valderrama stated that it is important to remember that the Town Center plan was developed 12 years ago and our infrastructure is unable to handle the growth with traffic, stormwater and tree retention. He feels that we need to address the setbacks and buffers in the Town Center and for 228<sup>th</sup> Ave. He feels we need to direct the staff to open a sixty-day study, have public input and develop recommendations and come back to Council. The study should include growth managing, necessary code changes and capital infrastructure plans that need to be accelerated.

Councilmember Hornish feels that the majority of those citizens speaking tonight were focused on the money and not the environment. He does not feel that we need a moratorium or a study at this time. He questioned what will happen after the Town Center is complete. Can we enforce a moratorium at that time?

Mayor Gerend referred to the "Table A" presented and made some suggestions. He feels that during the Council retreat in January this information can be discussed.

Councilmember Odell feels a moratorium on the Town Center is the wrong place to do it. He feels that the Town Center still has items that need to be reconsidered and brought back to Council before the January retreat. We have not yet seen the impact of some of the code changes we have made. More

code changes are needed, like buffers along major arterials for trees. Mr. Odell stated that a moratorium would be better served on everything but the Town Center area but he is not ready at this point to do that.

Mayor Gerend stated that looking at the table presented and the short, medium and long term timing, one thing that Council could do is to continue making adjustments to it. The three projects underway have put in the vaults and that has eliminated the open retention ponds. He agrees to continue the studies looking at stormwater and traffic and have staff come back in January with further discussion. Deputy Mayor Valderrama stated that, at the Retreat, staff to bring and identify accelerations to the infrastructure, potential code changes that might be considered and also solutions for stormwater and regional stormwater retention.

Councilmember Keller feels that more people are now aware of the Town Center plan and how much planning/community input has already been put into it.

Councilmember Odell would like to bring back the tree ordinance and code issues before the retreat.

City Manager Howard agreed that there are many issues and citizen input to be discussed and staff will bring this back to Council before the retreat.

Council moved to extend the meeting until 11:30 pm

### **Council Reports/Committee Reports**

Councilmember Kathy Huckabay will be attending a METRO meeting tomorrow, Wed. Sept. 21. They will be reviewing METRO's long range plan. She suggested a retreat item could be: Can Metro/ bus service provide what we need for the City? How should we move forward with this?

Councilmember Bob Keller attended the Sound Cities Association, Public Issues Committee meeting on low income housing tax credits. He will provide more information on this to Council. Sammamish Drug-Free Coalition met this week and unfortunately did not qualify for the grant to partner up with the To Influence the Choice Group. They plan to strategize and apply again next year.

Councilmember Christie Malchow attended the Friends of Issaquah Salmon Hatchery event last Friday. She attended the Transportation Committee meeting. Tomorrow is the Surface and Stormwater Management Open House here at City Hall at 5:00 pm. Next week she is attending a course on local planning, put on by the Washington Cities Insurance Authority. This is open to anyone who would like to attend.

Deputy Mayor Ramiro Valderrama attended the Housing Summit this past weekend with Mayor Gerend.

Councilmember Tom Hornish attended the Human Services meeting last week, which included a presentation by ARCH (A Regional Coalition for Housing) related to funding.

Councilmember Tom Odell spoke about the salmon situation and attended the WRIA 8 meeting last week. There are larger returns to the hatcheries, but are continuing to lose fry. Light pollution in Lake Sammamish was also an issue. He attended the Transportation Committee Meeting and stated that the Inglewood Hill project is on schedule, the ITS (Intelligent Traffic System) will be completed all the way to Redmond. The ITS will be updated, with the schools re-opening and daylight becoming shorter. Traffic models will be rerun for SE 4<sup>th</sup> street in the Town Center. There was a staff update on Sahalee Way and

an Open House will be scheduled around the first of the year.

Mayor Gerend spoke with Brian McCartan, CFO from Sound Transit this week regarding the ST3 plan. He would like to get representatives for the Pro and a Con statement to attend the Council meeting October 4<sup>th</sup> when they will be discussing the ST3 plan. Council will decide what stance they will take at that time.

### **City Manager Report**

#### **Update: Mars Hill Church**

Lyman Howard had the following statement about the Mars Hill Church property:

*“Progress has been made in bringing higher education to Sammamish. Higher Education was the intent expressed when purchasing the Mars Hill Facility. There have been several starts and stops when the three institutions, Bellevue College, Lake Washington Technical College, and Cascadia found themselves unable to follow through on their original letter of interest...all for a variety of reasons. We considered looking at other partners that showed interest...Digipen, and a Vedic University as well as several leasing opportunities both shorter and longer term. Central Washington University (CWU) showed interest and Council directed the Council Team and the City Manager to continue the discussions and potential of a relationship with them.*

*CWU performed a survey of citizens, interviewed community leaders, talked to the schools and discussed the potential with staff and council.*

*Based on that, CWU brought 24 staff from the Ellensburg campus, including the Assistant Provost, department heads and deans to visit the facility and meet with the Sammamish team.*

*Based on that visit and the encouraging potential, CWU staff determined that they wanted to meet with several of our legislators to gauge the educational environment in terms of legislative support, given the upcoming McCleary legislative budget year. Provost Katherine Frank and Government Affairs Director Ann Anderson visited and discussed the potential of the site with the Team. The President, Jim Gaudino, his wife and the Provost, Katherine Frank visited the prior Monday to see for themselves and meet with the team. At this point CWU is in the process of working with us to create a proposal.*

*There is no guarantee of the proposal/agreement being accepted by both parties, as we don't know the terms. I've been told that they have a strong commitment to the partnership.*

*The President and Board of Trustees are planning to visit the site and would like to meet with the full Council on October 20<sup>th</sup> as the first part of their monthly trustee meeting. I will be working on providing you with more details as they are worked out.*

*Items unknown at this time include; timing of the building being utilized, the definition of risk sharing, the business plan phasing model, the number of students and associated classes or curriculum and the Sammamish Running Start component of that mix.*

*I've been in contact with the President, the Provost, the Government Relations Director and their CFO and all have expressed their strong interest in this partnership.*

*In addition, I am to discuss the process with Ann Anderson and Linda Schactler, Chief of Staff later this week.*

*I understand Council's desire to have a backup plan. I propose that I report back to you by the 11/15/ 2016 Council meeting with an assessment of where we are with CWU.*

*I've asked Public Works to review traffic studies relating to its use as a facility of higher education, including trip dispersion and timing impacts. Part of this needs to be done in conjunction with CWU's proposal and business plan.*

*To preserve options, I've directed Community Development to propose a docket request for the 2017 Comp Plan Update, for Council consideration, of changing the zoning to allow a wider set of uses for the property. It is currently zoned residential and is the only property on the east side of 228<sup>th</sup> not either part of the Sammamish Highlands or the Town Center. This preserves Council options, as there is a deadline of September 30<sup>th</sup>.”*

**MOTION: Councilmember Malchow moved to direct the City Manager to continue to engage Central Washington University (CWU) in discussions about securing a lease, the next CWU board meeting, the**

next CWU visit and update Council on November 15<sup>th</sup> and at that point it should come back for discussion with the full Council for potential alternative considerations for the property if they have not formally committed to use the Mars Hill property. Further, a traffic impacted analysis of impacts of Central Washington University's initial intended use of the property through their full intended use of the campus including full four-year university would be required to formally proceed. Councilmember Valderrama seconded. Motion carried 7-0.

Deputy Mayor Valderrama is concerned that if we don't have a formal commitment by November that we will lose another year. We need to start now to look at other alternatives or liquidation of that property.

Councilmember Hornish confirmed that a transportation impact analysis needs to be done before we accept any form of agreement.

Councilmember Keller stated that he is encouraged that CWU will give us a proposal in a very short time.

**Executive Session** – none

Meeting adjourned at 11:33 pm

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Lita Hachey, Deputy City Clerk

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Donald J. Gerend, Mayor