



PLANNING COMMISSION

MEETING SUMMARY

Thursday, July 21, 2005

Sammamish Plateau Water & Sewer District

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

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

Agenda Change: Move Town Center Planning Process to the beginning.

Town Center Planning Process: Assistant City Manager Pete Butkus reported on what is happening with the Citizen Advisory Committee and Special Study Area. Berk & Associates were hired as consultants. Mr. Butkus also reported on the staff's best estimate of the Town Center planning process. Phase 2-3 will be two to three years but not set in stone; based upon the Mill creek experience – staff is looking at 23 other cities and will narrow it down to 3-5 examples and make a recommendation. There was discussion of public/private partnerships. There will be more to report at the end of September. Mayor Gerend reported on Tuesday night's joint study session. Next joint session will be Sept 1st; Public Hearing September 6th; Staff report in September.

Fire Update:

Pete Butkus put together a capital facilities plan for fire. Recommendation to Council was two levels of service standards. First, response time standards for emergency fire calls; second – Fire stations in time of emergency must be open to serve as a place of emergency shelter in addition to the public schools. Spoke of growth related improvements. Fire Station #82 serves as our backup emergency operations center if needed. Discussed possible fire impact fees.

Comp Plan Amendments Parks CIP/Impact Fees:

Community Development Director Kamuron Gurol discussed impact fees – same components as transportation impact fees. He handed out a packet from last night's meeting and stated that it was all on the web site.

Critical Areas Code Update.

The next CAC (citizen advisory committee) meeting topic will be wetlands on August 10th. They are still on schedule. The Commission will be given notebooks that have the same materials as the CAC has as background material.

LID Update:

Nothing new to report – still working on it.

New Business:

No Planning Commission meetings in August.

City Council Update:

Mayor Gerend discussed growth phasing as it pertains to multi family; affordable housing. A comment from the Council was to make sure we have proper definitions of affordable housing. Council asked commission to comment on what staff has proposed as far as an annual limitation.

Mr. Gurol stated for the record that this is a regular Planning Commission Meeting and we have a quorum. We only have one member of the Council here. The forum for this discussion to take place is at the City Council Meeting. They may or may not have a public comment on this next Tuesday. He cautioned the group to not try to come to a consensus here. There is no problem with having a discussion and come to an agreement of expectation coming out of tonight's meeting – but not a formal action of the Planning Commission. The council encourages the commissioners to come to the meeting as citizens and with some expertise as a Planning Commission. Staff will send out notification of when the amendments are posted on the web site.

Staff Report:

Mr. Gurol reported on the current net density appeal from the Masters Builders.

Public Comment:

Mayor Gerend, spoke to the idea of transferring development rights which would allow us to protect our treasured places like Ebright Creek and of the location of Sammamish right at the edge of the urban growth boundary perhaps you could make an argument that you don't want high density right out to the rural area; you want to have sort of a buffer area.

Mr. Gurol is continuing to work at the Puget Sound regional staff committee working on an update to Vision 2020. Four counties, 88 cities region wide it - does make a difference for Sammamish that we stay engaged in this both at the staff level and we will have to spend some time talking about this with the elected officials. There won't be formal decisions for Sammamish to make.

Meeting adjourned 9:30pm