



PLANNING COMMISSION

MEETING SUMMARY

Thursday Oct 15, 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.

COUNCIL UPDATE

Kamuron Gurol opened the meeting with an update on the Electronic Reader Board. He advised the Commission that Council has directed staff to consider a pilot program that tries to find middle ground on this issue.

Commissioner Bump expressed concern over the five year time trial. Kamuron Gurol advised that after the five years the Council could choose to make a change, and it is not known what will happen after five years. The Council is always asked to consider, they are not directed to rule on a particular issue. Council will sometimes suggest a preferred alternative for the Commission to work off.

PUBLIC COMMENT – NON AGENDA

Maureen Santoni, 22828 SE 6th Pl, Sammamish

REVIEW OF WORK PROGRAM CALENDAR

Michael Matthias opened the meeting, welcomed the Commissioners and advised updates on the Work Program Calendar.

It was noted that the Public Hearing would now continue until 10/29/2009. This would allow the public additional time to submit their comments to the Planning Commission. Details would be placed on to the website with relevant forms for completion etc. All details received would be submitted to the Planning Commission for review via email directly.

STAFF PRESENT

Kamuron Gurol, Community Development Director
Michael Matthias, Town Center Project Manager
Rob Garwood, Senior Planner
Debbie Beadle, Secretary, Community Development
Becky Chaney, Staff

NEW BUSINESS

STAFF INTRODUCTION - PROPOSED MUNICIPAL CODE (SMC) AMENDMENTS FOR PUBLIC PROJECTS

Rob Garwood opened discussions with the Commission on his 10/08/2009 Memorandum; He advised that the City Manager had requested a review of current city code provisions to address issues related to capital project permitting.

This review has been 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. 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 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

Questions/Concerns were discussed with the Commission/staff.

OLD BUSINESS

TOWN CENTER ZONING AND DEVELOPMENT

PUBLIC HEARING/COMMENTS - COMPREHENSIVE DRAFT DEVELOPMENT REGULATIONS

Call for comments - None given.

OLD BUSINESS

TOWN CENTER DRAFT ZONING AND DEVELOPMENT REGULATIONS

Michael Matthias advised the Commission this evenings meeting would continue with the Town Center Development Regulations commencing with 21B.20, 21B.25 & concluding with 21B.45.

Bob Bengford, Makers Architecture and Urban Design advised the commission that highlighted yellow text refers to sections that have been updated since the last draft. Highlighted text in green refers to items to be defined or items in need of clarification.

**Discussions commenced on:
21B.20 PERMITTED USES**

Sections:

| | |
|------------|---|
| 21B.20.01 | Purpose. |
| 21B.20.02 | Establishment of uses. |
| 21B.20.030 | Interpretation of land use tables. |
| 21B.20.040 | Residential land uses. |
| 21B.20.050 | Recreational/cultural land uses. |
| 21B.20.060 | General services land uses. |
| 21B.20.070 | Government/business services land uses. |
| 21B.20.080 | Retail land uses. |
| 21B.20.090 | Manufacturing land uses. |
| 21B.20.100 | Regional land uses. |

Discussions took place with Staff and the Commission regarding the format of the documentation. Commissioner Klier requested that the Commission send their requests/concern to be included in the draft regulations. Otherwise ranges for particular items would be too vast and may take additional time to break down. It may be harder to come to a conclusion if many points had to be discussed.

PUBLIC COMMENT

Maureen Santoni, 22828 SE 6th Pl, Sammamish

ADJOURN

Meeting adjourned at 9:12 p.m.

Chair: Tom Vance
(Audio record 10/15//2009 refers.)

Secretary: Debbie Beadle