

**CITY OF ISSAQUAH
City Council Regular Meeting**

7:00 PM
June 18, 2018

Council Chambers
135 E. Sunset Way

MINUTES

COUNCIL AND ADMINISTRATIVE PERSONNEL PRESENT

Councilmembers:

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

Administration/Staff:

Mary Lou Pauly, Mayor
Emily Moon, Interim City Administrator
Jim Haney, City Attorney
Christine Eggers, 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 public comment was provided:

- Tyson Garbusjuk, representing Boehm's Candies, 255 NE Gilman Blvd., spoke on impacts to his business from the proposed rezoning of properties recently removed from the Central Issaquah area.

The following individuals urged preservation of the Bergsma/Windward property on Cougar Mountain:

- Susan Neville, 2625 NW Pine Cone Dr.
- Geraldine Carey, 955 17th Avenue NW
- Julie Clark, 915 Bear Ridge Ct NW

COMMITTEE / REGIONAL REPORTS

Councilmember Hunt:

- Cascade Water Alliance Board – Made report.

Councilmember Reh:

- Services & Safety Committee – Made report. Announced upcoming meeting.
- Eastside Fire & Rescue Board – Made report. Announced upcoming meeting.

Councilmember Ramos:

- Infrastructure Committee – Announced upcoming meeting.

Councilmember Winterstein:

- Puget Sound Regional Council (PSRC) Growth Management Policy Board – Made report. Announced upcoming meeting.

Councilmember Goodman:

- Land & Shore Committee – Made report. Announced upcoming meeting.

Council President Marts:

- Sound Cities Association (SCA) Public Issues Committee – Made report.

MAYOR'S REPORT

There will be not be an Executive Session held this evening.

MEETINGS

- June 4 – Met with the business and elected leaders of the South East Alliance of cities. The discussion focused on how the cities can work with Issaquah to provide a focused set of transportation priorities to the State that would resolve the gridlock on Hwy 169 and Issaquah Hobart Road, and other regional connectors between the cities.
- June 5 – Attended Strategic Planning Community Charrette with Council and community members to review the five main priority themes that were distilled from the community engagement.
- June 6 – Attended the Mountains to Sound Greenway Trust Board Annual meeting and will begin to serve as an Advisory Board Member.
- June 12 – Attended a PFAS meeting with Interim City Administrator, Dept. of Ecology, and Eastside Fire & Rescue. PFAS is the constituent that has impacted the aquifer. Joint work is occurring to study and address the issue.
- June 14 – Attended PSRC Transportation Policy Board meeting. There was a discussion only items related to accessibility to transit. PSRC has been tasked with developing products to improve access for pedestrians and cyclists. The next meeting will be July 12 at 930AM at PSRC's boardroom at their offices on Western Avenue in Seattle, and the major topic will be the recommended selection of Projects Proposed for the 2021-2022 Federal Highway Administration and Federal Transit Administration Funds.
- June 14 – Attended Sound Transit's Capital Committee meeting.

COMMUNITY OUTREACH

- June 6 – Attended the Visitor's Information Center's familiarization tour of trailheads in Issaquah.
- June 13 – Attended a ribbon cutting for The Agency Northwest – a real estate company in Issaquah Highlands.

ISSUE UPDATES**Cougar Mountain/Bergsma Update:**

- The City has been partnering with Trust for Public Land (TPL) in exploring acquisition options for the parcels known as the Bergsma property.

- As of last week, TPL has a completed “Option to Purchase” agreement on a portion of the Bergsma property. This “Option” provides for an avenue through which they can negotiate to acquire additional portions of the Bergsma property through a secondary agreement. The next step for TPL will be to mitigate an appraisal now that the option is completed.

SE 62nd Street Road and Bridge Project:

- The Pickering Trail from 4th Ave to Issaquah Creek was paved on June 15. The City plans to open the trail between 4th Ave. and where the trail turns north on the west side of the creek on June 21st.

City Strategic Planning:

- Progress is being made with the Strategic Plan – thank you to the more than 1,300 people who provided input through surveys, meetings, pop-ups and focus groups.
- Following the completion broad community engagement in May, we’ve been working with our consultant, BDS Planning, on two pieces: 1) updates to the City’s vision, mission and guiding principles; and 2) identifying community-based strategic priority areas.
- Your input is being used to shape these priorities
- A Planning Charrette was held on Tuesday, June 5:
 - This involved about 50 people, including council, staff and representatives from many organizations who provide services and are involved in our community.
 - A full range of sectors was represented – from arts, culture and human services, to business, development and housing – as well as recreation, environment, education and more.
- Thanks to the community’s input and the work of these participants, we are starting to form 5 draft strategic priority areas. These are:
 - Growth and development
 - Mobility
 - Infrastructure
 - Environmental stewardship
 - City leadership and services
- We want your feedback! Do these sound right? Are they on the right track? Is there something significant missing?
- A survey on these strategic priority areas is available online – please visit issaquahwa.gov/ourissaquah for a link to the survey.
- You can also learn more and provide input at an Open House this Wednesday, June 20 (6:30 pm – 8:00 pm at the historic Train Depot in downtown Issaquah).
- The City Council will consider the draft strategic priority areas at its Work Session on June 25.

Potential Highlands Elementary School Site Update:

- The Issaquah School District has been looking at a piece of City-owned property, located at Northeast Discovery Drive and Sixth Avenue Northwest in the Issaquah Highlands as a potential site for a new elementary school. As part of its due diligence in assessing the site for school construction, the District retained consultants to perform arborist and geotechnical studies on the site. The results of the geotechnical review were presented to the Issaquah School Board of Directors and discussed at the June 13, 2018 meeting. The school district has decided not to pursue this parcel.
- Additional information is available at: www.issaquah.wednet.edu/district/departments/CapProjects

CONSENT CALENDAR

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

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

- a) ID 0233 - Accounts: Payables and Payroll of June 18, 2018, \$4,073,571.55; **Approved.**
- b) Minutes: City Council Regular Meeting, June 4, 2018; **Approved.**
- c) Minutes: City Council Special Meeting, June 5, 2018; **Approved.**
- d) AB 7600 - Interlocal Agreement with Dept. of Natural Resources for Maintenance and Use of High Point Trailhead; **Authorized the Mayor to enter into and execute the Interlocal Agreement with the State Dept. of Natural Resources for Maintenance and Use of High Point Trailhead.**
- e) AB 7612 - Amendments to IMC regarding Transfer of Development Rights resulting from end of Issaquah Highlands Development Agreement; **Adopted Ordinance No. 2841, amending the Issaquah Municipal Code and related map regarding Transfer of Development Rights resulting from the end of the Issaquah Highlands Development Agreement.**
- f) AB 7617 - Interagency Agreement with Dept. of Natural Resources for Incident Management Team Participation; **Authorized the Mayor to enter into and execute the Interagency Agreement with the Dept. of Natural Resources for City Incident Management Team personnel participation in DNR Incident Management Teams during wildfire events.**
- g) AB 7619 - Julius Boehm Pool Roof Replacement; **Awarded the construction contract for the 2018 Julius Boehm Pool Roof Project to Olympic Roofing, LLC, in the amount of \$200,200 (including sales tax).**
- h) AB 7621 - Olde Town Traffic Calming Funding Request; **Referred AB 7621 to the June 21, 2018 Council Infrastructure Committee for review and recommendation, returning to the full Council on July 2, 2018.**
- i) AB 7624 - 2017 Complete Streets Project, Phase 2 Maple St. Mini-Roundabout; **Accepted the completion of the 2017 Complete Streets Project, Phase 2 Maple St. Mini-Roundabout and release of the retainage.**
- j) AB 7627 - King County 2018 Senior Services Grant; **Authorized submittal of the 2018 King County Veterans, Seniors and Human Services grant application for the Issaquah Senior Center.**
- k) AB 7630 -Dept. of Commerce Local and Community Projects - Per- and Poly-flouroalkyl Substance Remediation Pilot Grant; **Authorized the acceptance of the Dept. of Commerce Local and Community Projects - Per- and Poly-flouroalkyl Substance Remediation Pilot grant and authorization of the grant agreement with the Dept. of Commerce; and direct**

the Finance Director to include the grant revenue and the associated expenditure of \$200,000 in a subsequent 2018 budget amendment utilizing the Water Fund.

- l) AB 7637 - Per- and Poly-flouroalkyl Substance (PFAS) Pilot Study Funding Request; **Referred AB 7637 to the Council Infrastructure Committee for review and recommendation, returning to the full Council on July 2, 2018.**

REGULAR BUSINESS

- a) AB 7632 - Lobbyist Contract

Introduced by Mayor Pauly. Presented by Interim City Administrator Emily Moon. Following Council discussion,

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

Authorize the Mayor to enter into and execute the contract for lobbying and advocacy services in the amount of \$58,000 with Gordon Thomas Honeywell.

MOTION CARRIED, 6-0.

- b) AB 7599 - 2019-2024 Six-Year Transportation Improvement Program (TIP)

Introduced by Mayor Pauly. Presented by Kurt Seemann, Transportation Manager. Following Council discussion,

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

Approve Resolution No. 2018-10, adopting a Six-Year Transportation Improvement Program and directing the same to be filed with the State Secretary of Transportation and the Transportation Improvement Board.

MOTION CARRIED, 6-0.

- c) ID 0287 - Motion Postponed from June 4, 2018: "Direct the Administration to reevaluate the Permitted Land Uses (Table 4.3B) in the Central Issaquah Development and Design Standards and make recommendations to the City Council as to whether changes are needed after the moratorium is lifted."

This item, which was postponed from the June 4, 2018 Council meeting, was introduced by Mayor Pauly and presented by Keith Niven, Economic and Development Services Director.

Following Council discussion, a vote was taken on the motion on the floor:

Direct the Administration to reevaluate the Permitted Land Uses (Table 4.3B) in the Central Issaquah Development and Design Standards and make recommendations to the City Council as to whether changes are needed after the moratorium is lifted.

MOTION CARRIED, 6-0.

The Administration and Council concurred that this work item would be heard at the July 9 Council Committee Work Session.

GOOD OF THE ORDER

Councilmember Winterstein:

Pickering Trail – Clarified that the trail does re-connect to the East Lake Sammamish Trail along the north end.

Councilmember Reh:

Farmer’s Market – Thanked the Issaquah Police Department & Public Works Operations for their involvement at the Farmer’s Market.

Mayor Pauly:

Upcoming Council Meetings – Announced anticipated agenda items.

EXECUTIVE SESSION – None.

ADJOURNMENT

There being no further business to come before the Council, the meeting was adjourned at 8:04 PM.

Christine Eggers, City Clerk

Mary Lou Pauly, Mayor

**CITY OF ISSAQUAH
Special Council Committee Work Session**

6:30 PM
June 25, 2018

Council Chambers
135 E. Sunset Way

MINUTES

COUNCIL AND ADMINISTRATIVE PERSONNEL PRESENT

Councilmembers:

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

Administration/Staff:

Emily Moon, Interim City Administrator

CALL TO ORDER

Council President Marts called the meeting to order at 6:30 PM.

AGENDA ITEMS

a) **ID 0231 - Citywide Strategic Plan**

Presented by:

*David Fujimoto, Sustainability Director
Brian Douglas, Consultant*

The following public comment was provided:

Connie Marsh, Squak Mountain, provided input on the draft priority topics and asked for a link between community consensus and the City Council's funding decisions.

b) **ID 0275 - Water System Plan**

Presented by:

*Robert York, Engineering Manager
Jeff Hansen, Consultant*

The following public comment was provided:

Connie Marsh, Squak Mountain, spoke regarding assumptions made by the demand forecast and the conservation goals.

ADJOURNMENT

There being no further business, the meeting was adjourned at approximately 9:19 PM.

Christine Eggers, City Clerk

Tola Marts, Council President



Timber Ridge Easement Modifications | **Proposed Council Action:**
Authorize

DEPARTMENT OF	Development Services, Lucy Sloman
COUNCIL LIAISON	Councilmember Goodman
OTHER COUNCIL MEETINGS	June 4, 2018
COMP PLAN POLICY NOS.	n/a
OTHER POLICIES	n/a
EXHIBITS	A. Site Development Permit Site Plan, GIS Map, and Conditions B. LCS Request Letter C. Overview of Changes D. South Right-of-Way: Requested Easement and ROW Dedications E. Pedestrian Tunnel and Osprey Lane: Requested Easement Changes F. Accessory Building: Requested Easement Changes

SUMMARY STATEMENT

Timber Ridge, a senior living facility in Talus, is completing their final phase of construction and must make road dedications and modify existing easements either to conform to what has been constructed or to comply with permit conditions. This agenda bill seeks to grant the Mayor or her designee authority to accept or relinquish the requested modifications described in further detail below.

Background

Timber Ridge received approval for a multi-phase project in 2004 (SDP03-002EV). Following the SDP (Site Development Permit) approval, Phase 1 was constructed and certain easements were recorded for private roads, pedestrian access, and public spaces as required by the SDP. In preparing to construct the second and final phase, LCS, the parent company of Timber Ridge, requested some changes to the building configuration, including converting the private road that bisected the site to a pedestrian tunnel and converting the home occupation spaces to residences. These changes were administratively approved as allowed by the Talus Development Agreement prior to the submittal of construction permits for Phase 2. (Exhibit A).

LCS is asking to modify easements and dedicate additional roadway (Exhibits B & C). These changes will implement the changes to their SDP which were approved prior to the submittal of the Phase 2 building permits while ensuring the intent of the SDP is retained.

Overview of Changes

Though dedication of right-of-way related to the implementation of the street standards and easements related to development do not require Council approval, the relinquishment of easements or right-of-way do. **Specifically, Action 4a and Action 5 below require Council approval.** Staff are providing the full package of dedications and vacations to aid Council's review.

The full package of requested actions are described below, action numbers relate to Exhibit C (Overview), and the details of the action are shown in the Exhibit listed in parentheses:

- Action #1. South Right-of-Way:** Dedicate the southern portion of the Timber Ridge Dr./Falcon Way loop (Exhibit D).
- Action #2. South Right-of-Way:** LCS dedicate the land between the road and Parcel 17B to the east

(Exhibit D).

Action #3. South Right-of-Way Slope: LCS dedicate a slope easement south of the road to allow for road maintenance (Exhibit D).

Action #4. Pedestrian Tunnel and Osprey Lane:

4a. City release the portion of the access easement for Osprey Lane which is through the building and outside of the pedestrian tunnel.

4b. LCS dedicates an easement for a portion of the pedestrian tunnel stair (Exhibit E).

Action #5. Accessory Building: City release a pedestrian and open space easement to better match what was constructed and record separate pedestrian and plaza easements, while retaining the minimum required plaza size (Exhibit F).

Public Benefits

There are numerous public benefits to these proposed changes, including:

- | The loop road around Timber Ridge will be in public ownership, providing continuity of public facilities.
- | The City will control the land adjacent to Parcel 17B, eliminating a 'spite strip'. (A spite strip, sometimes known as a grudge strip or a revenge strip, is generally a strip of land a few feet in width which is along the edge of a public road. The aim is typically to prevent road access to the neighboring lot.)
- | The City will be able to maintain the slope southeast of the proposed right-of-way, ensuring control of land and facilities which could impact right-of-way.
- | With the permitted change of NW Osprey Lane to a pedestrian tunnel, the easement changes will conform to the pedestrian tunnel's location rather than the former road's width, and thus better represent this segment of the Talus Master Trails plan.
- | Separate the original Accessory Building easements into pedestrian access and plaza easements which will reduce confusion both for the public's use and related to future building alterations, if proposed.
- | City right-of-way or easements will improve pedestrian access with:
 - | A net increase of 4,177 sf of pedestrian right-of-way or easement.
 - | A release of 624 sf of pedestrian/plaza area, while still exceeding the minimum plaza size.

For these reasons, the Administration recommends accepting, modifying, and/or partially terminating the easements as requested by LCS.

Policy Considerations

- | Is this an overall benefit for the City?
- | Should the land between Falcon Way and Parcel 17B be dedicated? Typically the City wants to avoid 'spite strips'.
- | Should the City charge Timber Ridge for the easement relinquishment or consider the additional dedications sufficient compensation?

Financial Information:

There is no financial impact as the easement areas will be maintained by Timber Ridge since they are the underlying property owner.

Administration's Recommendation:

Authorize the Mayor or her designee to accept, modify, or partially terminate the easements to implement the request of LCS as proposed in Exhibits D-F.

Update:

On June 7, 2018 the Council Land & Shore Committee met and reviewed AB 7575. At the meeting, staff made a presentation summarizing the materials provided in the agenda bill. The Committee members asked a few questions to clarify and/or confirm their understanding of the request. One member of the public, Jason Jorgenson, spoke on behalf of the property owner in favor of the action. The Committee recommended approval of the easement modifications proposed in the agenda bill with no changes, and requested placement of this item on the Consent Calendar of the July 2, 2018 Council meeting.

Alternative(s):

- 1) Do not relinquish easements associated with the Pedestrian Tunnel (Action #4a/Exhibit E) and the Accessory Building (Action #5/Exhibit F). [Impact: Easements would remain where there is no access as the easements are through buildings.]
- 2) Do not accept the dedication of right-of-way adjacent to Parcel 17B. [Impact: It may constrain the development of Parcel 17B and is contrary to City policy.]
- 3) Remand to the Administration for further review.

RECOMMENDATION

Council Land & Shore Committee / Stacy Goodman, Chair:

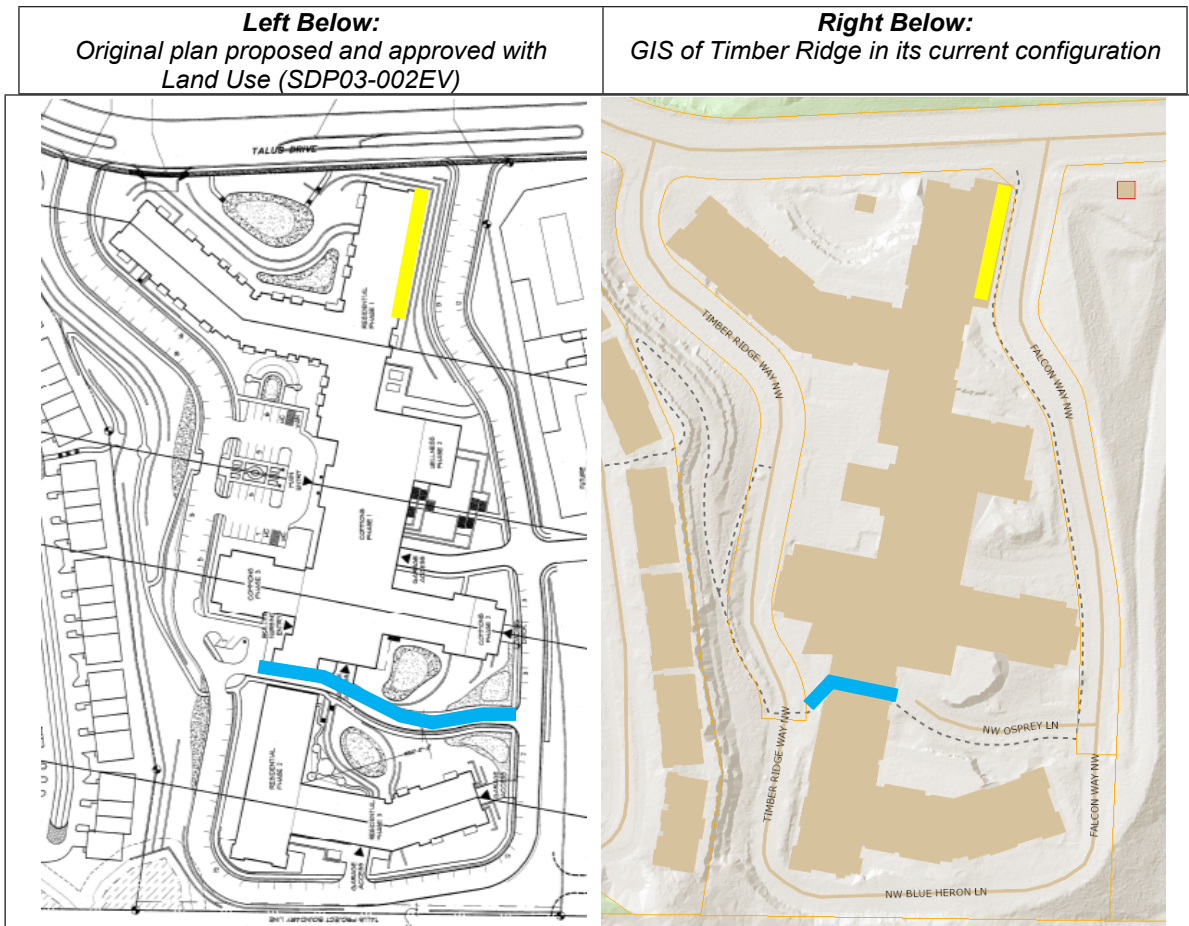
MOVE TO:

~~Refer AB 7575 to the June 7, 2018 Council Land & Shore Committee for review and recommendation, returning to the full Council on or before July 16, 2018.~~

MOVE TO: Authorize the Mayor or designee to accept, modify, or partially terminate the easements as shown in Exhibits D-F to implement the request of LCS, the parent company of Timber Ridge.

Exhibit A:

**Timber Ridge Easement and Right-of-Way Dedications and Extinguishment:
Site Development Permit and construction phases**



Timber Ridge received approval for a multi-phase project in 2004 (SDP03-002EV); above left. In preparing to construct the second and final phase, LCS, the parent company of Timber Ridge, requested changes to the building configuration, including converting a portion of the private road bisecting the site to a pedestrian tunnel (blue line above) and converting the home occupation spaces to residences (yellow line above).

SDP03-002EV conditions to carry forward or which inform the request:

- #4: The accessory uses located at the northeast corner of the building shall be an active use which contributes to the sociable public realm (for example, a day care or offices rather than storage).