

**CITY OF ISSAQUAH
City Council Regular Meeting**

7:00 PM
March 19, 2018

Council Chambers
135 E. Sunset Way

MINUTES

COUNCIL AND ADMINISTRATIVE PERSONNEL PRESENT

Councilmembers:

Mariah Bettise
Stacy Goodman
Victoria Hunt
Tola Marts (*Excused Absence*)
Bill Ramos
Chris Reh
Paul Winterstein

Administration/Staff:

Mary Lou Pauly, Mayor
Emily Moon, Interim City Administrator
Jim Haney, City Attorney
Tisha Gieser, Deputy City Clerk

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

Mayor Pauly led the Pledge of Allegiance.

AUDIENCE COMMENTS

The following individuals spoke regarding End of Talus Development Agreement (AB 7524):

- Bruce Semple, 100 Timber Ridge Way NW and representing Timber Ridge, spoke in support (handout provided).
- Brookie Scholl, 522 Timber Creek Dr., spoke in support.
- Karen Porterfield, 2498 NW Stoney Creek Dr., expressed concerns with zoning of Talus Parcel 9.
- Kirsten Tucker Koomen, 2390 NW Harmony Way, spoke regarding the importance of preserving the character of the Talus neighborhood.
- Rich Hill, representing Resmark, expressed concerns with zoning of Talus Parcel 9.
- Cynthia Lesferd, 630 Timber Creek Dr., expressed concerns with the 100-foot buffer and access routes for potential neighboring developments.

The following individuals spoke regarding End of Issaquah Highlands Development Agreement (AB 7523):

- Gary Young, representing Shelter Holdings, spoke regarding a notice of default issued against the City, and recommended tabling adoption of the proposal.
- Tia Heim, representing Shelter Holdings, expressed concerns with the proposal.
- Jamie Rosen, 1395 NE Park Drive, spoke in support (handout provided).
- Dave Morris, 1011 NE High St., expressed concerns with the proposal.

The following individuals urged preservation of the Providence Heights campus:

- Karen Lee, Sammamish
- Susan Hass, Sammamish
- Fran Pope, 625 Mt. Fury Circle SW
- Christine Soule, Woodinville
- Paul Dean, 2525 NE Northstar Lane (handout provided)

- Carol Hass, Sammamish (handout provided)

The following additional public comment was provided:

- Joe Verner, 1230 Oakwood Place NW, spoke regarding clean-up on the Bergsma/Windward property and the proposed street vacation of a portion of NE Gilman Boulevard (AB 7485).
- Bob Swanson, 826 4th Ave. NE, spoke regarding a potential school site in the Issaquah Highlands.
- Steve Pereira, spoke regarding recent library events, the Olde Town Subarea Plan (AB 7326), the proposed street vacation of a portion of NE Gilman Boulevard (AB 7485), and preservation of the Providence Heights campus.
- Julie Clarke, 915 Bear Ridge Court NW, spoke regarding preservation of the Bergsma/Windward property on Cougar Mountain.

COMMITTEE / REGIONAL REPORTS

Councilmember Hunt:

- Salmon Recovery Council WRIA8 – Made report

Councilmember Reh:

- Services & Safety Committee – Made report
- Eastside Fire & Rescue Board – Made report
- Sound Cities Association Public Issues Committee – Announced upcoming meeting

Councilmember Ramos:

- Infrastructure Committee – Announced upcoming meeting
- Emergency Management Advisory Committee (EMAC) – Made report
- Regional Transit Committee Meeting – Announced upcoming meeting

Councilmember Winterstein:

- Lodging Tax Advisory Committee (LTAC) – Announced upcoming meeting
- Puget Sound Regional Council (PSRC) Growth Management Policy Board – Made report

Councilmember Goodman:

- Land & Shore Committee – Announced upcoming meeting

Deputy Council President Bettise:

- Council Committee Work Session – Made report

MAYOR'S REPORT

- a) There was a special meeting this evening at 6:15 PM to hold an Executive Session to discuss pending/potential litigation per RCW 42.30.110(1)(i).
- b) MEETINGS
 - March 8, 2018 – Attended PSRC Transportation Policy Board Meeting. The Board reviewed the public comments on the Regional Transportation Plan. Some of the comments submitted referenced Issaquah or impacts to Issaquah and surrounding areas, including:
 - requesting information on the timing of the construction buildout of Highway 18 from I-90 to Issaquah Hobart Road
 - concerns over trucks currently using the county roads instead of highways to move

- goods and materials south of Issaquah
- concerns over discussion in Issaquah about possibly tolling Front Street
- lack of Park n Rides at Hwy 18/Issaquah Hobart Road and lack of transit

- March 8, 2018 – Attended Cascade Water Alliance Resource Management Committee meeting. In consultation with Council President Marts, I am appointing Councilmember Hunt as the City of Issaquah Alternate to the Board. Her committee assignment has yet to be determined.

c) COMMUNITY/STAFF OUTREACH

- March 6, 2018 – Walked Providence Point/Laughing Jacobs hill with residents of the Forest Ridge Neighborhood and members of the Providence Point Residents Board.
- March 7, 2018 – Attended the ribbon cutting for the opening of Boogin Head on Front Street.

d) ANNOUNCEMENTS

- Doug Levy, Outcomes by Levy – Doug has been the City’s lobbyist for 7 years. As of May 1, 2018 he will be taking a new career path and retiring from legislative lobbying and working more in a consultant role with the City of Renton. Doug will be attending the April 16 Council meeting to give a 2018 Legislative Session summary report.
- 2018 Legislative Wins – Appropriations items:
 - \$50K for Innovation Partnership Zone, Sports Medicine focus
 - \$200K for Lake Sammamish State Park Environmental Impact Statement
 - \$206K for additional PFAS investigation on the valley floor. Our project partners are Eastside Fire and Rescue, Sammamish Plateau Water District, and the Department of Ecology
- Citywide Strategic Plan Launch – The City is getting underway with the City’s strategic planning process. This Citywide Strategic Plan - which we’re calling “Our Issaquah” - will be a first for our community. The goal of “Our Issaquah,” is to affirm the community’s vision for Issaquah, to establish community-based priorities, and to develop a framework for aligning resources and decision-making to address those priorities. Through a competitive process, the City has selected a consultant team to provide technical expertise in this endeavor. BDS Planning, along with support from ECONorthwest, have been hired and are beginning work this month.

It is critical that this work is driven by the community. As work gets underway, engagement is being planned through a variety of methods including not only surveys and focus groups, but also finding ways to ‘get outside’ – ways to go to our residents, hear from business and talk with community groups. “Pop-up” engagement stops will be out in the community and resources are being developed such as a “meeting in a box” to facilitate neighbor dialogue and input.

Residents can find information about Our Issaquah and the strategic planning process on the City’s website. This content will continue to build as the planning process progresses and residents can find a link to subscribe to email updates. A brief presentation and overview of the strategic planning approach and schedule will occur at the April 2, 2018 City Council meeting.

- Gilman Blvd – The City staff team had a Gilman Corridor Kickoff event last week. The team, under Project Manager Brienne Ross, received a great deal of valuable input that will be used to create the online map and survey tool and to influence the design framework. Next steps include firming up the public outreach approach, beginning reaching out to the residents, businesses, and updating the Council.

e) ISSUE UPDATES

- Moratorium update – 2 items remaining:
 1. Inclusionary Requirements – Staff is working with ECONorthwest to evaluate the impact the proposed inclusionary requirements would have had on the Atlas project – using Atlas as a case study. It is expected a report and presentation will be made to the Council Land & Shore Committee at the Committee's April meeting.
 2. Visions – The Visions document for Central Issaquah Neighborhoods is currently in the Council Land & Shore Committee and will be discussed at the Committee's April meeting.
- Cougar Mountain/Bergsma Update – The Development Services Department is continuing to process the current plat application proposed for this property. The City is partnering with the Trust for Public Lands (TPL) in exploring options for purchasing all or part of the property.
- Talus – Talus Parcels 7 & 8 – The City geo-technical consultants have finished their first review of a new critical area study for Parcels 7 & 8. The property owner's consultants are currently working through the City comments.

Talus Parcel 9 – The property owner is continuing to work on stabilizing the property. By the end of the month, it's expected they will be three-quarters done with the construction of the 1st wall system. The City expects stabilization efforts will continue through the end of 2018.

- Transit-Oriented Development – The City has partnered with Spectrum Development and King County Housing Authority to create a mixed-use, transit-oriented development (TOD) next to the Issaquah Transit Center. This privately-owned project will create 355 affordable and market-rate housing, commercial uses, including a potential medical and dental facility and public amenities in the City's urban core.

The complex project, which the developer is calling "Trailhead," requires relocating a business, complicated financing from multiple sources, and building a first of its kind mixed-use project in Central Issaquah. The details of the project have not been finalized but important milestones reached in the past few months include: securing \$12M in public funding from King County's TOD Fund and ARCH (our regional housing coalition) as well as the City's pilot Multi-Family Tax Exemption (MFTE) designation for the project.

A public meeting will be held in 2nd quarter of this year where project information will be provided and input will be sought on how to enliven the City-required public plaza and building frontages. The City will negotiate development agreements for this project which will require City Council approval and give additional opportunities for public comment.

More information about this project can be found on our website at <http://www.issaquahwa.gov/tod>.

- Providence Heights – On March 14, 2018 property owners Churchome filed a motion in the Providence Heights litigation seeking entry of a judgment declaring the landmark designation invalid as a violation of their First Amendment Rights. Consistent with the Settlement Agreement between the City and Churchome, the City will not be opposing entry of the judgment. Preserve Providence Heights may oppose the motion. The motion is currently scheduled to be heard without oral argument this Thursday, March 22, by Judge Julie Spector.

- Teen Café – The Teen Café project rebranded as “The Garage, a Teen Café”. Next steps include finalizing the lease agreement with our Parks and Recreation Department and presenting to the City Council at an April meeting. The Teen Café project has raised the funds for the renovation and for operating costs through the end of the fiscal year, which is June 30, 2018.

CONSENT CALENDAR

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

IT WAS MOVED BY BETTISE, SECONDED BY RAMOS; MOTION CARRIED (6-0), TO APPROVE THE CONSENT AGENDA AS PRESENTED.

- ID 0191 – Accounts: Payables and Payroll of March 19, 2018, \$ 7,345,591.63; **Approved.**
- Minutes: City Council Regular Meeting, March 5, 2018; **Approved.**
- AB 7326 – Olde Town Subarea Plan Update; **Remanded AB 7326 back to the Planning Policy Commission for review and recommendation of the revised Olde Town Subarea Plan, returning to the full Council on or before Nov. 19, 2018.**
- AB 7398 – Administrative Staff Association (ASA) Collective Bargaining Agreement; **Authorized the Mayor to enter into and execute the 2017-2019 Collective Bargaining Agreement with the Administrative Staff Association.**
- AB 7538 – Updated Water System Plan; **Referred AB 7538 to the April 11, 2018 (and subsequent) Council Infrastructure Committee meetings for review and recommendation, returning to the full Council on or before Nov. 19, 2018.**
- AB 7553 – Second Amendment to South Cove/Greenwood Point Assumption Interlocal Agreement with Bellevue; **Authorized the Mayor to enter into and execute the proposed Second Amendment to the Water and Sewer Utility Assumption Agreement with the City of Bellevue.**
- AB 7561 – Amendment to Salary Ordinance; **Adopted Ordinance No. 2829, amending Ordinance No. 2828, adopting a revised salary schedule for all City employees.**
- AB 7573 – King County Cooperative Watershed Management Grant for Lower Issaquah Creek Enhancement; **Authorized submittal of the 2018 Cooperative Watershed Management grant application for the Lower Issaquah Creek Enhancement Project.**

PUBLIC HEARING

- AB 7485 – Vacation of a Portion of NE Gilman Blvd.

Introduced by Mayor Pauly and presented by Emily Moon, Interim City Administrator.

Mayor Pauly opened the public hearing at 8:24 PM.

The following public comment was provided:

Sam Kyle, 371 NE Gilman Blvd., provided a brief history of the property

IT WAS MOVED BY RAMOS, SECONDED BY BETTISE, TO:

Continue the public hearing to the City Council Regular meeting of April 2, 2018.

MOTION CARRIED, 6-0.

REGULAR BUSINESS

a) AB 7563 – Expedited Traffic Enforcement

Introduced by Mayor Pauly and presented by Scott Behrbaum, Police Chief. Following Council discussion,

IT WAS MOVED BY REH, SECONDED BY RAMOS, TO:

Authorize funding for the expedited traffic enforcement pilot project Alternative 1A (three shifts per week) from April 1-June 30, 2018; 2) Authorize the Mayor to enter into and execute a contract with Washington State Patrol for enhanced traffic enforcement; and 3) Direct the Finance Director to include the necessary funds, not to exceed \$34,125, in a subsequent 2018 budget amendment utilizing the General Fund.

MOTION CARRIED, 6-0.

b) AB 7523 – End of Issaquah Highlands Development Agreement

Introduced by Mayor Pauly and presented by Lucy Sloman, Land Development Manager. Following Council discussion,

IT WAS MOVED BY GOODMAN, SECONDED BY REH, TO:

Adopt Ordinance No. 2830, adopting by reference a new Chapter 18.19C of the Issaquah Municipal Code providing Urban Village Replacement Regulations for the areas formerly governed by the Issaquah Highlands Development Agreement and the Highlands Drive Transit Oriented Development (TOD) Development Agreement; revising the boundaries of the area governed by the WSDOT TDR Development Agreement.

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

Amend the ordinance to add a new Subsection to Section 18.19C.140 District Standards, as follows:

“D. Structured Parking. The requirement to build structured parking in IMC 18.19A (CIDDS), Chapter 8, Section 8.18.B, does not apply to Issaquah Highlands.”

AMENDMENT FAILED, 2-4. (*Proponents: Ramos, Winterstein*)

MAIN MOTION CARRIED, 4-2. (*Opponents: Ramos, Winterstein*)

c) AB 7524 - End of Talus Development Agreement

Introduced by Mayor Pauly and presented by Lucy Sloman, Land Development Manager.
Following Council discussion,

IT WAS MOVED BY GOODMAN, SECONDED BY BETTISE, TO:

Remand AB 7524 to the Planning Policy Commission and the Council Land & Shore Committee for consideration of redesignating the map for Parcel 9 (Figure 2a) from UV-MF (Urban Village-Multifamily) to UV-SF (Urban Village-Single Family), returning to the full Council no later than July 16, 2018.

IT WAS MOVED BY GOODMAN, SECONDED BY BETTISE, TO:

Amend the motion to strike “and the Council Land & Shore Committee.”

AMENDMENT CARRIED, 6-0.

MAIN MOTION AS AMENDED, TIE VOTE, 3-3. (*Proponents: Bettise, Goodman, Winterstein; Opponents: Hunt, Ramos, Reh*)

MAYOR PAULY VOTED IN SUPPORT OF THE MOTION.**MAIN MOTION AS AMENDED CARRIED, 4-3.**

e) AB 7562 - Short-term Funding Request for Budget Process Improvements

Introduced by Mayor Pauly and presented by Jennifer Olson, Finance Director. Following Council discussion,

IT WAS MOVED BY BETTISE, SECONDED BY REH, TO:

Authorize funding for the two budget analyst positions as proposed in the revised staffing proposal; and direct the Finance Director to include \$296,424 in a subsequent 2018 budget amendment utilizing the General Fund.

MOTION CARRIED, 5-1. (*Opponent: Ramos*)**GOOD OF THE ORDER**

Deputy Council President Bettise:

Council Leadership Meeting – Invited an additional Councilmember to join this week's meeting.

Mayor Pauly:

Consent Agenda – Can forego the reading by the Clerk if Council is agreeable.

Upcoming Council Meetings – Announced anticipated items on the April 2, 2018 City Council meeting agenda.

EXECUTIVE SESSION – None.

ADJOURNMENT

There being no further business to come before the Council, the meeting was adjourned at 11:15 PM.

Tisha Gieser, Deputy City Clerk

Mary Lou Pauly, Mayor