



Planning Commission

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MEMO

Date: October 8, 2009

To: Kamuron Gurol

From: Rob Garwood, Senior Planner

RE: Proposed Municipal Code (SMC) amendments for Public Projects

The City Manager requested a review of current city code provisions to address issues related to capital project permitting. This review was completed, and a two step approach to code amendments resolving these issues is proposed.

Step one: Amend the SMC to amend specific code sections that have been challenging for public projects. Those proposed amendments are attached. For general background, the issues raised by the various departments are summarized below.

Parks and Recreation concerns:

1. The height limit for field lighting should be raised. The minimum height required for field lighting is 80 feet, so our current height limit of 35 feet plus an additional one foot setback for each foot over 35 feet is problematic. The code further precludes any structure over 75 feet even with additional setbacks.
2. Impervious Surfaces. Limitations on impervious surfaces are particularly challenging in the R-1 zone. In addition, artificial surface fields will be considered impervious under the new drainage code. New playfield projects would be difficult with the current impervious surface limits.
3. Requiring the city to get a temporary use permit for the Farmer's Market on city property in a city park does not seem to be necessary.

Public Works concerns:

1. Impervious surface limitations due to location in the R-1 zones (same as above). For example in order for the library to locate next to City Hall the city had to complete a Boundary Line Adjustment so that an adequate land area was available to allow the amount of impervious surface needed to build the library.
2. Limitation on fuel storage on site, on site generators, noise, light (This will not be addressed in these amendments since it is related to the Building and Fire Codes).
3. Public Agency offices are only permitted in commercial zones and are a conditional uses elsewhere. The City could consider allowing such uses as permitted uses in all zones.

Step two: The City would create a new zoning classification during the next round of Comprehensive Plan updates due in 2011. A new zoning category would be created for lands, both existing and future, identified for Public Use in the Comprehensive Plan. A new zoning designation of Public in SMC21A.10.010, will require:

1. Revising the permitted uses tables in 21A.20.
2. Confirming which properties would receive the designation. Candidates would be city property, school district property, water and sewer utility properties, as well as other public ownership.