



PLANNING COMMISSION

MINUTES OF THE MEETING

MEETING SUMMARY

Regular bi-monthly meeting
Thursday, November 03, 2016, 6:30pm
City of Sammamish Council Chambers

COMMISSIONERS PRESENT

Frank Blau, *Pos. 6, Chair*
Shanna Collins, *Pos. 3, Vice-Chair*
Eric Brooks, *Pos. 1*
Larry Crandall, *Pos. 4*
Nancy Anderson, *Pos. 7*

STAFF PRESENT

Jeff Thomas, Director – Community Development
Doug McIntyre, Senior Planner
David Goodman, Management Analyst
Tammy Mueller, Administrative Research Assistant

CALL TO ORDER

Chair Frank Blau called the Sammamish Planning Commission meeting to order at 6:30 pm.
Chair notified the Commission that Phillip Cherian, Position 5, has resigned.

APPROVAL OF AGENDA: Vice-Chair Collins motioned; seconded – **Approved 5:0**
The Agenda was approved as read.

APPROVAL OF MINUTES: Vice-Chair Collins motioned; seconded – **Approved 5:0**
10/20/2016 minutes approved as distributed. 10/27/2016 minutes approved as distributed with the acknowledgement that the hyperlinks to public comment would be added at a later date, though content would remain unchanged.

Public Comment: Non-Agenda: (3 Min Individual / 5 Min Representative)

- Mary Wictor, 408 208th Ave. NE, Sammamish, WA Time: 6:32pm
 - Topic: Trees in parking lots
Presentation: Parking lot, tot lot, Hollywood driveway, and building height restriction photo examples

Public Comment Closed

OLD BUSINESS

Comprehensive Plan Amendments – 2017 Docket – Public Hearing and Deliberation
Doug McIntyre, Senior Planner and *David Goodman, Management Analyst* presented a powerpoint presentation ([link](#)) informing the Commission of the proposed items for the 2017 docket. Copies of the proposed docket items are located in the packet ([link](#)).

Staff and Commission commenced discussion:

- **Overview:** Sammamish Municipal Code (SMC) allows City to consider certain amendments types (text amendments & site-specific land use) to the Comprehensive Plan on an annual basis.
Received 8 proposals: 4 from citizens, 4 from City.
- **Proposed Schedule:**

- November 3: Planning Commission Public Hearing
- November 15: City Council Public Hearing
- January 15, 2017: Deadline for approved site-specific land use map amendment applicants to submit additional materials
- 2017: Staff conduct full analysis on approved docket proposals, return to Planning Commission and City Council for deliberation
- **Summary of Proposals:** A summary of each proposal was provided:
 - **Land Use:**
 - Debbie Treen: Change future land use map designation of property from R-1 to R-4 at 1825 E Lake Sammamish Parkway SE/SE 16th Street
 - Maclean Family LLC: Change future land use map designation of property from R-6/R-12 to Neighborhood Business at 4929 Issaquah-Pine Lake Road SE/Issaquah-Fall City Road
 - Jolie Imperatori on behalf of five property owners: Change future land use map designation of property from R-1 to R-4 at 2824, 2856, 2880, 3108, and 3100 244th Avenue NE/NE 30th Place
 - City of Sammamish: Change future land use map designation of property from R-1 to Community Business at 120 228th Avenue/E Main Street
 - City of Sammamish: Change future land use map designation of property from R-12/R-18 to Community Business at 825 228th Avenue NE/NE Inglewood Hill Road
 - **Text Amendment:**
 - City of Sammamish – Department of Public Works: Amend the Capital Facilities Element: Amend Capital Facilities Background Information to be consistent with revised Storm and Surface Water Management Comprehensive Plan, Surface Water Design Manual, Public Works Standards, and Low-Impact Development Codes
 - City of Sammamish – Department of Public Works: Amend the Transportation Element: Amend Transportation Element to update Traffic Impact fee and concurrency project list, incorporate results of a traffic model update, and include new development in the city from 2012-16, including the annexation of Klahanie.
 - Mary Wictor: Amend the Environment & Conservation Element: Include Landslide Hazard areas on Special Overlays and Districts map; Include the Zackuse and mid-Monohan sub-basins on the Drainage Sub-basin Delineation map; Add Zackuse Creek as a “stream of special significance”; Update text to reflect upcoming adoption of Storm and Surface Water Management Comprehensive Plan

Jeff Thomas, Director of Community Development provided information to the Commission:

- Clarified the difference between the 2017 Docket process and the normal legislative review: this process is more of a pre-legislative review. Requested that the Commission determine whether each proposal should be considered for the legislative review process next year. If deemed to meet the requirements, it should be recommended that the City Council add the proposal to the docket.
- Explained that the two core elements which Staff considered in determining whether the proposals would be sent for recommendation and addition to the docket were:
 - 1) Whether the change proposed was legally possible. All proposals submitted were.
 - 2) Whether the Staff has the ability to process the proposals in 2017. All proposals were deemed possible.
- Requested that the Commission consider competing priorities, such as managing of Staff time, Commission time/number of sessions in 2017, and the City Council’s time/sessions. Also whether the section of the Comprehensive Plan which is proposed to be altered has recently been amended. If so, is the change truly necessary? He cited the example of the proposed amendment to the Transportation Element by the Sammamish Public Works Department and stated that they have adequately justified their reasoning for why the proposed amendment is worth considering.

Director and Commission commenced discussion:

- Commission requested whether the size of the proposed changes was taken into consideration when Staff calculated whether they had enough time for the proposals.
 - Director responded that project size was taken into account while determining time constraints.
- Commission requested clarification for whether the docket process was annual and whether a proposal not added to the docket in 2017 could be submitted for the 2018 docket.
 - Director responded that the docket process is annual, though it was not offered the previous few years due to undertaking major changes to the Comprehensive Plan. Moving forward, now that the major Comprehensive Plan update has been completed, the City will be offering an annual docket process over next several years.
- Commission questioned the process for if the work program schedule becomes too full to schedule all of the 2017 docket items.
 - Director stated that it is the City's goal to handle all 2017 docket items a timely fashion. However, occasionally emergency work does arise which takes precedence. The City is not bound to process all docket items by the end of 2017 but will make it a priority.

Chair opened the public hearing on the Comprehensive Plan Amendments – 2017 Docket.

Public Hearing Comment – Comprehensive Plan Amendments – 2017 Docket (7 Minutes)

- Starke Shelby, 2856 244th Ave. NE, Sammamish, WA Time: 7:00pm
 - Topic: Zoning change history surrounding property, advocated for change to R-4 from R-1 zoning per Jolie Imperatori proposal
Documents submitted: Letter to the Commission
- Michael Seals, 2880 244th Ave. NE, Sammamish, WA Time: 7:03pm
 - Topic: Advocated for change to R-4 from R-1 zoning per Jolie Imperatori proposal, opportunity for sewer installation from septic
Documents submitted: Letter to the Commission
- Jagdish Puvvadi, 22323 SE 20th St., Sammamish, WA Time: 7:06pm
 - Topic: Advocated for change to R-4 from R-1 zoning per Jolie Imperatori proposal, traffic redirection along 244th benefit to City
- Kermit Rhinehart, 2824 244th Ave. NE, Sammamish, WA Time: 7:09pm
 - Topic: Advocated for change to R-4 from R-1 zoning per Jolie Imperatori proposal, opportunity for sewer installation
- Jolie Imperatori, PO Box 2604, Issaquah, WA Time: 7:12pm
 - Topic: Advocated for change to R-4 from R-1 zoning per Jolie Imperatori proposal, right of way, stormwater facility consolidation, opportunity for sewer installation from septic, traffic redirection along 244th
- Mary Wictor, 408 208th Ave. NE, Sammamish, WA Time: 7:17pm
 - Topic: Advocated for proposed text amendment to the Environment & Conservation Element

Chair closed the public hearing on the Comprehensive Plan Amendments – 2017 Docket.

Deliberation of the Comprehensive Plan Amendments – 2017 Docket commenced:

- Commission stated appreciation for the public's input in the docket process, the Community Development Department's commitment to devoting the necessary time to properly consider the docket items, and the docket process in general.
- Stated that there will be additional items on the 2017 work program for Comprehensive Plan elements in addition to the docket items.

Motion to recommend inclusion: Shanna Collins motioned to recommend inclusion of proposed items to the 2017 Docket; seconded. **Approved 5:0**

The Planning Commission made a recommendation to place all proposed land use and text amendments to the Comprehensive Plan on the 2017 Docket.

Director Thomas reminded Chair of the busy City Council schedule on November 8.

Public Comment – Agenda (7 Minutes)

No public comment provided.

Public Comment Closed

Motion to Adjourn: Shanna Collins motioned to adjourn; seconded. **Approved 5:0**

Meeting adjourned at 7:46pm.

Chair: Frank Blau

PC Coordinator: Tammy Mueller

Video Audio Record 11/03/2016

Roberts Rules of Order applied: [RONR (10TH ed.), p. 451, 1. 25-28]