



PLANNING COMMISSION

MEETING SUMMARY

Thursday, June 22, 2006

Sammamish Plateau Water & Sewer District

COMMISSIONERS PRESENT:

Ron Brown

Scott Hamilton

Bob Keller

Bob Conger

Scot Jarvis

Karen Moran

Erica Tiliacos

STAFF PRESENT:

Kamuron Gurol

Christina VanValkenburgh

Jeff Watling

CALL TO ORDER:

Chair Bob Conger called the meeting to order at 6:30pm.

CONTINUATION OF IMPACT FEES PUBLIC HEARING

STAFF RECAP

Kamuron Gurol stated that there is an updated comment/response matrix on parks but not yet on transportation. There were a large amount of comments on technical, policy, and legal issues. The main policy issue is “what is the proportionate share?”

PLANNING COMMISSION Q & A

What about people who want to build now? Some are waiting and watching

On the TIP/CIP Transportation element, the city adopted it last year and it is in place.

We probably won't make the state deadline if we do decide to update it in 2006.

Kamuron commented that the TIP is based on an overall transportation plan. There was also discussion about having interactive discussions, open house or meetings with the development community and the public.

Christina Van Valkenburgh, City Planner

She went over the copy of the revised ordinance – explained what the revisions were.

Talked about payment of impact fees by affordable housing and length of exemptions she found in neighboring cities. Also ADU exemptions from parks impact fees does that mean exempt from traffic fees? There was discussion of determination of median

income, exemptions, number of affordable units to expect. Kamuron stated he will send the commission a link to the ARCH website.

Jeff Watling, Parks Director

Jeff went through the 12 responses on the matrix

IMPACT FEES PUBLIC HEARING (Continuation)

Lynn Stewart question as to the responsibility of new growth. Discussed the value per capita of existing parks and levels of proportionate share.

MOTION TO CLOSE PUBLIC HEARING

Motion made to close the public hearing on the Parks portion. The transportation portion remains open . Motion was seconded. Motion passed.

DISCUSSION:

Kamuron said he feels reasonably confident that we are interpreting this correctly. We can pass this on to Council and state that this question didn't get fully answered.

Karen Moran stated that she is not comfortable moving forward until we get the answer in particular to boundaries needing to be set for ADU's etc.

Scott Hamilton Stated he does not believe in 100% exemptions in general. He is much more amenable to reductions in fees. Affordable housing certainly has some level of impact on the infrastructure. He would also favor seeing some sort of tiered structure.

There was discussion on taking affordable housing out as at the moment we have no incentives and have no applications. Staff will bring back some alternatives.

Erica Tiliacos questioned the 14% vs 86%. Jeff explained that the 86% is the historic level the city spent on capital investments from 1999-2005. 14% was from grants & funding.

Discussion of project improvements vs. system improvements. Developers can go above and beyond. Credits can be negotiated

End discussion on Parks. Discussion to be continued on July 6th.

CALENDAR UPDATE

Meeting on July 6th will begin at 7:45pm

Calendar of upcoming events

There will be a tour with the commission, the council and ARCH

Bob Conger – commented on his official handover of the annexation work. Seemed to go fairly well. Public hearing starting on the 11th.

Christina will send the pdf and email on the surveys of the bus tour and it will be on the website

MOTION TO ADJOURN: 8:30pm

Motion seconded. Motion passed.