



# City Views @ Sammamish

ISSUE 38

CITY OF SAMMAMISH NEWSLETTER

AUGUST 2005

## Moratorium lifts Aug. 14

### Growth phasing approved

By a unanimous, 7-0 vote, the City Council approved a “growth phasing” ordinance at a special meeting July 26. The new ordinance, which will be in effect for only two years, is intended to allow growth at a controlled pace when the city’s 6-year development moratorium ends on Aug. 14.

The measure will allow applications for 420 residential lots between Aug. 15, 2005 and Aug. 14, 2006. During the second year of its life, between Aug. 15, 2006 and Aug. 14, 2007, the ordinance will allow another 420 applications. After two years, no yearly or long-term limits will apply.

The 840 lots allowed during the first two years will be allocated through

**See MORATORIUM, pg. 3**



## Trail breaks ground

### County trail through city to open in spring

The East Lake Sammamish Trail, or at least the seven miles passing through Sammamish, finally broke ground July 30.

After years of litigation and debate, the county’s recreational trail commenced construction with ceremonial shovels at the northern city limits.

That’s where the Redmond portion of the trail, already complete, comes to an abrupt halt. The Issaquah segment of the trail, south of Sammamish, is also complete.

Among those wielding shovels were King County Executive Ron Sims, Sammamish Mayor Don Gerend, and Sammamish Councilmembers Mark Cross, Lee Felling, Kathleen

Huckabay, and Michele Petitti.

“As everyone knows, this project has provoked some very passionate feelings,” City Manager Ben Yazici said. “As a city, we’re going to follow the county’s progress with great care and a lot of excitement.”

“We are going to work with the county to make this trail a good neighbor for all of our residents, including those who live near the trail.”

The 11-mile, gravel recreational trail follows an old Burlington Northern rail bed along the eastern shore of Lake Sammamish. Many residents along the trail objected to portions of the rail bed path, saying, among other things, that it created safety and pri-

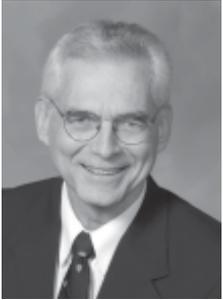
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## Town Center: Vision to reality

Traveling between the two Sammamish neighborhood shopping centers, Sammamish Highlands and Pine Lake



Mayor  
Don Gerend

Village, one comes upon schools, churches, parks (including the Sammamish Commons, now under construction), and a large area of underutilized land

around Southeast Fourth Street, on both sides of 228th. This area was a focus of the citizen Planning Advisory Board working on our first Comprehensive Plan several years ago. Then the Council last year appointed a Special Study Area Task Force to work on a vision for this area.

The vision calls for gathering places mixed with some retail or commercial/

residential and open spaces in a coherent package. It is now time to move forward with the next steps: turning vision into reality. The first step in this process is to make sure that opportunities aren't missed. The moratorium on new subdivisions citywide ends August 14. Although new growth will be controlled for the next two years via an allocation system, there exists the possibility that new projects initiated in the "town center" area, before master planning is done, could obstruct the path towards creating a heart and soul for our young city.

The Council on July 19 adopted a moratorium on the "Town Center" core of Sammamish, some 200 or so acres. The commitment of the Council and the staff is to take this opportunity to move to the next step; studying the market needs, the environmental restrictions, the development standards and the zoning modifications needed to prepare this treasured space for its role breathing life into the City of Sammamish.

Another important consideration is

circulation patterns for both motorized and non-motorized traffic, since this Town Center area straddles 228th Ave and will be in close proximity to three high schools.

The tasks ahead are not easy, but they are exciting. With the help of the community at large and the landowners in the "Town Center" area, the Council and staff will now start down the road of creating those gatherings places, those "third" places.

If you want to get a satellite imagery of this Town Center area, or any other location you might be interested in, try <http://virtualearth.msn.com/>. The best is yet to be, and we look forward to turning the vision for the town center into reality.

## Commons contractors hard at work

With part of the foundation already poured, Bayley Construction is making rapid progress on the new City Hall building at Sammamish Commons.

If everything goes according to plan, the new building will open next summer, along with the rest of Sammamish Commons, a \$15.7 million civic and park complex at 228th Avenue and Southeast Eighth Street.

Up to date information on the project is available on the city website at [www.ci.sammamish.wa.us](http://www.ci.sammamish.wa.us). Just click on the "projects" tab and go to "Sammamish Commons." To see a picture of the site that updates every five minutes, click on "live cam."

Tours of the site are available to the public on Fridays at 3 p.m. To sign up, call Asea Sandine at 425-442-3474.



City Hall site before June 6 groundbreaking.



The City Hall site on July 28.

**MORATORIUM, cont. from pg. 1**

a lottery. The lottery, expected to take place in late October, will be conducted by an independent entity outside the city. Eighty percent of the allocated lots will go to subdivisions or multi-family developments. Twenty percent will be allocated to short plats of four lots or less.

“We wanted the 20 percent allocation set aside for small properties to help accommodate the needs of our local residents,” Mayor Don Gerend said. “People who’ve been waiting to split their property into two, three or four lots won’t be squeezed out.”

The new ordinance emerged after intense and long-term consideration of the issue by the Planning Commission, the City Council, and a broad array of stakeholders. At numerous public meetings, developers, small property owners and other community residents shared their perspectives on the complex issue.

Sammamish is inside the urban growth line, so we’re obligated to accommodate our share of the region’s growth. “At the same time,” City Manager Ben Yazici said, “we’re required to build the roads, parks and other infrastructure to accommodate that growth. That is a very tough balance to achieve, especially given that we inherited a huge infrastructure deficit when we incorporated in 1999.”

At incorporation, Sammamish passed a moratorium that, for the most part, limited development to projects that had already

been initiated through King County. When the moratorium lifts at the end of business on Aug. 14, significant new development applications will come into play for the first time in 6



years.

“We heard well-reasoned perspectives from all the stakeholders,” Deputy Mayor Michele Petitti said. “Some wanted us to keep the moratorium in place, others wanted us to lift the moratorium and just let the market take control. Many others thought we should be somewhere in the middle.



“After a lot of good-faith discussion by all parties, I think we’ve produced an ordinance that gives proper respect to developers, established residents, and the requirements of the law.”

The ordinance will require larger developments to build out over two or three years. Projects with 91 or more units will be required to record their lots over three years, with approximately one-third of the units recorded each year. That will effectively “phase” the buildout over that period of time. Developments with between 61 and 90 units will have to record their

lots over a two-year period.

The new ordinance will not apply to all development projects. Applications for single-family homes, accessory dwelling units (mother-in-law units), and affordable, multi-family units for low and moderate income residents will not be subject to the ordinance. Church, commercial and public buildings are also exempt.

Starting Aug. 15, those wishing to participate in the lottery will have a 60-day window to nominate themselves. Those chosen will then have a 180-day window to file a complete application.

More information is available by calling Director of Community Development Kamaron Gurol (425-836-7903) or Deputy Director Susan Cezar (425-445-7250).

**TRAIL - cont. from pg. 1**

vacy concerns.

After numerous legal battles between residents and the county were settled largely in favor of the county, however, the trail recently got the go-ahead.

To answer questions and allay concerns about the trail, the county held an informational open house at Pine Lake Covenant Church on July 20. Assistant County Executive Rod Brandon, King County Director of Parks Kevin Brown and several other county staffers were on hand to discuss display boards and distribute informational handouts.

Mayor Don Gerend and Councilmembers Kathleen Huckabay, Mark Cross and Lee Felling were also in attendance, greeting residents and listening to their concerns.

Residents with questions about the trail are encouraged to contact City of Sammamish Communications Manager Tim Larson (425-836-7905, [tlarson@ci.sammamish.wa.us](mailto:tlarson@ci.sammamish.wa.us)), Project Manager Mike Lozano (206-296-4240, [mike.lozano@metrokc.gov](mailto:mike.lozano@metrokc.gov)) or Property Agent Robert Nunnenkamp (206-263-6207, [robert.nunnenkamp@metrokc.gov](mailto:robert.nunnenkamp@metrokc.gov)).



*King County's Robert Nunnenkamp (right) greets a Sammamish resident at a July 20 open house on the East Lake Sammamish Trail.*

## Smoothing the way for Eastlake ballfields

In a community of rolling hills, it's a rare sight: 3.2 acres of clear land, as flat as a pool table.

When finished, it will be known as the "Community Sports Field at Eastlake High School," but for the moment it looks like a practice field for steamrollers and graders.

"Since we broke ground in late June, the contractor has been smoothing out the surface for our multi-purpose sports field," Parks and Recreation Director Jeff Watling said.

"Once the synthetic turf is installed, the field will accommodate baseball, softball, youth foot-

ball, lacrosse and soccer, among other things."

Before the graders went to work, the open field between Eastlake High School's football stadium and baseball field resembled a slightly lumpy pas-

ture. Now that the old sod has been removed, the new synthetic surface will take its place.

The \$2.5 million project is a cooperative venture between the city and the Lake Washington School District. When it's finished next summer, students and residents alike will be able to use the durable new surface.

"The artificial surface will handle lots of heavy use," Watling said. "This facility is really going to help with our shortage of sports fields."

For more information on the project, go to [www.ci.sammamish.wa.us](http://www.ci.sammamish.wa.us) and click on "projects."



*Looking northwest across the newly graded field toward Eastlake High School.*

# Summer Nights in the Park !!!



Kids danced, Beat Nervosa played, and an overflow crowd soaked up the fun at the July 21 music concert at Pine Lake Park.

The “Summer Nights in the Park” concert series will continue every Thursday evening, from 6:30 to 8 p.m., through Aug. 25.



## Low crime rate gets lower

The city’s crime rate continued to trend downward in most categories in 2004.

Burglaries, for example, dropped from 113 in 2003 to 72 in 2004. Over that same time span, car thefts dropped from 34 to 28, and aggravated assaults dropped from 9 to 8.

The number of “Part One” crimes per thousand of population also dropped, from 14.3 in 2003 to 12.0 in 2004. “Part One” crimes refer to murder, rape, robbery, aggravated assault, burglary, larceny, motor ve-

hicle theft and arson. The city’s 12.0 figure compares favorably to a national average of over 40 in 2003.

The numbers were up in some categories. Arson incidents, for example, rose from 8 in 2003 to 13 in 2004. Domestic violence incidents also rose significantly, from 94 to 115.

Dick Baranzini, the Sammamish Police Chief since incorporation in 1999, says he’s encouraged by the numbers.

“Overall, these numbers show

that Sammamish is a safe city that is getting safer,” Baranzini said. “We’re working hard to maintain that trend.”



*Police Chief Dick Baranzini*

## Appropriate right-of-way use encouraged

There is a right and a wrong place to park a motor boat. The city regularly receives complaints about items blocking the right-of-way (ROW). The Code Enforcement Officer must respond to these relatively minor infractions, which takes time away from more serious violations, such as illegal tree cutting.

Items placed illegally in the ROW may create a safety hazard. Vehicles swerve around them into oncoming traffic lanes, and pedestrians are forced off sidewalks into traffic to avoid dumpsters or

basketball hoops.

Current public works standards and city codes do not allow any object in the city ROW, which includes cul-de-sacs, streets, sidewalks, and gravel areas along roads. Portable basketball hoops, vehicles, recreational vehicles and boats are some of the most frequently cited items. All need to be kept on private property.

Vehicles parked on streets or in gravel areas along roads must be moved within 24 hours, or they may be tagged and/or towed by the police department.

Permits are required for any private use of the ROW, including driveway construction, block parties, and parades. Most uses require a certificate of insurance, while a few also require bonding of \$5000 or more. Depending on the type of use, a permit fee may also be assessed.

Citizens and neighborhood associations are encouraged to notify residents about what is and what is not an acceptable use of the ROW. For more information, call Colleen Hawkins at 425-836-7925.

## City puts kids to work in the summer

Each summer, the city of Sammamish hires an energetic corps of high school and college aged young people to support city events, perform maintenance tasks, and serve as lifeguards at the ever popular Pine Lake Park swimming beach.

This year, six of the ten seasonal employees are Sammamish residents, including five out of nine lifeguards. “Everything has been going really well,” Beach Manager Lauren Retallack said, noting that no major incidents have occurred so far this season.

Retallack credits a well-organized system which emphasizes teamwork between parents and lifeguards for keeping kids safe in the swimming area.

“Often it’s better for the mother and the child if the mother does the rescue instead of one of us,” Retallack said. “The kid knows the mother; it’s not a stranger pulling them out of the water, so it makes it a little less frightening. Also the mother feels good because she saved her child.”

To become a Sammamish lifeguard,

applicants must prove their mettle by passing a Red Cross test, as well as the demanding Northwest Lifeguard Certification Test. The Northwest Certification is required by only a few cities, and according to City Recreation Coordinator Lynne Handlos said, “it puts (our) lifeguards a step above the rest.”

Many Sammamish lifeguards are em-

ployed elsewhere in the off-season, including the YMCA, city of Issaquah, and other private clubs.

Still in search of more substitute lifeguards, Handlos is considering ways to part-

ner with Redmond and other local communities to share staff during the summer, so that subs can get more hours if they are working part-time.

Also working for the city for the second straight summer is Christine Cezar, a University of Washington student with plans for a career in engineering. She works as a recreation leader for the parks department.

“It’s a fun job,” Cezar commented while making behind-the-stage preparations for a recent Summer Nights event.. “You get to meet a lot of new people and gain experience in customer service.”

The recreation leader position encompasses a variety of tasks, from desk work to troubleshooting mechanical issues. “There are always problems like the generator won’t work, or something will go wrong,” Cezar commented, “but those are fun challenges because you never know what’s going to happen as you are going through it.”



*Pine Lake Beach Manager Lauren Retallack helps young swimmer with a life vest*

## Sammamish 21 TV wins top award

The city's young television channel won the Gold Municipal Achievement Award at this summer's Association of Washington Cities conference. The award, for "innovative and effective city government," recognized the city's frugal approach to government television.

"Our communication manager, Tim Larson, has a background in television," City Manager Ben Yazici said. "He and Matt Micono, our information systems coordinator, found a way to launch our TV channel for \$16,000."

The city's "Broadcast Center," as it's jokingly known, resides inside an 8' X 10' shed from Home Depot. It's located at the construction site of the new City Hall.

The city earned the Municipal Achievement Award given to cities with populations between 15,000 and 39,999.



*Communications Manager Tim Larson (second from left), Mayor Don Gerend and Councilmember Lee Felling accept the Gold Municipal Achievement Award at the Association of Washington Cities conference.*

## CITY HALL CALENDAR

### AUGUST

#### Tuesday, 2 Aug 2005

- National Night Out 2005, 7 pm - 10 pm  
*Neighborhoods throughout the City of Sammamish*

#### Thursday, 4 Aug 2005

- Summer Nights Concert, 6:30 pm - 8 pm  
*Pine Lake Park*

#### Wednesday, 10 Aug 2005

- Business Recycling Collection Event, 11 am - 4 pm, Eastlake High School
- Critical Areas Advisory Committee Meeting, 6 pm - 8 pm, Beaver Lake Lodge
- East Lake Sammamish Parkway Open House, 6:30 pm - 8:30 pm  
*Sammamish Hills Lutheran Church*

#### Thursday, 11 Aug 2005

- 2005 Comprehensive Plan Revisions/Growth Phasing Informational Meeting, 3 pm - 5 pm  
*Sammamish Plateau Water & Sewer District*
- Summer Nights Concert, 6:30 pm - 8 pm  
*Pine Lake Park*

#### Thursday, 18 Aug 2005

- Summer Nights Concert, 6:30 pm - 8 pm  
*Pine Lake Park*

#### Tuesday, 23 Aug 2005

- "Kids First" Noontime Series, 12 pm - 1 pm  
*Pine Lake Park*
- Public Safety Committee Meeting, 5 pm  
*Sammamish City Hall*

#### Wednesday, 24 Aug 2005

- Technology Committee Meeting, 6:30 pm - 8 pm  
*Sammamish City Hall*

#### Thursday, 25 Aug 2005

- Summer Nights Concert, 6:30 pm - 8 pm  
*Pine Lake Park*

### SEPTEMBER

#### Monday, 5 Sep 2005

- Labor Day, City offices closed

#### Tuesday, 6 Sep 2005

- Parks, Trails, and Natural Resources Committee Meeting, 5 pm - 6 pm  
*Sammamish Plateau Water & Sewer District*

#### City Council Meeting, 6:30 pm - 10 pm

#### Sammamish Plateau Water & Sewer District

#### Tuesday, 13 Sep 2005

- City Council Study Session, 6:30 pm - 10 pm  
*Sammamish Plateau Water & Sewer District*

#### Monday, 19 Sep 2005

- Arts Commission Meeting, 7 pm - 8:30 pm  
*Sammamish City Hall*

#### Tuesday, 20 Sep 2005

- Finance Committee Meeting, 11:30 am - 1 pm  
*Sammamish City Hall*

- Public Works Committee Meeting, 5 pm - 6:30 pm  
*Sammamish Plateau Water & Sewer District*

#### City Council Meeting, 6:30 pm - 10 pm

#### Sammamish Plateau Water & Sewer District

#### Monday, 26 Sep 2005

- Parks and Recreation Commission Meeting, 6:30 pm - 9 pm  
*Sammamish Plateau Water & Sewer District*

#### Tuesday, 27 Sep 2005

- Public Safety Committee Meeting, 5 pm - 6:30 pm  
*Sammamish Plateau Water & Sewer District*

#### City Council Study Session, 6:30 pm - 10 pm

#### Sammamish Plateau Water & Sewer District



*NOTE: Times, dates and locations are subject to change. Please consult the city website for the most current information.*

*The Sammamish Plateau Water & Sewer District is located at 1510 228th Avenue NE.*

SAMMAMISH CITY COUNCIL



*Don Gerend  
Mayor*



*Michele Petitti  
Deputy Mayor*



*Jack Barry  
Councilmember*



*Mark Cross  
Councilmember*



*Lee Felling  
Councilmember*



*Kathleen Huckabay  
Councilmember*



*Nancy Whitten  
Councilmember*

# Council Committees

## Parks, Trails, and Natural Resources

*Meets 1st Tuesday, 5 pm*

Nancy Whitten, Chair  
Michele Petitti  
Kathleen Huckabay



## Finance

*Meets 3rd Tuesday, 11:30 am*

Lee Felling, Chair  
Jack Barry  
Nancy Whitten



## Community Development

*Meets 1st Monday, 5 pm*

Mark Cross, Chair  
Michele Petitti  
Kathleen Huckabay



## Public Safety

*Meets 4th Tuesday, 5 pm*

Kathleen Huckabay, Chair  
Mark Cross,  
Lee Felling



## Public Works

*Meets 3rd Tuesday, 5 pm*

Jack Barry, Chair  
Mark Cross  
Nancy Whitten



## Legislative

*Meets as needed*

Michele Petitti, Chair  
Don Gerend and a third  
member depending on issue.



## Human Services

*Meets as needed*

Michele Petitti, Lee Felling



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Nancy Whitten, Councilmember  
nwhitten@ci.sammamish.wa.us

Ben Yazici	City Manager
Pete Butkus	Assistant City Manager
Delora Kerber	Public Works Director
Kamuron Gurol	Community Dev Director
Lyman Howard	Financial Svcs Director
Jeff Watling	Parks & Rec Director
Mike Sauerwein	Admin Svcs Director
Steve Hartwig	City Engineer
Bruce Disend	City Attorney
Melonie Anderson	City Clerk
Richard Baranzini	Police Chief
John Murphy	Fire Chief
Tim Larson	Communications Manager

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