



PLANNING COMMISSION

MEETING SUMMARY

Thursday Oct 1, 2009

City of Sammamish Council Chambers

COMMISSIONERS PRESENT

Jan Klier

Erica Tiliacos

Dick Amidei

Tom Vance

Stan Bump

Mahbubul Islam

Scott Hamilton

CALL TO ORDER

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

APPROVAL OF AGENDA – Approved.

PUBLIC COMMENT – NON-AGENDA - NONE

STAFF PRESENT

Kamuron Gurol, Community Development Director

Michael Matthias, Town Center Project Manager

Debbie Beadle, Secretary, Community Development

OLD BUSINESS

TOWN CENTER ZONING AND DEVELOPMENT REGULATIONS

- **Review Comprehensive Draft Development Regulations**

Staff Representation:

- Michael Matthias, Town Center Project Manager
- Bob Bengford, Makers Architecture and Urban Design

Michael Matthias opened the meeting and advised the Commission that this evening's meeting would continue reviewing document 21B.25. He advised that we are expecting to spend time on signage and affordable housing and need to proceed as quickly as appropriate. Portions not covered tonight will be picked up during the deliberation process. The intent is to get through this by December 2009.

Kamuron Gurol confirmed that we are not suggesting that the process should be pushed through. He commented to the Commission that the purpose is not to hurry the Commission up but to ensure that they know what is on the table. The public hearing will start 10/08 and the public

input is going to help to come to appropriate decisions. We'll make the time so that nobody feels rushed.

Bob Bengford – Makers Architecture & Urban Design commenced presentation/discussion on the following Developments Regulations:-

Chapter 21B.25

DEVELOPMENT STANDARDS – DENSITY AND DIMENSIONS

Sections:

21B.25.010	Purpose
21B.25.020	Interpretation of tables and general development capacity provisions
21B.25.030	Densities and Dimensions
21B.25.040	Provisions to Obtain Additional (Bonus) Residential Density or Commercial Development Capacity
21B.25.050	Measurement methods
21B.25.060	Minimum urban residential density
21B.25.070	Calculations – Allowable dwelling units, lots or floor area
21B.25.080	Calculations – Gross developable acreage
21B.25.090	Calculations – Site area used for minimum density calculations
21B.25.100	Lot area – Prohibited reduction
21B.25.110	Measurement of setbacks
21B.25.120	Setbacks – Specific building or use
21B.25.130	Setbacks – Modifications
21B.25.140	Setbacks – From regional utility corridors
21B.25.150	Setbacks – From alley
21B.25.160	Setbacks – Required modifications
21B.25.170	Setbacks – Projections and structures allowed
21B.25.180	Height – Exceptions to limits
21B.25.190	Lot divided by zone boundary
21B.25.200	Sight distance requirements

Chapter 21B.30

DEVELOPMENT STANDARDS – DESIGN REQUIREMENTS

Sections:

21B.30.010	Purpose
21B.30.020	Applicability
21B.30.100	Site planning – Street front orientation
21B.30.110	Site Planning – Street layout
21B.30.120	Site Planning – Multiple building/large lot/multiple lot developments
21B.30.130	Site Planning – Pedestrian and non-motorized vehicles circulation
21B.30.140	Site Planning – Internal vehicular circulation
21B.30.150	Site Planning – Side and rear yard compatibility
21B.30.160	Site Planning – Open space
21B.30.170	Site Planning – Stormwater facility planning
21B.30.180	Site Planning – Street corners

- 21B.30.200 Site Design Elements – Pedestrian amenities
- 21B.30.210 Site Design Elements – Internal pedestrian paths
- 21B.30.220 Site Design Elements – Mechanical equipment and service areas
- 21B.30.230 Site Design Elements – Street design
- 21B.30.240 Site Design Elements – Trail corridors
- 21B.30.260 Site Design Elements – Fences and retaining walls
- 21B.30.270 Site Design Elements – Lighting
- 21B.30.300 Building Design – Character
- 21B.30.310 Building Design – Architectural scale
- 21B.30.320 Building Design – Details
- 21B.30.330 Building Design – Exterior materials and colors
- 21B.30.340 Building Design – Blank walls
- 21B.30.350 Building Design – Parking garage design
- 21B.30.400 Single-Family – Subdivision design
- 21B.30.410 Single-Family and Duplexes – Lot and building design
- 21B.30.420 Single-Family – Cottage housing

Chapter 21B.35

DEVELOPMENT STANDARDS – LANDSCAPING AND IRRIGATION

Sections:

- 21B.35.010 Purpose
- 21B.35.020 Application
- 21B.35.030 Landscaping – Screen types and description
- 21B.35.055 Landscaping – Drainage facilities
- 21B.35.060 Landscaping – Surface parking areas
- 21B.35.070 Landscaping – General standards for all landscape areas
- 21B.35.080 Landscaping – Additional standards for required landscape areas
- 21B.35.090 Landscaping – Advisory Tree List
- 21B.35.100 Landscaping – Plan design, design review, and installation
- 21B.35.110 Maintenance
- 21B.35.120 Financial guarantees
- 21B.35.130 Water use – Applicability of water budget for landscape areas
- 21B.35.140 Water use – Irrigation water budget calculated
- 21B.35.150 Water use – Estimated water use calculated
- 21B.35.160 Water use – Irrigation efficiency goals and system design standards
- 21B.35.170 Water use – Irrigation system design, design review and audit at installation
- 21B.35.180 Water use – Irrigation design plan contents
- 21B.35.190 Water use – Irrigation schedules
- 21B.35.200 Water use – Irrigation system maintenance
- 21B.35.210 Tree retention requirements
- 21B.35.220 Tree retention incentives
- 21B.35.230 Tree protection standards
- 21B.35.240 Tree replacement and enforcement

Chapter 21B.40

DEVELOPMENT STANDARDS –PARKING AND CIRCULATION

Sections:

- 21B.40.010 Purpose
- 21B.40.020 Authority and application
- 21B.40.030 Computation of required off-street parking spaces
- 21B.40.040 Shared parking requirements
- 21B.40.050 Exceptions for community residential facilities (CRF) and senior citizen assisted housing
- 21B.40.060 Parking for the disabled
- 21B.40.070 Loading space requirement
- 21B.40.080 Stacking spaces for drive-through facilities
- 21B.40.090 Transit and rideshare provisions
- 21B.40.100 Pedestrian and bicycle circulation and access
- 21B.40.110 Off-street parking plan design standards
- 21B.40.120 Off-street parking construction standards
- 21B.40.130 Compact car allowance requirements
- 21B.40.140 Internal circulation street standards

REVIEW OF WORK PROGRAM CALENDAR

Michael Matthias updated the Work Program Calendar and advised that if the 10/08/09 was not required for public comment that we could commence deliberations on that evening. He suggested that on 11/05, we bring the Infrastructure Plan as a document and present that to the Planning Commission. We also want to present the Stormwater Master Plan, and an additional meeting on November 12 to provide an opportunity for public comment on the South West Map and the infrastructure plan. We would anticipate deliberation on 12/03/09, we can then integrate this into the technical regulations prior to transmission to Council.

PUBLIC PARTICIPATION MEMORANDUM

Following discussions with Kamuron Gurol and the Planning Commission it was agreed that the “Public Participation Memorandum” would be submitted to the City Council soonest.

PUBLIC COMMENT

John Galvin, 432, 228th Avenue SE, Sammamish

ADJOURN

Meeting adjourned at 9.16 p.m.

Chair: Tom Vance
(Audio record 10/01//2009 refers.)

Secretary: Debbie Beadle