

**CITY OF ISSAQUAH  
City Council Regular Meeting**

7:00 PM  
May 1, 2017

Council Chambers  
135 E. Sunset Way

**MINUTES**

**COUNCIL AND ADMINISTRATIVE PERSONNEL PRESENT**

*Councilmembers:*

Eileen Barber  
Mariah Bettise  
Stacy Goodman  
Tola Marts  
Mary Lou Pauly  
Bill Ramos  
Paul Winterstein

*Administration/Staff:*

Fred Butler, Mayor  
Bob Harrison, City Administrator  
Jim Haney, City Attorney  
Tisha Gieser, Deputy City Clerk

**CALL TO ORDER**

Mayor Butler called the meeting to order at 7:00 PM.

**PLEDGE OF ALLEGIANCE**

Mayor Butler led the Pledge of Allegiance.

**SPECIAL BUSINESS**

- a) AB 7409 - Correctional Officers and Employees Week & Police Week Proclamations

Mayor Butler proclaimed the following:

- The week of May 7 through 13, 2017 to be Correctional Officers and Employees Week in the City of Issaquah. The proclamation was presented to Roger Enders, Jail Manager, and Correctional Officers Marc Fanshier, Son Nguyen and Allen Hensley.
- The week of May 14 through 20, 2017 to be Police Week in the City of Issaquah. The proclamation was presented to Issaquah Police Department Commander Bob Porter, Sergeant Ryan Raulerson, Corporal Laura Asbell and officers Bill Sorenson, and Carrie Foote.

**AUDIENCE COMMENTS**

The following individuals spoke in support of the Gilman Lofts (Three Trails) Development Agreement (AB 7219):

- Bob Power, representing Issaquah Studio Lofts LLC
- Jana Ewer, representing the Paul Lauzier Foundation
- John Parkin, representing the Paul Lauzier Foundation
- Kathy McCorry, representing the Greater Issaquah Chamber of Commerce

The following public comments were provided:

Elizabeth Maupin, 100 Big Bear Place NW, spoke regarding the Providence Heights campus and urged that it not be demolished (handout provided).

Paul Omekanda, 1650 25th Ave. NE, Unit 202, spoke regarding speeding in the Issaquah Highlands (handout provided).

Susan Neville, 2825 NW Pine Cone Dr., spoke regarding the Bergsma/Windward Development Commission meeting on April 19 (handout provided).

Julie Clark, 915 Bear Ridge Court NW, spoke in opposition to the Talus connector road related to the Windward/Bergsma Development Agreement (AB 7110).

Steve Pereira, 170 NE Dogwood St., spoke regarding preservation of the Providence Heights campus and the related SEPA determination.

David Mitchell, 900 Idylewood Drive, asked where the Bergsma development was located.

Ken Esemann, 2473 NW Stony Creek Drive, spoke in opposition to the Windward/Bergsma Development Agreement (AB 7110).

Susan Hass, 19524 SE 24th Place, Sammamish, spoke regarding the Providence Heights campus and urged that it not be demolished (handout provided).

David Kappler, 255 SE Andrews St., spoke in support of Gilman Lofts (Three Trails) Development Agreement (AB 7219), the Interagency Agreement w/Mountains-to-Sound (Tradition Lake) (AB 7346), and made comments regarding the Windward/Bergsma Development Agreement (AB 7110).

## COMMITTEE / REGIONAL REPORTS

### *Councilmember Bettise:*

- King Conservation District Advisory Committee – Summarized the previous meeting.
- Eastside Human Services Forum – The next meeting will be held May 17, 2017.

### *Councilmember Ramos:*

- Infrastructure Committee – Summarized the previous meeting.
- Regional Transit Committee – Summarized the previous meeting.
- King Conservation District Equity & Social Justice Committee – Summarized the previous meeting.
- Emergency Management Advisory Council – The next meeting will be May 10, 2017.
- Eastside Fire & Rescue Board – The next meeting will be May 11, 2017.

### *Councilmember Winterstein:*

- Puget Sound Regional Council (PSRC) Growth Management Policy Board – The next meeting will be held May 4, 2017.

### *Councilmember Tola Marts:*

- Services & Safety Committee – The next meeting will be held May 9, 2017.
- Sound Cities Association Public Issues Committee – The next meeting will be held May 10, 2017.
- Growth Management Planning Council – The next meeting will be held May 31, 2017.
- King County E-911 Strategic Plan Scoping Committee Leadership Group – The next meeting will be held June 20, 2017.

*Deputy Council President:*

- Greater Issaquah Chamber of Commerce Board – Summarized the previous meeting.
- EFR Finance & Administration Committee – Summarized the previous meeting.
- Cascade Water Alliance Board – Summarized the previous meeting.

*Council President Goodman:*

- Land & Shore Committee – The next meeting will be held May 4, 2017.

**MAYOR'S REPORT**

- a) There will not be an Executive Session held this evening.
- b) On April 29, attended the graduation ceremony for our newest Community Emergency Response Team (CERT) members. We are fortunate to live in a community that values disaster preparedness — where more than 600 of our neighbors have completed CERT training and are ready to lend a hand during emergencies.
- c) The state's 2017-2019 proposed transportation budget accelerates the timeline for much-needed upgrades to the I-90/SR 18 interchange, as well as \$1.5 million for improvements to SR 900/12th Avenue here in Issaquah.
- d) As part of the City's development moratorium work plan, our Development Services team is hosting two community meetings about Central Issaquah district visions. The first is 5:30-7 p.m. May 10 at Atlas Apartments, and the second is 5:30-7 p.m. May 17 at Pickering Barn. Please join us to share your vision for Central Issaquah.
- e) The City is working with WSDOT to prepare for the upcoming peak use shoulder lane project along Interstate 90. As part of our joint public outreach, our agencies are planning to hold a community meeting next month. More information will be available on the City's website, [issaquahwa.gov](http://issaquahwa.gov).
- f) On April 21, attended a Sound Transit Board of Directors Transit Oriented Development Workshop to explore Sound Transit's TOD work program in light of the new state statute and the ST3 plan.
- g) On April 26, chaired the Cascade Water Alliance Board of Directors meeting, where a number of routine contracts were approved, and amended the 2017 budget and increased the 2017-2023 CIP by \$275,000. We also received a staff presentation about Cascade's earthquake workshop, which is scheduled for June 6, 2017.
- h) On April 27, attended the PSRC Executive Board meeting, where we approved certification of comprehensive plans for the cities of Covington, Gig Harbor, North Bend and Snoqualmie. We also received updates on PSRC and Puget Sound Clean Air Agency greenhouse gas emissions reduction work programs, regional centers framework, and Puget Sound data trends.

**CONSENT CALENDAR**

*Items listed were distributed to Councilmembers in advance for study and were enacted with one motion.*

**IT WAS MOVED BY GOODMAN, SECONDED BY PAULY; MOTION CARRIED (7-0), TO APPROVE THE CONSENT AGENDA AS PRESENTED.**

- a) Accounts: Payables and Payroll, May 1, 2017; **Approved \$ 2,916,572.73.**

ACCOUNTS PAYABLE	CHECK NUMBERS			AMOUNT
Accounts Payable Checks	167545	to	167551	81,952.61
Accounts Payable Checks	167552	to	167802	1,642,582.38
Accounts Payable Check Voided	166926	to	166926	(886.22)
Accounts Payable Check Voided	167228	to	167228	(500.00)
Accounts Payable Check Voided	167340	to	167340	(387.74)
Accounts Payable Check Voided	167680	to	167680	(500.00)
Accounts Payable Check Voided	167722	to	167722	(698.00)
Municipal Court	4506	to	4529	30,659.87
				<b>\$ 1,752,222.90</b>

PAYROLL	CHECK NUMBERS			AMOUNT
Payroll Checks	1237	to	1273	33,275.42
Direct Deposits	83525	to	83806	569,826.94
Payroll Wire Transfer Checks	83807	to	83811	561,247.47
				<b>\$ 1,164,349.83</b>

- b) Minutes: City Council Committee Work Session, April 10, 2017; **Approved.**
- c) Minutes: City Council Regular Meeting, April 17, 2017; **Approved.**
- d) AB 7110 - Windward/Bergsma Development Agreement; **Referred AB 7110 to the May 4 and June 1, 2017 Council Land & Shore Committee meetings for review and recommendation, returning to the full Council on June 19, 2017.**
- e) AB 7313 - Capital Improvement Plan 2018-2022; **Referred AB 7313 to the following meetings for review and recommendation:**
  - **May 10, 2017 Special Council Committee Work Session**
  - **June 5, 2017 Regular Council Meeting for a Public Hearing**
  - **June 12, 2017 Council Committee Work Session****Returning to the full Council for final action on July 17, 2017.**
- f) AB 7316 - Sustainable Building Action Strategy; **Referred AB 7316 to the May 4, 2017 Council Land & Shore Committee for review and recommendation, returning to the full Council on May 15, 2017.**
- g) AB 7338 - 2017 Water Main Rehabilitation Project; **Awarded the construction contract to Kar-Vel Construction in the amount of \$346,129.50 (including sales tax) for the 2017 Water Main Rehabilitation Project.**

- h) AB 7341 - King County Animal Services Interlocal Agreement; **Authorized the Mayor to enter into and execute the 2018 Regional Animal Services Interlocal Agreement with King County as presented.**
- i) AB 7346 - Interagency Agreement w/Mountains-to-Sound (Tradition Lake); **Authorized the Mayor to enter into and execute the Interagency Agreement with Mountains to Sound Greenway for maintenance work on the Tradition Lake trailhead accessway and parking lot; and, direct the Finance Director to include \$275,705 in a subsequent 2017 budget amendment.**
- j) AB 7413 - Eastside Fire & Rescue Interlocal Agreement; **Referred AB 7413 to the May 9, 2017 Council Services & Safety Committee for review and recommendation, returning to the full Council on May 15, 2017.**
- k) AB 7417 - First Amendment to WSDOT (Park Pointe TDR) Development Agreement & Development Agreement w/Polygon Northwest; **Referred AB 7417 to the May 4, 2017 Council Land & Shore Committee for review and recommendation, returning to the full Council on May 15, 2017.**

## REGULAR BUSINESS

- a) AB 7072 - Central Park Pad #1 Construction

Introduced by Mayor Butler and presented by Jeff Watling, Parks & Recreation Director. Following Council discussion,

**IT WAS MOVED BY WINTERSTEIN, SECONDED BY BETTISE, TO:**

Refer AB 7072 to the May 9, 2017 Council Services & Safety Committee for review and recommendation, returning to the full Council on May 15, 2017.

**MOTION CARRIED, 7-0.**

- b) AB 7219 - Gilman Lofts (Three Trails) Development Agreement

Introduced by Mayor Butler and presented by Keith Niven, Economic & Development Services Director.

The initial motion to approve the below resolution was made on March 20, 2017 and postponed to April 17, 2017. The motion was again postponed to May 1, 2017.

**MOTION ON THE FLOOR AS MOVED BY GOODMAN, SECONDED BY PAULY:**

Approve Resolution No. 2017-03, approving the Gilman Lofts (Three Trails) Development Agreement; and, direct the Finance Director to include \$375,000 in a subsequent 2017 budget amendment, utilizing \$75,000 from the Mitigation Fund and \$300,000 from the General Fund.

Following Council discussion,

**IT WAS MOVED BY GOODMAN, SECONDED BY PAULY, TO:**

Amend Resolution No. 2017-03, approving the Gilman Lofts (Three Tails) Development Agreement, by replacing Exhibit A to the resolution with the revised Development Agreement dated April 25, 2017 (Exhibit K).

**AMENDMENT CARRIED, 7-0.**

**MAIN MOTION CARRIED, 7-0.**

- c) AB 7376 - South Cove Pressure Reducing Valve (PRV) Project

Introduced by Mayor Butler and presented by Sheldon Lynne, Public Works Engineering Director. Following Council discussion,

**IT WAS MOVED BY RAMOS, SECONDED BY WINTERSTEIN, TO:**

Award the construction contract to Westerlund Construction in the amount of \$398,596.42 (including sales tax), and direct the Finance Director to include \$182,000 in a subsequent 2017 budget amendment utilizing funds from the Water Enterprise Fund.

**MOTION CARRIED, 7-0.**

- d) AB 7415 - 2016 Year-End Financial Report

Finance Director Jennifer Olson provided an overview of the 2016 year-end financial report.

**GOOD OF THE ORDER**

*Deputy Council President Mary Lou Pauly:*

Issaquah Community Awards – The annual Greater Issaquah Chamber of Commerce Community Awards banquet will be held on May 16, 2017.

**EXECUTIVE SESSION - None.**

**ADJOURNMENT**

There being no further business to come before the Council, the meeting was adjourned at 9:27 PM.

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Tisha Gieser, Deputy City Clerk

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Fred Butler, Mayor



**Olde Town Subarea Plan Update**

**Proposed Council Action:**  
Refer to Council Land & Shore Committee

<b>DEPARTMENT OF</b>	Development Services, David Favour
<b>COUNCIL COMMITTEE LIAISON</b>	Councilmember Goodman
<b>OTHER COUNCIL MEETINGS</b>	May 8, 2017 Work Session
<b>EXHIBITS</b>	A. Proposed Ordinance B. Survey Results

<b>POLICY &amp; BUDGET INFO</b>		Expenditure Required	
Comp Plan Policy Nos.	Land Use Element Policy A1, Land Use Element Goal J, Economic Vitality Goal A and D	\$	n/a
Consistent:	Yes	<b>Amount Budgeted</b>	
Other Policies	n/a	\$	n/a

**SUMMARY STATEMENT**

**Background**

The Olde Town Subarea Plan, adopted in 1999, was the first subarea plan adopted after the Growth Management Act compliant Comprehensive Plan in 1995. In 2009, following Council's direction to end support of the SE Bypass, amendments were adopted removing references to the Bypass. In 2014, after focusing on the Central Issaquah Plan for several years, several Council goals were established regarding Olde Town, including:

- 1 Enhancing Old Town Vitality - Task Force creation to review plan and development standards, placemaking, streetscape, Pedestrian Park, wayfinding, parking, and safety; and
- 1 Creation of an Olde Town circulation plan and design guidance.

**Olde Town Task Force & Public Outreach**

In 2015, the Olde Town Task Force was formed to provide recommendations on keeping Olde Town vital in the future. After a year of work, their report concluded, "*Focusing on enhancing the aesthetics of downtown, reducing barriers to downtown competitiveness, and creating inviting places that serve locals, engage the public, and facilitate interactions among community members, will ensure a vital downtown for years to come.*"

In 2016, outreach for the Downtown Streetscape Concept and the Olde Town Subarea Update began with two open houses (May 25 and Nov. 16). In 2017, two more open houses occurred (March 28 and 29) including one at the Senior Center to ensure that local senior citizens had specific opportunity for feedback. An online survey was also conducted, with over 470 responses received.

Discussion from public outreach, the Olde Town Task Force, and PPC meeting feedback focused on the vision for Front Street, E. Sunset Way, single family/duplex neighborhoods north and south of E. Sunset Way, and connectivity and mobility through Olde Town.

**Plan Update**

In response to public input received, the 2009 Olde Town Subarea Plan was updated. Changes to the plan

include:

1. Updating the vision and policy direction for building scale and character for:
  1. the Front Street/CBD area;
  2. the single family/duplex neighborhoods north and south of E. Sunset Way;
2. Updating the vision and policy direction for building scale, character, and land uses along E. Sunset Way;
3. Updating the vision and policy direction regarding a multimodal interconnected system, regional traffic, and cut-through traffic;
4. Adjusting the boundary of the subarea plan; and,
5. Removing the “e” from the Olde Town title.

**Planning Policy Commission Recommendation**

The Planning Policy Commission reviewed the Olde Town Plan update at several meetings and held a public hearing on April 27, 2017. Following the hearing, the Commission recommended forwarding the proposed plan to City Council for consideration (Exhibit A). PPC's recommendation is consistent with the Administration's recommendation except for the two following items:

- 1) PPC recommended no changes to the Olde Town Boundary; and
- 2) PPC recommended keeping the "e" in Olde Town.

**Council Work Session**

At the May 8 work session, Council received a staff presentation focusing on key policy issues of the Olde Town Plan update. A staff response to Council questions received at the work session will be provided in advance of the June Council Land & Shore Committee.

**Next Steps**

This agenda bill proposes referral to the Council Land & Shore Committee for a final review of the amendments prior to adoption of the ordinance by the full Council. The ordinance (Exhibit A) proposes replacement, in full, of the existing Olde Town Subarea Plan.

**Consistency With Comprehensive Plan:**

**Land Use Element Policy A1.** Balance urban development and the health and safety of citizens against the value associated with the protection and promotion of the natural environment, Significant Trees and environmentally critical areas.

**Land Use Element Goal J.** Ensure a connected development pattern that enhances community access and promotes physical, social and mental well-being so that all people can live healthier and more active lives.

**Economic Vitality Goal A.** Create a positive economic climate where high-quality businesses and firms choose to locate.

**Economic Vitality Goal D.** Continue investing in Issaquah to make it a more vibrant community for residents, the business community and visitors.

**Administration's Recommendation:**

The Administration recommends adoption of the proposed ordinance adopting the updated Olde Town Subarea Plan.

**Update:**

n/a

**Alternative(s):**

1) Remand the proposed Plan amendments back to PPC with additional direction. [Impact: Delay plan implementation and impact staff and PPC work plan.]

2) Do not approve the Plan amendments. [Impact: The existing 18-year-old plan with dated policies would remain in place.]

*Administration / Development Services Department:*

MOVE TO:

Refer AB 7326 to the June 1 and July 6, 2017 Council Land & Shore Committee meetings for review and recommendation, returning to the full Council on August 7, 2017.

**ORDINANCE NO. \_\_\_\_\_**

AN ORDINANCE OF THE CITY OF ISSAQUAH, WASHINGTON, REPEALING AND REPLACING THE OLD TOWN SUBAREA PLAN, A SUBAREA PLAN WITHIN ISSAQUAH'S COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY AND ESTABLISHING AN EFFECTIVE DATE.

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WHEREAS, the Growth Management Act gives authority to cities to update their comprehensive plans once per year in such a manner that all proposed amendments are considered by the governing body concurrently such that the governing body may evaluate their cumulative effect, and Subarea Plan may be amended at a separate time than the annual comprehensive plan update; and

WHEREAS, the public review process for the Docket of Proposed Amendments included a Planning Policy Commission public hearing on January 28, 2016; as well as City Council Land & Shore Committee meetings on February 1 and 11, 2016; and

WHEREAS, the proposed Comprehensive Plan amendments were approved for placement on the 2016 Docket of Proposed Amendments by the City Council on March 7, 2016, and the Update to the Olde Town Subarea Plan was included in the approved 2016 Docket of Proposed Amendments; and

WHEREAS, environmental review was done on the proposed Olde Town Subarea Plan amendments and a Determination of Nonsignificance for a non-project action was advertised on April 21, 2017, for this amendment. The comment period for this decision ended on May 5, 2017, and the appeal period ended on May 5, 2017; and

WHEREAS, the public review process for the proposed amendments included a Planning Policy Commission public hearing on April 27, 2017, to: 1) review the proposed amendments, and 2) take public comments on the proposed amendments. Required notice to the State of Washington was sent on April 21, 2017. Legal notice of the public hearing was published in the *Issaquah Sammamish Reporter* on April 14, 2017; and

WHEREAS, public outreach included public open houses on May 25 and November 16, 2016, and March 28 and 29, 2017. The public hearing was held on April 27, 2017, and all persons desiring to comment on the proposal were given a full and complete opportunity to be heard; and

WHEREAS, the Planning Policy Commission made their recommendation to City Council on this amendment, after hearing comments from the public and closing the public hearing; and

WHEREAS, the Planning Policy Commission and the City Administration reviewed the Findings of Fact, which are attached hereto as Exhibit A, and recommended adoption of the proposed amendments contained therein, and

WHEREAS, the City Council has reviewed these proposed amendments as contained in Exhibit B at the Council Work Session of May 8, 2017 and Council Land & Shore Committee meetings of June 1 and July 6, 2017; and

WHEREAS, the City Council recommends modifications to the Administration's recommendation and hereby adopts the Planning Policy Commission's Findings of Fact; NOW, THEREFORE,

THE CITY COUNCIL OF THE CITY OF ISSAQUAH, WASHINGTON, DO  
ORDAIN AS FOLLOWS:

Section 1. Old Town Plan. The Old Town Plan, a subarea plan of the comprehensive plan, is hereby adopted as set forth in attached Exhibit B, including the Introduction, Definitions, Old Town Community, Connectivity and Mobility, Environment, Economic Vitality, Housing and Appendixes which is attached hereto and incorporated herein by reference as if set forth in full.

Section 2. Ordinance to be transmitted to Department. Pursuant to RCW 36.70A.106, this Ordinance shall be transmitted to the Washington Department of Commerce as required by law.

Section 3. Severability. If any section, sentence, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

Section 4. Effective Date. This ordinance or a summary thereof consisting of the title shall be published in the official newspaper of the City, and shall take effect and be in full force five (5) days after publication.

Passed by the City Council of the City of Issaquah, the \_\_\_\_ day of \_\_\_\_\_, 2017.

Approved by the Mayor of the City of Issaquah the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
FRED BUTLER, MAYOR

ATTEST/AUTHENTICATED:

\_\_\_\_\_  
CHRISTINE L. EGGERS, CITY CLERK