



PLANNING COMMISSION

MEETING SUMMARY

Thursday, September 28, 2006

City of Sammamish Council Chambers

COMMISSIONERS PRESENT:

Ron Brown

Bob Conger

Scot Jarvis

Karen Moran

Erica Tiliacos

Scott Hamilton

Bob Keller

STAFF PRESENT:

Kamuron Gurol

CALL TO ORDER Chair Bob Conger called meeting to order at 6:32pm

Transportation Impact Fees Deliberation & Recommendation

Introduction by Kamuron Gurol. Apologized for the lateness of responses from last meeting but noted that the commission needs to see how the recommendations have changed based on the testimony we have received so far and incorporate the comments on the critique that's been provided. Handed out memo containing 25 items. Introduced the consultant Randy Young with Henderson, Young & Co. Mr. Young walked through the updated calculations and addressed the question of balance between the impact fees and other sources of public funds. City Manager,

Ben Yazici addressed the question of the capacity of the city and capability to support the package being looked at.

Discussion & Comments from Commissioners

Summation from staff and consultants – clarification of numbers – questions

It was stated that there will be further opportunities to submit more testimony and add to the record and make further arguments before this is adopted by council.

A motion was made to recommend to the City Council this impact fee ordinance as presented by the staff, along with the caveat that the concerns noted in letter of transmittal and in presentation to council would be addressed. Motion was seconded. Discussion followed.

A rider was made to the motion: that the formula be updated to the approved TIP when it is approved, so that the formula is flexible enough to modify.

Kamuron suggested splitting the impact fee from the ordinance and having two separate discussions. There will be further public comment tonight on the concurrency system changes, then complete the work on the rest of the ordinance and complete that next time.

Motion was made to forward to the City Council, the traffic impact fee ordinance with the modeling methodology that has been presented to the commission and that the proviso be included to allow for any updating of the numbers as to the adoption of the TIP and that the letter of transmittal reflect the concerns over line item revenue, taxes, increase on page 12 Section D.

No Discussion – All in favor

Public Hearing – Comp Plan Amendments

Comments taken on concurrency section of SMC 14A.05 to implement 2005 Comp Plan Amendments.

Unidentified Speaker – Stated that a number of comments were raised about our fees being fixed but the city's costs are not. Section 14A.15.100 provides for council review of mitigation fees every year. The last sentence says that council does not determine the amount of adjustment but by the same amount that the consumer price index changes so mitigation fees are not fixed.

End of Public Comment

Suggestion made to keep the hearing open until October 5th

Meeting Adjourned at 8:30pm