



PLANNING COMMISSION

MINUTES OF THE MEETING

MEETING SUMMARY

Regular Bi-monthly Meeting
Thursday, April 6, 2017, 6:30pm
City of Sammamish Council Chambers

COMMISSIONERS PRESENT

Shanna Collins, *Pos. 3*, Chair
Eric Brooks, *Pos. 1*
Roisin O'Farrell, *Pos. 2*
Jane Garrison, *Pos. 5*
Nancy Anderson, *Pos. 7*

COMMISSIONERS ABSENT

Larry Crandall, *Pos. 4*, *Vice-Chair*

STAFF PRESENT

David Pyle, Deputy Director of Community Development
Doug McIntyre, Senior Planner
David Goodman, Management Analyst
Charlotte Archer, City Attorney, Kenyon-Disend

CALL TO ORDER

Chair Shanna Collins called the Sammamish Planning Commission meeting to order at 6:40 pm.

APPROVAL OF AGENDA: Commissioner Anderson motioned to approve; Commissioner O'Farrell seconded – **Approved 5:0** The Agenda was approved as read.

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

No Non-Agenda Public Comment

Public Comment Closed

OLD BUSINESS 6:45 PM ([Bookmarked Video Link](#))

Sign Code Update – Public Hearing

Staff commenced presentation:

Overview: David Goodman gave a presentation that reviewed previous meeting topics and conclusions. The three main objectives of the sign code updates have been to come into compliance with the Supreme Court's ruling in Reed v. Town of Gilbert, clean-up of the code to improve readability, usability, and enforcement, and fixes of previously identified items known to require updates.

Monument Signs:

Staff had heard comment from the public on needing to amend the monument sign regulations to allow for more than one sign per entrance to a residential development. Staff proposed to allow two monument signs per major entrance while keeping size restrictions the same per sign.

Community Banner Program:

Per Reed v. Gilbert, the City may not restrict use of the banner program to non-commercial entities, nor may the City restrict the content of messages on the banners. Staff and the Commission have decided to propose code language to limit use to City hosted or sponsored events only.

Town Center Wall Signs:

Current code allows for wall signs within the Town Center to be up to 10% of the wall area, with a max of 24 sq ft. Draft code retains the 10% of wall area, but adds a guaranteed minimum of 10 sq ft. and a max size of 320 sq ft.

Reducing Temporary Sign Pollution:

Staff consulted Public Works staff, and with help from the Commission, drafted new regulations that on roads with only a shoulder and no sidewalk, temporary signs must be placed a minimum of 3 feet from the edge of the asphalt. In addition, the new code states that temporary signs shall not be placed in the ROW within a 150-foot radius from the center of an intersection.

Commission Opened Public Hearing – 7:00 PM

Jay Regenstreif – Sammamish Plateau Water & Sewer District

Topic: Water Storage Tank Murals

- Murals for storage tanks should be allowed to reduce the visual eyesore of large blank tanks.

John Kennedy – Eastside Catholic School

Topic: Electronic Reader Board

- Would like to see electronic reader board program reinstated so that Eastside Catholic can have a reader board just as the other schools on 228th have.

Mary Wictor – 408 208th AVE NE

Topics: Electronic Reader Boards, Utility Box Art, Murals / Art General

- Electronic reader board code already exists just needs to be reinstated.
- Art on utility boxes does not need a code, it can just be exempted.
- Art in general should not be considered a sign.

Ramu Iyer – Sammamish Arts Commission - 1607 223rd PI NE

Topic: Art General

- Sammamish should be a venue for people who enjoy art. Art should not be regulated in a way that suppresses the ability for Sammamish to have art flourish.

Commission Closed Public Hearing – 7:19 PM

Commission began deliberation on the sign code amendments

Commissioner Anderson motioned to amend the sign code as presented by staff. Commissioner Garrison seconds – **Approved 5:0**

Commission rescinds the previous vote to approve the sign code amendments as proposed by staff and will work off of the Second and begin deliberations on the proposed changes.

Commissioner Garrison would like to amend the motion related to SMC 21A.45.060 on monument signs and continue discussion. Commissioner Brooks seconds.

Commissioner Brooks stated that it would make sense to have a sign facing each direction of travel or having one two-sided sign that allows each direction of travel to see what neighborhood they are approaching.

Commission Garrison does not see why a development should have two monument signs; instead the developer should design an entrance -monument that is viewable from all sides.

Commissioner O'Farrell agreed with Commissioner Brooks' point that some existing entrances need a second sign to be seen from both directions.

Deputy Director Pyle commented that the code could be written in a way to allow one two-sided sign or two single-sided signs but not both.

Chair Collins called for a vote on Commissioner Garrison's motion to amend to strike the two sign allowance. **Motion Failed 1:4**, Commissioners Collins, Brooks, Anderson, and O'Farrell dissenting.

Chair Collins motioned to amend the code to allow for one two-sided sign per entrance to a development, Commissioner Anderson seconds.

Commissioner O'Farrell asked if that would still include the ability to have a single-sided sign.

Commissioner Collins withdrew her motion and proposed a new motion to allow two single-sided signs or one two-sided sign per entrance. Commissioner Brooks Seconds. **Motion Approved 5:0**

Commission asked about point of origin when measuring out the 150 feet within which non-commercial temporary signs may not be placed near an intersection and if there was another way to accomplish this due to the safety risk associated with measuring it.

Staff responded that the City and the public have access to high quality, Orth-corrected aerial imagery through King County i-Map that is scaled and can be used for measuring distance.

Commission asked staff for clarification on the proposed changes regarding wall signs and if it means that the size of the sign is based on just the wall area or the entire façade, as the word "wall" is used instead of façade.

Staff responded that in the definitions of SMC Titles 21A and 21B there is definitions for both window and wall signs.

Commission asked staff if by “wall board” they meant poster board and to clarify the difference between a primary and secondary sign.

Staff responded that it could be anything from plywood to OSB siding. As for the primary and secondary signs, is that the primary sign is the primary message, such as the store name, while the secondary sign would be secondary information such as hours of operations, etc.

Commissioner Brooks motioned to exclude art from the definition of signs, Commissioner Garrison seconds.

Commissioner Anderson believes that this should be pushed to a later discussion and more vetting, Commissioners Garrison, O’Farrell, and Chair Collins agreed.

Chair Collins called for a vote on the motion. **Motion Failed 1:4**, Commissioners Collins, Anderson, Garrison, and O’Farrell dissenting.

Commissioner Garrison motioned to add under the changes for temporary signs that they shall not be placed where they will damage the roots of plants or trees. Chair Collins Seconds.

Commissioner Anderson asked Commissioner Garrison for clarification, she responded that landscaping and plants need protections from signs that are jammed into the ground.

Commissioner O’Farrell agreed with the amendment but is concerned about the ability to enforce that. Staff agreed that this would be hard to enforce, and that this is something that would possibly be better to include in the purpose statement.

Chair Collins called for a vote on the motion. **Motion Failed 2:3**, Commissioners Collins, Anderson, and O’Farrell Dissenting.

Commissioner Garrison motioned to add a purpose statement under SMC 21A.45.070 and the matching section of 21B that temporary signs shall not be placed in a manner to impact the City’s aesthetic value, trees, and vegetation or built environment, Commissioner Anderson seconds. **Motion Approved 5:0**

Commissioner Garrison motioned to amend the changes to SMC 21A.45.070 regarding temporary signs to allow for more than one commercial display per year lasting no more than 30 days and with a minimum of 90 days between events. Commissioner O’Farrell Seconds.

Commissioner Garrison believes that limiting to only one per year does not allow for stores to have community events throughout the year. Commissioner O’Farrell agrees.

Commissioner Anderson believes this needs more discussion than what the Commission has had over the last few meetings and to not make a last minute decision on something like this.

Chair Collins called for a vote on the motion. **Motion Failed 2:3**, Commissioners Collins, Anderson, and O'Farrell dissenting.

Commissioner Garrison motioned to amend the changes to SMC 21A.45.070 regarding development conditions to add subsection D to state construction signs must be placed where the public can read them. Commissioner Brooks seconds.

Commissioner Garrison has seen construction signs around the City placed in a location in which the public cannot stop to read them.

Staff responded that the City locates signs in the most visible location possible. Staff also responded that this code section refers to the signs developers post for selling the properties or to inform people of the new neighborhood being built for the purpose of advertising.

Commissioner Garrison rescinds her motion.

Commissioner Garrison motioned to amend changes to SMC 21.45.070 regarding off-site real estate signs to read when more than one off-site real estate sign is proposed for a location it shall be a directional sign simply stating homes for sale with an arrow pointing to the individual details signs at the targeted properties. Commissioner Anderson seconds and asks for an explanation.

Commissioner Garrison explained that developers should not be able to put details of the developments along the ROW as it can be a traffic hazard. They should just point to the development where you can then go to find out the details.

Staff responded that this code is regarding properties that do not have any ROW street frontage such as a flag lot where they may only have a 30-foot-wide swath of property at the street frontage for access.

Chair Collins Called for a vote on the motion. **Motion Failed 1:4**, Commissioners Collins, Anderson, O'Farrell, and Brooks dissenting

Commissioner Garrison motioned to amend the changes to the definitions under 21A and 21B to include an example of an A-frame Sign. Commissioner Brooks seconds.

Chair Collins called for a vote on the motion. **Motion Approved 5:0**.

Commissioner Garrison stated that she believes the banner program should be used for more artistic purposes and to allow for small businesses to get involved in the program. She would like for the Commission could ask the Council to study the program and look for alternative uses.

Commissioner Anderson motioned to approve the sign code amendments presented by staff as well as the amendments that Commission approved during the Public Hearing. Commissioner Brooks Seconds. **Approved 5:0.**

Public Comment: Non-Agenda: (3 Min Individual / 5 Min Representative)
No Non-Agenda Public Comment

Public Comment Closed

Motion to Adjourn: Commission Brooks motioned to adjourn; seconded. **Approved 5:0**
Meeting adjourned at 8:31 pm.

Chair: Shanna Collins

PC Coordinator: Kevin Johnson

[Video Audio Record 4/6/17](#)

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