



# PLANNING COMMISSION

## MINUTES OF THE MEETING

### MEETING SUMMARY

Regular bi-monthly meeting  
Thursday, November 17, 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  
Kellye Hilde, Project Manager  
Doug McIntyre, Senior Planner  
Tammy Mueller, Administrative Research Assistant

### CALL TO ORDER

Chair Frank Blau called the Sammamish Planning Commission meeting to order at 6:31 pm.

### APPROVAL OF AGENDA: Vice-Chair Collins motioned; seconded – **Approved 5:0**

The Agenda was approved as read.

### APPROVAL OF MINUTES: Nancy Anderson motioned; seconded – **Approved 5:0**

11/03/2016 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)

#### [Bookmarked Video Link](#)

- Mary Wictor, 408 208th Ave. NE, Sammamish, WA Time: 6:33pm
  - Topic: Comprehensive Plan: 2017 Docket text amendments; maps; thorough review; availability of materials online; revision history

### **Public Comment Closed**

### NEW BUSINESS

#### **Town Center Update** – Work Session

Jeff Thomas, Director of Community Development introduced Kellye Hilde, Project Manager and Doug McIntyre, Senior Planner before presenting a PowerPoint presentation ([link](#)) informing the Commission of updates to the Town Center project.

- **Overview:** Town Center planning history, development updates, implementation strategies
- **Timeline:** A brief timeline of the Town Center project was presented
- **2007 Final Environmental Impact Statement:** A chart comparing residential and commercial units is displayed and the housing pool is discussed.
- **Plan Concept:** A 2008 concept photo is displayed and described.

- **Development Updates:** A photo of the TRF project and Metropolitan Market is displayed. Signage is briefly discussed and the Director informs that sign code updates are on the work calendar as Staff research possible sign code amendments.
  - Updates: Updates for the Town Center plan are displayed and discussed.
  - The Village: TRF project, constructed in 3 phases: the Metropolitan market, a mixed retail and medical office project, and a mixed use residential project.
  - Plateau 120: Mixed use residential project.
  - SE Village: Residential with several live/work units.
- **Opportunities and Challenges:** Staff has analyzed the opportunities and challenges with the Town Center project moving forward:
  - Opportunities: A list is displayed. The Director spoke primarily to the point that developer interest is high now that the recession is over.
  - Challenges: A list is displayed. The Director spoke primarily to the point of reactive staff vs. proactive staff as well as working on a large-scale project and coordinating with multiple developers to ensure a cohesive Town Center.
- **Short, Moderate, & Long-Term Strategies:**
  - Short-Term Strategies – Start within 6 months: A table is displayed listing strategies and their cost.
  - Short-Term Strategies – TDR Strategy: King County and In-City TDRs are being directed toward Town Center. Additional methods of acquiring TDRs from King County are discussed.
  - Short-Term Strategies – Regional Stormwater Feasibility Analysis: Effort is underway to develop a regional stormwater strategy for Town Center.
  - Short-Term Strategies – SE 4th Street Design: Grant funding available to complete this project. Staff have listened to concerns and are working to address them. A final design is not far off.
  - Short-Term Strategies – Our Town Center: Sammamish values are a prime concern behind the development of Town Center.
  - Moderate-Term Strategies – 7-18 months: A table is displayed listing strategies and their cost.
  - Long-Term Strategies – 18+ months: A table is displayed listing strategies and their cost.

Director, Staff, and Commission commenced discussion:

- Requested what the short-term strategy to address SE 4th and its narrow width is, especially around 228th.
  - Staff responded that the current plan is to expand SE 4th to a four lane road and add additional turn options at intersections.
  - Commission requested how long the turn lanes would be; how many cars they accommodate.
  - Staff could not provide an exact number but stated that the number is appropriate based on the traffic models conducted.
- Stated that the current shopping centers already provide an area for people to congregate; questioned how these pre-existing commercial spaces are considered in terms of character as opposed to Town Center, whether Town Center will use similar overlays to the current commercial centers, and why the pre-existing shopping center was not added to be a part of the new Town Center.
  - Director responded that the pre-existing areas are zoned as community business so they allow for the types of retail activities currently taking place. They also allow for some residential development at 18 units per acre. However, redeveloping those areas into mixed use residential is not economically reasonable right now. When revisiting the next Comprehensive Plan update in 2023, those areas may be considered for rezoning and possible redevelopment. Assured that those areas will come into play sooner or later – 2023, during the next Comprehensive Plan update at the latest.

- Stated appreciation of the Staff's proactive actions thus far with the Town Center project as well as the fact that trees and green space have been incorporated into the preliminary plans. Insisted that Staff ensure that trees approved in the final plans are retained/installed in the final product.
- Questioned what changes have occurred based on the current preliminary plans versus the 2008 concept drawing of the Town Center.
  - Director stated that the 228th and 4th intersection was envisioned as the densest residential and commercial development, though this is shifting as the City works with multiple developers. The City made recommendations, with flexibility in the code, to alter the design slightly, though most projects have not deviated from the original vision. Emphasized that the green spine and its vision is a high priority of the City's.
- Requested a percentage for the level which the current Town Center layout aligns with the 2008 concept drawing, and how has the 228th/4th Street intersection changed.
  - Director stated that 228th/4th was envisioned as the densest part of the Town Center with mixed used and commercial development, though this may change slightly as developers submit their plans. Added that the City Council adopted the plan for 228th, though the standard can be revisited in the future.
- Stated a desire that certain areas within the Town Center be named, such as part in honor of the Kokanee fish, the indigenous native population, and a memorial wall for veterans, perhaps in the proposed Sammamish Commons area.
  - Staff responded that the proposed name for the urban park south of the green spine is currently "Headwaters Plaza".
- Requested whether other elements are being discussed between the City and developers or among staff such as building aesthetics and sustainability. Questioned whether the City is looking into the future with their considerations.
  - Director stated that sustainable development elements were not originally brought in or incorporated into the code, however the 2016 King County Surface Water Design Manual (KCSWDM) update will affect certain aspects.
  - Commission stated that the responsible thing to do is to look out for the future, especially regarding energy and sustainability.
  - Staff responded that the UZDP requires some usage of sustainable and green designs. Also stated that, in theory, concentrating density into one area helps preserve other areas as green spaces as growth targets are attempted to be met.
  - Commission stated doubts that development in less dense areas would slow regardless of the density in Town Center.
- Questioned whether there were restrictions on signage lighting which would limit light pollution.
  - Staff responded that the signage code is restrictive with stringent illumination requirements.
  - Commission questioned whether this included only signage on buildings or addressed all signs.
  - Staff stated that all signs fall under Town Center signage code.
  - Commission requested visuals coming forward to assist with the understanding of signage size requirements and limitations.
- Director reminded the Commission that their December 1, 2016 regular meeting has been canceled to make up for the additional special meeting scheduled in October. Reminded that a joint City Council/Planning Commission dinner meeting is scheduled on December 13 with the regular Planning Commission meeting scheduled for December 15 in which signage will be discussed. The joint dinner meeting will focus on neighborhood character and the Planning Commission's role in defining it as well as a presentation from legal staff on the legal basis of upcoming sign code updates.
- Commission stated its appreciation that the Town Center plan is flexible. Requested that small signs be included along roads to indicate where main attractions are located.
  - Staff stated that this will be addressed in their plan.

- Staff informed that the new website has a webpage dedicated to the Town Center. New information will be posted there to inform the community about progress and to allow the opportunity for Q&A.
  - Commission questioned whether this page will include regional stormwater updates.
  - Staff stated that it will, though it is in preliminary stages currently. Assured that the webpage will be updated when more information is available.

**Public Comment – Agenda (7 Minutes)**

[Bookmarked Video Link](#)

- Mary Wictor, 408 208th Ave. NE, Sammamish, WA Time: 7:46pm
  - Topic: Town Center requests to Commission  
*Presentation:* No title provided; requests to Planning Commission regarding Town Center
- Paul Stickney, 504 228<sup>th</sup> Ave. SE, Sammamish, WA Time: 7:55pm
  - Topic: Town Center and the Growth Management Act  
*Documents:* Public Hearing Comment by Paul Stickney and Richard Birgh on 11.15.16; An Executive Overview: Critical Crossroads – Housing Balance – Dependent Outcomes

**Public Comment Closed**

Commission questioned the Director about the allocation of housing units and whether the average number of people per unit is calculated with the assumption that various forms of housing units will be utilized. Stated that houses are built bigger than the estimates for the average likely expect.

- Director stated that the City receives growth targets from the County. It is uncertain as to whether larger houses will achieve growth targets more quickly, it is unknown, however zoning is based on units not size.

**Motion to Adjourn:** Nancy Anderson motioned to adjourn; seconded. **Approved 5:0**  
Meeting adjourned at 8:06pm.

Chair: Frank Blau

PC Coordinator: Tammy Mueller

[Video Audio Record 11/17/2016](#)

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