



PLANNING COMMISSION

MEETING SUMMARY

Thursday, April 1, 2004

7:00 p.m., Sammamish Plateau Water & Sewer District

Meeting was called to order. Chair Scot Jarvis called roll.

Members Present: Scot Jarvis, Bob Keller, Catherine Kendall, Will Sadler (*arrived at 7:05 pm*)

Members Excused Absents: Bob Conger, Karen Moran

Members Unexcused Absents: Stuart Carson

Staff Members Present: Emily Arteche, Susan Cezar, Darci Donovan, Ray Gilmore

Approval of Minutes:

Deferred the approval of minutes until the next meeting.

Discussion Item: Final Draft of Code Amendments

The Final Drafts of the minor code amendments were provided to the commission in final form for Utility Yards and Landscaping for Storm Drainage Facilities. The commission deemed that the amendments were acceptable and ready for a public hearing. The public hearing is set for May 6th.

Discussion Items: Schedule for Public Hearing on Development Code Updates and 6-Year TIP Schedule

Mr. Ray Gilmore discussed the timeline for the upcoming public hearings on the Development Code Updates and the 6-Year Traffic Improvement Plan (TIP), which is up for review and has been modified by the Council. Mr. Gilmore has invited Delora Kerber, the Public Works Director to the April 22nd meeting to discuss the 6-year TIP. The public hearing date is scheduled for 6th. The commissioners have tentatively scheduled a May 13th meeting to follow up if a revision to the recommendation is needed before it is given to the Council.

May 6th Public Hearing – Minor Code Amendments and TIP

New Business/Agenda Items: Overview of potential code amendments to address trails in sensitive areas.

Mr. Gilmore gave a presentation to the Planning Commission on what the code currently provides for trails in sensitive areas. He gave an overview of neighboring jurisdictions codes related to trails in wetlands and potential code amendments. Four examples of potential code amendment options were discussed - 1. Delete Reference to the Adoption of Administrative Rules, 2. Allow trails as an outright permitted use, subject to implementation of Best Management Practices (BMPs), 3. Treat trails the same as roads and require mitigation, 4. Develop PAUE criteria with specific standards for trails that serve the “broader public purpose.”

After discussing the various options, standards and criteria, it was decided that the staff would provide 2 possible ordinances for the next meeting. The April 22nd meeting discussion will be the Trail’s Wetlands Buffers options and BMP’s. The Trails in Sensitive Areas Public Hearing is scheduled for May 20th.

Public Comment:

Mike Rundall, 2470 196th Ave SE. Concerned the Planning Commission does not have enough information to make good decisions regarding BMP’s. Questioned why we are changing the code and what the motivation is. Asked the commission to consider alternatives for critical areas and provide a clear and concise code.

Vicki Beres, 2305 E Lk Sammamish PL SE. Concern on the construction of trails and that the big picture is not being clearly looked at. Addressed concern of the impact on the trails and sensitive areas. Responsible alternatives should be looked at when there are other options around critical areas.

Ray Spencer, 133 E Lk Sammamish PL NE. BMP sounds great, however, the concern is that you may not look at alternatives. If you can avoid developing in sensitive areas we should and BMP’s may not protect the environment.

Bob Hamilton, 3931 E Lk Sammamish PL NE. Ask the commission to take a reality check and look at what the impact will be to the waterfront residences if the trail is built. Shared his past experiences with KC and the concerns about having to move his access road.

Meeting adjourned at 8:40 p.m.