



# PLANNING COMMISSION

## MEETING SUMMARY

Thursday, April 21, 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 6:36 p.m.

APPROVAL OF AGENDA – Approved.

APPROVAL OF MINUTES – 03/17 not approved – Commission had not reviewed the details therefore approval of minutes would take place at 04/21 meeting.

## STAFF PRESENT

Kamuron Gurol, Community Development Director  
Rob Garwood, Senior Planner  
Evan Maxim, Senior Planner  
Arthur Sullivan, Director of ARCH  
Tony Hudson, Office Assistant, Community Development Secretary

## REVIEW OF WORK PROGRAM CALENDAR

*Kamuron Gurol* opened the meeting and reviewed the Work Program Calendar. The agenda centered on discussing the options/alternatives for Accessory Dwelling Units/Duplex Housing. The Cottage Housing topic would be introduced at a later meeting. The East King County ARCH Housing Tour is scheduled for 05/19 from 5:00pm until 8:00pm. A flyer providing details is available on ARCH's website, [www.archhousing.org](http://www.archhousing.org); staff will provide the Commission with additional details as they become available. .

## CHAIR'S/VICE CHAIR REPORT ON LEADERSHIP

Chair Lipinsky advised the Commission that Chair/Vice Chair had met with the Mayor/Deputy Mayor and discussed in detail what direction they were looking for with regard to the topics of Accessory Dwelling Unit/Duplex/Cottage Housing.

City Council requested that the Planning Commission's role is to relay options to the City Council for recommendation. The Planning Commission should be specific with their decisions and elaborate specifically on points that members feel strongly about. Data to support the Planning Commission's recommendations is highly desired. Specific language or even new code language to explain the Planning Commission's decisions can also be included to emphasize decisions made.

## **DIRECTOR'S REPORT FROM CITY COUNCIL MEETING 03/18**

City Council Updates:

- Public Hearing - First Reading Repealing Chapter 5 Of Title 15 Of The Sammamish Municipal Code and Adopting a New Title 13 of the Sammamish Municipal Code Identified As Surface Water Management
- Code Compliance Title 23 – Public Hearing Process to follow.

### **PUBLIC COMMENT – NON AGENDA**

Michelle Petitti, 24017 SE 18<sup>th</sup> Pl, Sammamish (Hard copy of document submitted)  
John Galvin, 432 228<sup>th</sup> Ave SE, Sammamish

### **OLD BUSINESS**

#### **ACCESSORY DWELLING UNITS/COTTAGE HOUSING/DUPLEX**

- Options/Alternatives

*Kamuron Gurol, Community Development Director* introduced *Arthur Sullivan, Director of ARCH Housing Trust* and *Rob Garwood, Senior Planner*.

It was noted for the record that several discussions between ARCH and staff had taken place this week and would be detailed in the presentation this evening.

Several questions had been raised by Commissioners via email. Staff had addressed the issues on an individual basis and questions raised would be included in tonight's presentation.

Arthur Sullivan, Director of ARCH Housing Trust started the presentation followed by assistance from *Rob Garwood, Senior Planner*.

### **Task for Tonight**

- Adopted Housing Strategy: Increase the housing options in Sammamish
- Examine the current standards, allowances and restrictions and recommended modifications to remove unnecessary requirements or limitations
  - ADUs
  - Cottage Housing
  - Duplexes

- Provide direction to staff who will develop code language for April 7

**Visual Examples as follows were shown during the presentation**

- ADU Example
- Detached ADU
- Additional Detached ADU

**Issues for ADU's**

- Unit size. Consider if the permitted size limitation for ADUs should be increased.
- Parcel size. Consider reducing the minimum parcel size of parcel to permit a detached ADU.
- Occupancy requirement. Consider whether or how important it is to require that at least one unit be owner-occupied.
- Parking. Consider whether additional parking spaces should be required for ADUs.

The Accessory Dwelling Unit discussion lasted the entire meeting. Thus, the Duplex and Cottage Housing topics would have be rescheduled. .

The debrief from the joint City Council meeting on the subject of Sustainability would be rescheduled to a later date.

**PUBLIC COMMENT: None**

**ADJOURN**

Meeting adjourned at 8:58 p.m.

Chair: Joe Lipinsky

(Video Audio record 4/21/2011 refers.)

Secretary: Tony Hudson