



PLANNING COMMISSION

MEETING SUMMARY

Thursday, February 21, 2008

City of Sammamish Council Chambers

COMMISSIONERS PRESENT

Bob Keller

Erica Tiliacos

Scott Hamilton

Bob Conger

Ron Brown

Karen Moran

COMMISSIONERS ABSENT - Scot Jarvis

CALL TO ORDER

Chair Bob Keller called the meeting of the Sammamish Planning Commission to order at 6:31p.m.

PUBLIC COMMENT - (NON AGENDA) - None

APPROVAL OF MINUTES - None

STAFF PRESENT

Kamuron Gurol, Community Development Director

Susan Cezar, Deputy Community Development Directors

Rob Garwood – Senior Planner

OLD BUSINESS – None

WELCOME

Chair Bob Keller opened the meeting and expressed appreciation to Commissioner Tiliacos on her recent input into meeting material. Chair Keller stated that without this additional help then certain targets would not have been achieved.

Kamuron Gurol opened the meeting advising details on this evening's topic; 2008 comp plan amendment, annexation & Docket Request

NEW BUSINESS

- **PROPOSED MINOR SMC CODE AMENDMENT**

Rob Garwood gave a quick overview on the proposed minor code amendment, including small housekeeping amendments that now required changing in the S.M.C.

In order to correct these issues the staff will be bringing you proposed code revisions in 2008. Highlights of the proposed changes are as follows:

- Minor corrections such as incorrect numbering in the text or incorrect municipal code citations.
- Corrections to the code to reintroduce exemptions to the Clear and Grade section of the code which were unintentionally removed when the City went from the Uniform Building Code to the International Building Code. For instance, an exemption from requiring a grading permit for less than 50 cubic yards of grade and fill, and exemptions for septic field installation.
- Corrections and clarifications in the definitions section.
- Modification of the Interpretations section of the code to allow citizens to appeal interpretations made by the Community Development Department.
- Revisions of the interior lot line setback distances in R-4 to make them consistent with other zones. Currently, R-4 has a 7 foot interior lot line setback all of the other zones have a 5 foot interior setback.
- Elimination of the allowance of commercial establishments of 5,000 square feet or less in any residential zone, where the parcel is at least one mile from the nearest commercial area. This is a hold over from King County's code and was intended for rural areas.
- Corrections to the Title 21A eliminating conflicts with other municipal code sections and standards, such as the street tree requirements which appear in both the landscape section of the code and in the Public Works Standards.

NEW BUSINESS

- **DOCKET REQUEST**

Michael Matthias circulated documentation to the Planning Commission regarding an application for re-zoning from Dr. John Kaschko.

Review took place on a map scale advising the PC of the required and discussed details with the applicant. The amount of property revised is approximately 30 acres. Application is R4 zoning. Traffic Analysis, Annexation and Town Center elements had been taken into account when assessing this application.

Public Comment on Docket Request

Fred Forg – 425-260-8443

John Kaschko

Timothy O’Neil-Dunne – 425-836-4568

NEW BUSINESS

- **ANNEXATION**

Emily Arteche discussed the 2008 Comp plan amendments in reference to the Annexation Strategy Study. The study was presented in November 2007, were 11 previous studies in the City were reviewed.

Anticipated Annexation currently outside the UGB Boundary amendments.

- Camden Park Estates (Partial 6-7 Lots)
- Mystic Lake
- Duthie Hill
- Soaring Eagle Park

All the above are citizens requests. Further discussion/details will be advised in future meetings.

Kamuron Gurol advised details to the Planning Commission on the procedures to date on the process of Annexation.

Public Hearing on Annexation

Peggy Braeutigan – 425 391 0777

Shaun Milton – 425-313-0113

Paul Brenna – 425-392-7381

Maps per area were shown on the screen for public hearing purposes;

- **Rosemount** – No Comment
- **244 N or S including – Camden Park Estates/The Trails/Swan Ridge**
 - Christopher Tombs - 425-868-6056
 - Kelly Dillingham – 425-868-0982
 - Larry Cochrane – 425-836-0350
 - Timothy O’Neil-Dunne – 425-836-4568

- **Mystic Lake**
 - Mike Miller – 425-649-8139
 - Gail Cochrane – 425-836-0350
 - Ann James – 425-868-5981
 - Timothy O’Neil-Dunne – 425-836-4568
 - Larry Cochrane -425-836-0350

- **Aldarra Estates**
 - Mike Miller – 425-649-8139
 - Christine Bendes – 425-392-3355
 - Peggy Braeutigan – 425-391-0777

- **Duthie Hill**
 - Mike Miller – 425-649-8139
 - Paul Brenna – 425-392-7331

Chair Keller agreed to continue with Public Hearing in forthcoming meetings to allow the general public additional options to view their comments.

Commissioner Hamilton requested staff recap on the traffic analysis project by the 03/6 focusing on the 244th corridor.

Kamuron Gurol advised that mail distribution had been sent to the residents of the areas being considered in the UGB advising details of this Public Hearing. He thanked the general public in attendance and stated that their comments and input is very valuable to the city.

Public comment closed at 8:20pm

Planning Commission Work Calendar

Kamuron Gurol discussed the Work Program Calendar with the Commission on future dates regarding Town Center Zoning and Development and the Shoreline Master Program Project.

Chair Comment

Although not in attendance this evening, Chair Keller expressed his gratitude and appreciation to Commissioner Jarvis for his four years contributions to the Planning commission. His participation had made a significant contribution to the City and to the Planning Commission decisions.

ADJOURN

Meeting adjourned at 8:30 p.m.

Chair: Bob Keller

(DVD record 2/21/2008 refers.)