



PLANNING COMMISSION

MINUTES OF THE MEETING

MEETING SUMMARY

Thursday, September 19, 2013
City of Sammamish Council Chambers

COMMISSIONERS PRESENT

Michael Luxenberg
Mike Collins
Manuel Soto
Mahbubul Islam
Ryan Kohlmann
Joe Lipsinky

ABSENT: Philip Cherian

CALL TO ORDER

Chair Luxenberg called the Sammamish Planning Commission meeting to order at 6:30 pm.

APPROVAL OF AMENDED AGENDA – Approved.

APPROVAL OF MINUTES – 07/25/2013 - Approved

STAFF PRESENT

Kamuron Gurol, Community Development Director
Susan Cezar, Deputy Director Community Development
Robin Proebsting, Associate Planner
Emily Arteche, Senior Planner
Debbie Beadle, Community Development

REVIEW OF WORK PROGRAM CALENDAR

Kamuron Gurol, Community Development Director reviewed the 2013 Planning Commission Work Program Calendar. The deliberation process for this evening's meeting on the Net Density Pilot Plan has been moved to the 10/03/2013 PC Meeting. Several requests from the public wishing to submit additional public comment were received. Oral public comment will be taken at tonight's meeting and the written public comment period has been re-opened until close of business on October 2, 2013.

This evening's meeting would consist of a presentation to the Commission with updates on the Net Density Pilot Program followed with presentations given by Studio3MW consultant on the Comprehensive Plan Process.

Directors Report for CC Meeting 09/16/2013

The following subjects were discussed:-

- Economic Development Strategic Plan Update including forthcoming schedule.
- Environmentally Critical Areas Update including pilot program details.

The joint CC/PC meeting is also scheduled to take place on 10/14/2013 with the Planning Commission/City Council.

Oral PUBLIC COMMENT – OPENED

Gregory Kipp, 3011 211th Avenue NE, Sammamish, WA 98074
John Galvin, 432 228 Avenue SE, Sammamish, NE Sammamish, WA 98074
Joe McCarron, 24107 NE 29th Street, Sammamish WA 98074

Oral PUBLIC COMMENT – CLOSED

OLD BUSINESS

2013 DOCKET DENSITY CALCULATION PILOT PROJECT

Robin Proebsting, Associate Planner commenced with the presentation on Density Calculation Pilot Program.

Agenda for Tonight

- Staff Overview:
 - Docket proposal
 - Revised staff-prepared alternative
 - Q & A

Timeline

- June 20, 2013 + July 11, 2013: Planning Commission Introduction + Work Session
- July 25, 2013: Public Hearing
 - September 19, 2013: Planning Commission deliberations
- Late 2013: Final action by City Council

Review: Pilot Projects

- Allows for a policy “test drive” on limited scale
- Important to set good parameters
- Examples in Sammamish:
 - Environmentally Critical Areas
 - Cottage housing

Review: Gross vs. Net Density

Example: 30 acre site with 10 acres of encumbered lands

Current Code:

- 30 acres – 10 acres ECA = 20 net acres

- 20 net acres built at 1 unit/acre => 20 DUs
- 50% Open Space dedication = 15 acres
- Result = 20 DUs on 15 acres

Proposed Code:

- 30 acres = 30 gross acres
- 30 acres, 1 unit/acre => 30 DUs
- 50% Open Space dedication = 15 acres
- Result = 30 DUs on 15 acres

Review: Cap on maximum density



Public comment and testimony

- Proposal allows owners of constrained lands to realize some additional economic benefit through development
- Proposal could affect the character of existing R-1 neighborhoods, add less compatible development

Examples of Existing R-1 – Slide showing examples.

Examples of Minimum Lot Size of 10,000 sq. ft. – Slide showing examples.

Review: Potential Impacts – Table with data

Review: Regulatory Measures – Table with data

Other Regulatory Measures

- 4 Dwelling Unit/acre cap on density

Monitoring

- Annual reports to City Council
- Director to develop proposed criteria

Questions and discussion followed with the Commission/Staff.

NEW BUSINESS

Comprehensive Plan Process

- Studio3MW Introduction Work Session

Deborah Munkberg from *Studio 3MW* commenced with a work session approach involving the Commission as follows:-

Introductions – Deborah Munkberg, Joe Tovar, Marcia Wagner

Topics for Discussion as follows:-

Project Context/Plan Examples

- Comprehensive Plan Rewrite Overview
- Example Comprehensive Plan Elements

Review Process

- Review proposed schedule
- Planning Commission review process

Public Outreach

- Public Involvement Plan
- Visioning

Vision Priorities Exercise

The main purpose of the introduction meeting was to tackle “where we are heading with the Comprehensive Plan Process and “how we are going to get there”.

Meeting adjourned at 9:26pm

Chair: Mike Luxenberg

PC Coordinator: Debbie Beadle

(Video Audio record 9/19/2013)

Roberts Rules of Order Applies: [RONR (10TH ed.), p. 451, I. 25-28]