



# PLANNING COMMISSION

## **MEETING SUMMARY**

Thursday, February 3, 2011

City of Sammamish Council Chambers

## **COMMISSIONERS PRESENT**

Joe Lipinsky

Kathy Richardson

Jan Klier

Jeff Wasserman

Mike Collins

Michael Luxenberg

Mahbubul Islam

## **CALL TO ORDER**

Chair Lipinsky called the meeting of Sammamish Planning Commission to order at 6:30 p.m.

**APPROVAL OF AGENDA** – Approved

**APPROVAL OF MINUTES** Jan 6 – Approved

## **STAFF PRESENT**

Kamuron Gurol, Community Development Director

Susan Cezar, Community Development Deputy Director

Eric LaFrance, Senior Stormwater Program Engineer

Rob Garwood, Senior Planner

Evan Maxim, Senior Planner

Debbie Beadle, Community Development Secretary

## **REVIEW OF WORK PROGRAM CALENDAR**

*Kamuron Gurol* opened the meeting and reviewed the Work Program Calendar. Changes had taken place since the previous Planning Commission meeting on 01/20/2011. The Planning Commission meeting for the 02/17/2011 had now been cancelled, several Commissioners would be out of town and a quorum for the meeting could not be obtained. The 03/03/2011 meeting would include an Introduction to the Sustainability Plan; the topic would give the Commission oversight and be prepared for the joint CC/PC meeting on 03/14/2011.

For this evening's meeting the Deliberations/Recommendations and Public Hearing for the Storm Water Design Manual and the Introduction of the Accessory Dwelling Units would be included.

The joint Planning Commission/City Council meeting was discussed in detail for the benefit of the new Commissioners.

## **DIRECTOR'S REPORT FROM CITY COUNCIL MEETING 01/02.**

The council meeting 01/02 was cancelled due to forthcoming retreat; therefore there were no details to report. The next schedule meeting on the 02/08/2011 would include the hand-off for three items to the City Council from the Planning Commission.

- Electric Vehicle Charging Stations
- Animal Code Changes
- Code Blocks #3

The second reading of the Transfer Development Rights Code would also take place during this meeting.

## **PUBLIC COMMENT – NON AGENDA – None**

### **OLD BUSINESS**

#### **SURFACE WATER DESIGN MANUAL**

- Public Hearing/Deliberations/Recommendations

*Susan Cezar, Deputy Director, Community Development* introduced *Eric LaFrance, Senior Stormwater Engineer*. A short presentation would be given mainly addressing the questions that the Commission asked during the 01/20/2011 meeting.

Presentation details as follows:-

#### **Tonight's Activities**

- Public Hearing
- Deliberations
- Recommendation to City Council

#### **Homework from Last Meeting**

- What is the approximate number of lots that are one acre in size or larger?
  - Somewhere near 1400 lots
  - Smaller lots could be combined

(Map vision included within slide)

#### **Homework Cont.**

- Projects that could go over one acre
  - SFR with long driveway
  - Large SFR
  - SFR with playfield
  - Horse facility
  - Daycare
  - Adult home care facility
  - Small church
  - Small public works project
  - **Short Plats!!**

## **More Homework**

- ▣ Ideas for avoiding problems with applicants
- ▣ Education (pre-apps and permit conditions)
- ▣ Require a pre-construction site meeting
- ▣ Require bonding
- ▣ Regulate to smaller area like 40,000 sq. ft.
- ▣ Require post construction survey to verify disturbed areas

Flow Chart to Determine the Proper Edition of the Surface Water Design Manual Slide

## **Some Questions**

- ▣ New Impervious Surface definition
- ▣ Where do we indicate which version of the KCSWDM to use?
- ▣ What is the definition for pre developed site?
- ▣ How are emergency situations defined and addressed?

*Eric LaFrance, Senior Stormwater Engineer, with assistance from Susan Cezar, Deputy Director Community Development and Evan Maxim, Senior Planner answered and took notes of the Commissioner questions following the slide presentation at this point.*

Presentation continued.....

## **What's on Deck?**

- ▣ More Background
  - Ecology's Role
- ▣ Things to Cover
  - New surface water code Title 13
  - Surface Water Design Manual Addendum

## **Background**

- ▣ Ecology issued NPDES permit
  - Cities appealed it
  - Issues of appeal
    - Requirement for Equivalency
    - No back-sliding
  - PCHB ruling
    - Cities lost appeals (sort of)
  - Deadline has passed
  - February 2010

## **How did we get here?**

- ▣ Options for equivalency
  - Adopt Ecology manual
  - Adopt Ecology approved manual from Phase I jurisdiction
  - Review of other cities actions
  - Cities using the KCSWDM stayed with it
    - Familiarity, more technical

## **Using King County's Manual**

- ▣ The KCSWDM is an extension of KCC Title 9
- ▣ City adopted Title 9 at incorporation
- ▣ Staff is proposing new Title 13
  - Future changes will be deliberate
  - Easier to reference
  - More applicable to Sammamish

## **Draft Title 13**

- ▣ Sammamish-ized Title 9
  - Took out non-applicable code
  - Combined definitions
  - Added some language
    - Lakes and basin specific rules
- ▣ What you have before you
  - Title 13 Surface Water Runoff Regulations
    - When and What is required

## **Title 13.20**

- ▣ When to Review (pg 12)
  - 2,000 ft<sup>2</sup> Impervious
  - 7,000 ft<sup>2</sup> Land Disturbance
  - 12" ditch or pipe
  - Flood Hazard Area
  - Critical Drainage Area
  - High-use redevelopment (>\$100k)
  - Redevelopment project
    - 5,000 ft<sup>2</sup> of Impervious
    - Improvements cost > 50% of existing

## **Title 13 Requirements**

- ▣ What is Required
- ▣ To bifurcate or not to bifurcate
- ▣ Staff recommends bifurcation

## **Two are Better than One**

- ▣ Sites under an acre use 1998 Manual
  - Less requirements for redevelopment projects
  - Soil amendments not required
  - Existing conditions (1979 vs. pre 1492)
  - Applies new rules only to sites over an acre

## **Two are Harder to Handle**

- ▣ Using two manuals requires more expertise from both staff and applicants
- ▣ What happens when construction doesn't match design?
- ▣ Ecology is already hinting about new permit thresholds

## **Changes for Bifurcation**

- ▣ Ideally bifurcation language would be in SWDM Addendum
- ▣ Clearly addresses which manual projects use

- How we define site disturbance
- ☐ Some changes may be necessary to Title 13

### Surface Water Design Manual Addendum

- ☐ In draft form
- ☐ Meant to be the first stop for applicants
- ☐ Would contain bifurcation language
- ☐ Calls out Sammamish specifics
  - Lakes
  - Basins

### Staff Recommendations

- ☐ Use a bifurcated manual
- ☐ Address bifurcation concerns by
  - Clearly defining thresholds

### Next Steps

- ☐ Continue Public Hearing
- ☐ Staff will perform additional research, answer questions and craft any proposed amendments
- ☐ On Feb 3<sup>rd</sup> Commission will take additional public comment, close public hearing and deliberate
- ☐ Recommendation to City Council to be completed on Feb 3<sup>rd</sup> as well
- ☐ Fall back date of Feb 17<sup>th</sup>

### What are our Neighbors Doing?

Jurisdictions	Method for Equivalency	Previous Manual	1 acre Threshold (Bifurcated)
Issaquah	2009 KCSWDM + Local Addendum	1998 KCSWDM	Yes
Kirkland	2009 KCSWDM + Local Addendum	1998 KCSWDM	Yes
Renton	2009 KCSWDM + Local Addendum	1990 KCSWDM	No
Lake Forest Park	2009 KCSWDM + Local Addendum	1998 KCSWDM	Yes
Woodinville	2009 KCSWDM + Local Addendum	1998 KCSWDM	No

## **Title 13 Omissions**

- ▣ Examples
- ▣ Title 9.14 Groundwater Protection
  - Regulated by Others
    - Sammamish's CAO
    - Department of Ecology
  - Left out of New SMC Title 13
- ▣ Language about interlocal agreements

## **PUBLIC HEARING**

George Toskey, 2430 238<sup>th</sup> PI NE, Sammamish  
Linda Eastlick, 2032, 222<sup>nd</sup> Ave SE, Sammamish  
Erica Tiliacos, 1130 Lancaster Way SE, Sammamish  
John Galvin, 432 228<sup>th</sup> Avenue SE, Sammamish  
Ilene Stahl, 21553 SE 28<sup>th</sup> Lane, Sammamish

Following the Public Hearing, deliberations took place with comments/discussion with staff and the Planning Commissioners.

**Motion:** To adopt the Bifurcated Manual - Approved: 5-2  
Commissioner Islam requested a minority report . He will work with staff to prepare the report.

**Motion:** Title 13 on the table for discussion.  
Further clarification between staff and the Commissioners in adding friendly amendments to the proposed code.

**Motion Raised via Vice-Chair Richardson:** To combine items 4 and 5; requiring a survey upon completion when the area of disturbance is greater than 40,000 square feet and less than 1 acre but still allow people/homeowners with up to 43,560 (1 acre) of disturbance to use the 1998 manual. Approval: 7:0

## **NEW BUSINESS**

### **ADU/COTTAGE HOUSING**

- Introduction

*Susan Cezar, Deputy Director, Community Development* introduced *Rob Garwood, Senior Planner*.

Presentation was given as follows:-

### **ADUs-EXAMPLES**

- Above a garage
- Over a detached Garage-often called a carriage house
- Prefabricated Detached-Reuse
- Detached-Reuse

### **ADUs Introduction**

- Accessory Dwelling Units (ADUs), also known as Mother-in-law apartments and Granny Flats are allowed in many jurisdictions including our neighbors, Bellevue, Redmond and

Issaquah. An article in the Seattle times estimated that there were 1,800 ADUs in Seattle and the Eastside in 2005.

- The City has issued 15 ADUs permits since 2004.
- Other jurisdictions limit size, by either a percentage of the structure in which they are located or by square footage or both.
- They all require additional parking for the ADU.

### **ADUs Introduction-Code Requirements**

- The Sammamish Municipal Code allows ADUs in all zones in the City.
- The code limits ADUs to a maximum size of 1,000 square feet.
- ADUs may attached or detached from the existing residence with the limitation that detached units are only allowed on lots over 10,000 square feet.
- One of the units must be owner-occupied.
- One additional parking space is required.

### **ADUs-Our Tasks**

- The Housing Strategy (2006) seeks to promote a variety of housing choices of which ADUs are one.
- Review the current code and identify any changes.
- Research our peer cities to see if any of the elements of their codes would be useful to Sammamish.
- Coordinate any changes with ARCH (A Regional Coalition for Housing) and utilize their expertise to improve our code.
- Write and deliberate on any proposed changes if needed.
- If changes are identified, review the proposed changes with the City Council.

### **Questions?**

A questions/ answer session took place between Staff and the Commission including Market conditions; ADU Regulations (Notice on Title via a Building Permit), Design Requirements (Maximum/Minimum).

It was requested that if the Commission had any ideas/requirements with regard to the code then please email the details directly to staff.

The next scheduled meeting on 03/03/2011 will include a follow-upon Accessory Dwellings and an Introduction to Cottage Housing.

Planning Commission Public Hearing and Deliberations for both Accessory Dwelling Units and Cottage Housing will take place on 03/17/2011.

**PUBLIC COMMENT**

John Galvin, 432 228<sup>th</sup> Avenue SE, Sammamish

**ADJOURN**

Meeting adjourned at 8:35 p.m.

Chair: Joe Lipinsky

(Video Audio record 2/03/2011 refers.)

Secretary: Debbie Beadle