



# PLANNING COMMISSION

## Meeting Summary

Thursday, June 2, 2005

7:00pm Sammamish Plateau Water & Sewer District

Meeting was called to order 7:00pm Chair Scot Jarvis called roll

**Members Present:** Scot Jarvis, Stuart Carson, Bob Keller, Bob Conger, Will Sadler  
Karen Moran

## Old Business/Agenda Items:

### Wireless Communication Facilities Master Plan and Code Amendments

#### Recommendations:

Kamuron gave a brief overview of the wireless packet and also made note that there is a resolution intended for the commissions review. No Planning Commission members had concerns or comment. Motion was made to make the recommendation to the City Council to adopt the Wireless Facilities Master Plan. All were in favor.

### Growth Metering/Phasing Ordinance – Continued Deliberations and Recommendation:

Commissioner Sadler spoke of his concern as to if it's the right thing to do for the city. There are potential consequences. This could actually encourage more growth to happen in the short term; concurrency; property rights; opportunities for affordable housing; legal consequences – you are going to spend tax dollars to defend this ordinance that could be spent on roads, etc.

Commissioner Keller asked what happens in the absence of us approving this ordinance? In the absence of concurrency there has to be something in place. He stated that he did a little research on schools, police services, and fire services. Fire is probably the most critical with equipment and station costs being huge. Our biggest area of growth (southeast) is in the outer limit of our area and response time will probably be the most vulnerable. Need to send a strong message to the Council for them to go through all of these issues and see how to best handle them.

There was discussion regarding the number of applications taken in would still give 2 or 3 years before houses are built and infrastructure can be going in place. Chair Jarvis gave some suggested comments from the last meeting on potential wording changes and a very rough draft of a memo to Council. This has been presented as temporary and it should not be ingrained in our system and continue to get renewed.

A motion was made and seconded to put the ordinance on the floor for discussion. There was discussion on wording changes regarding the expiration of the ordinance; changes to the first paragraph of page 8; discussion on striking that paragraph altogether; discussion on wording changes to page 7 of 8. Motion was made and seconded to adopt all the amendments that were just proposed. All were in favor.

There was discussion about the memo that will go along with the ordinance to Council. A vote was taken and all were in favor of the memo as well as the ordinance.

### **Public Comment:**

John Galvin, 432 228<sup>th</sup> Ave SE, Sammamish - Commented on the city hall project. Here is a \$16 million complex in the center of the city in the center of nowhere. He feels it won't be used. He doubts we have the expertise and money to build a city center. Seems the Special Study has fallen off the radar. He hopes in the near future we can start to communicate about this and get the ball rolling so we can do a good job.

Doug Stowers, 123 214<sup>th</sup> Ave NE, Sammamish - Hopes the Commission will keep the individual in mind regarding the moratorium. Appreciates what work they've done here.

Mike Bell, 22423 SE 20<sup>th</sup>, Sammamish - He lives in Woodinville but is a property owner in Sammamish. Discussed his experience in trying to get demolition permits the past few years and hoped that when finances are available to rebuild he can still get a building permit.

Stan Ruben, 104 214<sup>th</sup> Ave NE, Sammamish - Congratulated the Commission for putting this together and approving it tonight. He said "It's only 6 years too late". Now he can move on and sell his place and hopefully move elsewhere where medical facilities are closer.

### **Agenda Items:**

- Planning Commission Calendar Items: Kamuron Gurol reviewed the timeline of the remaining 2005 Planning Commission projects. Discussed the Comp Plan amendment process; discussed what actually is concurrency; reviewed LID calendar options.
- LID Options: Discussed the fact that we are dealing with a time frame that relates to the lifting of the moratorium. In order to meet this timeframe, there were principles identified: This would be voluntary; would be applicable citywide; would include specific objectives; would allow applicants to identify specific methods to achieve those objectives; use of techniques will result in different development styles; include a set of incentives. Kamuron stated he sees this as a first step and there would be subsequent steps the city takes. Discussed specific basins with more public pressure to do something about. There are certain regulations in place now. Discussed voluntary vs. mandatory process.
- Meeting Options:
  - Town Center process will go into 2006 Planning Commission project list

- Shoreline Master Program – The city was able to receive a grant from the State. Project to be completed by 2009. Project to start in 2006/07.
- Affordable Housing - The City's consultant has put together an affordable housing strategy.

**Meeting Adjourned:** 9:45pm