



PLANNING COMMISSION

MEETING SUMMARY

Thursday, Jul 2, 2009

City of Sammamish Council Chambers

COMMISSIONERS PRESENT

Jan Klier

Erica Tiliacos

Dick Amidei

Tom Vance

Stan Bump

Scott Hamilton

Mahbubul Islam

COMMISSIONER ABSENT: All present.

STAFF PRESENT

Kamuron Gurol, Community Development Director

Evan Maxim, Senior Planner

Michael Matthias, Town Center Project Manager

Debbie Beadle, Secretary, Community Development

CALL TO ORDER

Chair Tom Vance called the meeting of Sammamish Planning Commission to order at 6:00 p.m.

APPROVAL OF AGENDA – Approved.

REVIEW OF WORK PROGRAM CALENDAR

Kamuron Gurol opened the meeting discussing the Work Program Calendar; details were explained for this evening's meeting; Public Hearing on Signage Code Amendment 21.A and Town Center LID -Stormwater Master Plan. The last meeting before the Summer break would be 07/16/09. September 1st meeting would commence on 09/03/2009.

Wireless Communication Facility would be introduced on 09/03/2009, concluding with Deliberations/Recommendations on 11/19/09.

PUBLIC COMMENT – NON-AGENDA - None

OLD BUSINESS

Staff Representation:

- Evan Maxim, Senior Planner

SIGNAGE CODE AMENDMENT 21.A

Presentation by *Evan Maxim, Senior Planner*.

Evan Maxim opened the discussion referencing the Electronic Reader Board Signs Proposed Code Amendments memorandum document sent directly to the Commissioners 07/2/2009. Specific emphasis was made to Option 1, 2 & 3.

Policy Decision:

Option 1: Policy basis:

Purpose of the sign is to provide notice of community events to the community in addition to students, parents, and school staff.

- Allowed at schools only
- One sign may be a changing message center sign (wall or freestanding)
- Maximum area of 32 square feet
- Require shut-off at 10:00PM
- Non-commercial message
- Prohibit moving / scrolling text & graphics
- Limit message change to once every 60 minutes

Option 2: Policy basis:

Purpose of the sign is to provide notice of school events to the students, parents, and school staff.

- Allowed at schools only
- Both wall signs may be a changing message center sign (but not freestanding signs)
- Maximum area of 32 square feet
- Required 50 foot building setback
- Require shut-off at 10:00PM
- Non-commercial message
- Allow moving / scrolling text & graphics
- Limit message change to once every 60 minutes

Option 3: No action alternative.

A questions/answers session took place with the Commission directly with Evan Maxim and Kamuron Gurol emphasizing areas of concern.

PUBLIC HEARING – SIGNAGE CODE AMENDMENT 21.A

Chris Bedi, 400 228th Ave, ELHS Representative

Heidi Fedore, 1828 210th Ct NE, ELHS Representative

Cheryl Lewis, 1828, 210th Ct, Sammamish, WA 98074, ELHS PTSA Representative

Frank Santoni, 22828 SE 6th Pl, Sammamish, WA 98074

Chair Vance requested receiving a sense from each Commissioner their thoughts about the proposed motion, and to give comments/views/opinions/suggestions.

Motion: Commissioner Bump raised motion that “no electronic reader boards be raised within the City of Sammamish” – Option 3 No Action Alternative. Commissioner Hamilton seconded the motion.

Each Commissioner discussed their concerns/views on the motion raised. Approval of Motion 5:2

Finally, it was concluded via Kamuron Gurol/Evan Maxim that a transmittal memo to the City Council would be generated stating the following details:

The Planning Commission’s recommendations for the “Changing Message Center signs at Schools” amendment to the Sammamish Municipal Code. The Commission and staff used a public participation process that included multiple public meetings and an extended public hearing process. The proposed amendment would allow for changing message center signs (i.e. electronic reader board signs) to be built at schools in the residential zones of the City.

The Planning Commission and staff held a public meeting on April 2, 2009 and a public hearing on May 7, 2009 that was continued to July 2, 2009. The Planning Commission received public input from Lake Washington and Issaquah School Districts, staff representing Skyline and Eastlake high schools, and the general public.

The majority of the Planning Commission recommends (5 in the affirmative, 2 in the negative) that the City Council pursue **Option 3: No Action Alternative**. “Option 3: No Action Alternative” does not amend the current sign code provisions, which allow for a 25 square foot freestanding sign and for a manually changed sign message board.

This recommendation is based upon the following concerns:

1. Any changes to the Sammamish Municipal Code requirements contained in Title 21A for signs should be part of a comprehensive overhaul of the development standards for signs;

2. The proposed code amendment raised potential legal questions the City Council should consider;
3. The aesthetic impact of the number of signs that would potentially be built along 228th Avenue under Option 1 is not advisable; and,
4. The proposed code amendment is premature prior to adoption of sign code standards for the Town Center.

Additionally, the Planning Commission also suggested that the City Council consider the following:

1. Install a community event sign on the Sammamish Commons property and allow schools to post events on that sign; and,
2. Authorize a comprehensive overhaul of the development standards for signs early in 2010.
3. The Commission's concern that electronic reader boards are currently allowed outright in all commercial zones.

OLD BUSINESS

Staff Representation:

- Michael Matthias, Town Center Project Manager
- Eric La France, Senior Storm water Program Engineer
- Erin Nelson, Parametrix

TOWN CENTER ZONING AND DEVELOPMENT

LID/Stormwater Master Plan

Erin Nelson, gave presentation in a powerpoint format on “*Towncenter Comprehensive Stormwater Plan: An Update*”.

The slides of the presentation were made:-

- Parallel Efforts
- Town Center Infrastructure Plan
- Relevance of Basin Planning to Town Center Stormwater Plan
- Thompson Watershed Characteristics
 - What's good?
 - What's not so good?
- Inglewood Watershed Characteristics
 - What's good?
 - What's not so good
- North-South Cross Section
- East-West Cross Section
- Hydrologic Modeling assumptions – Town Center

- Preliminary Hydrologic Modeling Results - TC
- Alternatives to Traditional Techniques
- Considerations for Town Center
- Town Center Area A-1 – Facility Space Comparisons
- Bio-ention
- Permeable Pavement
- Green Roofs
- Rainwater Harvesting
- Underground Stormwater Injection
- Potential Alternatives for Implementation
- What’s Next?

Erin concluded by recommending that the City “stay flexible” and not build too much infrastructure/storm water mitigation in advance of development due to rapid technology changes in the science and prior to input from developers who submit plans for the Town Center.

Presentation concluded with a questions/answers summary with Staff and the Commission directly.

The PowerPoint presentation would be available as a reference document on the City Website.

NEW BUSINESS

Discussion Community Communication Recommendations:

Chair Vance opened the discussion on the potential recommendation document proposed to be submitted to the City Council from the Planning Commission on increasing communication between the City and the public.

Corrections to the potential transmittal document were discussed and certain changes outlined to Commissioner Hamilton were made for amendment to the document via each Commissioner.

Motion: Commissioner Klier raised motion to approve recommendations, seconded via Commissioner Bump

Amendment to the Motion: Commissioner Tiliacos requested to eliminate footnotes 5, 6, 7 & 8; seconded via Commissioner Hamilton.

Kamuron Gurol joined the discussions and suggested that the sub-committee arrange a meeting with the City's Communication Manager Tim Larson, and discussed the issues within the document.

Motion: Commissioner Klier raised motion to table the vote; defined the document; meet with Tim Larson; and submit the document back on the Agenda before Summer recess 07/16/09. Approval : 7:0

PUBLIC COMMENT - None

ADJOURN

Meeting adjourned at 9:02 p.m.

Chair: Tom Vance
(DVD record 07/02/2009 refers.)

Secretary: Debbie Beadle