



PLANNING COMMISSION

MEETING SUMMARY

Thursday, June 16 2011

City of Sammamish Council Chambers

COMMISSIONERS PRESENT

Kathy Richardson

Jan Klier

Jeff Wasserman

Mike Collins

Michael Luxenberg

Mahbubul Islam

ABSENT - Joe Lipinsky

CALL TO ORDER

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

APPROVAL OF AGENDA – Approved

APPROVAL OF MINUTES – 06/02 - Approved

STAFF PRESENT

Kamuron Gurol, Community Development Director

Rob Garwood, Senior Planner

Debbie Beadle, Community Development Secretary

Arthur Sullivan, ARCH Director

REVIEW OF WORK PROGRAM CALENDAR

Kamuron Gurol reviewed the Work Program Calendar with the Commission, the following points were discussed:

- Focus this evening would be on the Deliberation/Recommendations for Duplexes and Cottage Housing.
- Proposed the 07/07/2011 meeting be cancelled if the recommendations for Accessory Dwelling Units/Duplexes/Cottage Housing concludes this evening
- July 21st would include the update on the Sustainability Plan.
- July 21st would also include a process discussion about the Critical Areas Ordinance updates.
- October/November PRO Plan dates are proposed but not final at this moment in time.
- Critical Areas Ordinance will continue in September, 2011.

- Analysis for Code Block #4 Home Occupation/Home Industries, Title 24, and Housing Needs Analysis will be introduced at the 09/15 meeting.

DIRECTOR’S REPORT FROM CITY COUNCIL MEETING 06/07

City Council Updates:

- City Council Reasonable Use Exception Reading and Second Reading/Adopted the Code Fundraising Signs.
- Shoreline Master Program/Ecology Update.

PUBLIC COMMENT – NON AGENDA - None

OLD BUSINESS

ACCESSORY DWELLING UNITS//DUPLEXES/COTTAGE HOUSING

Kamuron Gurol Community Development Director opened the presentation and advised that this evening’s presentation would be given by *Arthur Sullivan, ARCH* and *Rob Garwood, Senior Planner, City of Sammamish*.

Accessory Dwelling Units

Review Accessory Dwelling Units code changes agreed in the prior meeting and confirm changes reflect Planning Commission decisions. One minor clarification was requested by Commissioner Klier.

Duplexes – 2 Visual Slide Photographs

Tasks for DUPLEXES

Objective 1

Ensure that duplex developments are a good fit within Sammamish through appropriate design requirements.

- **Mechanism:** Adopt the Town Center regulations for duplexes (SMC 21B.30.410) into SMC 21A and allow duplexes as a permitted use in R6-R18 zones. (Consider changes to that section of 21B to modify standards only if there are specific concerns that arise in the public hearing).

Objective 2

Manage the risk of this new change.

- **Mechanism:** Consider a ‘pilot program’ to evaluate the results of a known number of duplex projects before making a permanent change to city code, limiting the number of new duplex units (say up to 50 or 100 units) and/or establish application calendar time for submittal of duplex projects, say June 2015?

Duplexes – 4 Visual Slide Photographs

Duplexes – 2 Visual Slide Photographs

Duplexes – 2 Visual Slide Photographs

Cottage Housing – 3 Visual Photographs

Tasks for Cottage Housing

Objective 1

Ensure that Cottage Housing developments are a good fit within Sammamish through appropriate design requirements

- **Mechanism:** Adopt the Cottage Housing section in the Town Center regulations (SMC 21B.30.420, attached) into SMC 21A and allow Cottage Housing in the R6-R18 zones. Only as a new land use proposal (no re-development of existing). Consider changes to that section of 21B to modify standards (Only if there are specific concerns that arise in the public hearing).

Objective 2

Manage the risk of this new change.

- **Mechanism:** Consider a ‘pilot program.’ Same as above.

Cottage Housing Examples – Ravenna Court, Seattle (Urban Setting)

Cottage Housing Examples Conover, Redmond – 4 Visual Photographs

Cottage Housing Examples Kirkland Bungalows – 4 Visual Photographs

Cottage Housing Examples Danielson Grove, Kirkland – 6 Visual Photographs

Questions with staff and the Commission were discussed following the presentation including tasks required for Duplex/Cottage Housing.

Rob Garwood, Senior Planner discussed the Planning Commission Memorandum addressing Commissioner Luxenburg’s questions.

1. What are the “pros and cons” of allowing duplexes in all zones if duplex developments were limited to “new land use proposals”?

The total vacant and under developed areas in R-6 is 67.88 acres (vacant) and 167.80 (under developed) after subtracting known critical areas. If all of the parcels were developed as duplexes this would yield 1314 units of 657 duplexes. The total vacant and under developed area in R8 is 12.54 acres (vacant) and 11.09 (underdeveloped). This would yield 159 units or 79 duplexes.

The total number of duplexes that could be constructed assuming no bonus densities is 736 if all of the parcels were developed as duplexes. Having an area with almost 800 allowed duplexes seems more than sufficient for future development. The number would be smaller if duplexes were limited to vacant properties the number of units in R-6 (67.88 acres) would drop to 407 or 203 duplexes and in R-8 (10.88 acres) it would drop to 85 units or 42 duplexes.

If “new development proposals” was limited to vacant land then the total number of possible new duplexes would drop to 449 duplexes again if all the available land was developed as duplexes. The Commission needs to determine if having duplexes in all zones will be compatible with the neighborhood character. They seem more appropriate in the zones with higher density.

2. What is the practical impact of adopting the staff recommendation of allowing duplexes in zones R16-R18 and precluding them in other zones versus allowing duplexes in all zones?

Given the above the number of possible duplexes would range from 450 to roughly 750 duplexes. Adding R-1 and R-4 would increase the total possible units to 164 units in R-1 and 2065 units in R-4 another 1114 duplexes.

However, it is extremely unlikely that any duplexes would be built in the R-1 or R-4 except in an occasional subdivision. Also, given that both R-6 and R-8 developments have smaller lots it seems more likely that duplexes would be built as part of a new development or as infill on existing vacant lots. Entire developments of duplexes seem unlikely outside the town center.

Deliberations/Recommendations on Duplex/Cottage Housing commenced as follows:-

Objective 1

Ensure that duplex developments are a good fit within Sammamish through appropriate design requirements.

- **Mechanism:** Adopt the Town Center regulations for duplexes (SMC 21B.30.410) into SMC 21A and allow duplexes as a permitted use in R6-R18 zones. (Consider changes to that section of 21B to modify standards only if there are specific concerns that arise in the public hearing).

Motion Raised & Second: Leave the code as is – no change is required for Duplex housing
Vote: 3:3 Not Approved.

Motion Raised & Second: Allow Duplexes in all areas defined as R-6 through R18.
Vote: 4:2 Allowed

Friendly Amendment: Town Center Regulations with a pilot program – Not seconded, no discussion – No Vote

Motion Raised & Second: Allow design guidelines in 21B.030.410 from the Town Center Development Regulations
Vote: 4:2 Allowed.

Motion Raised & Second: Do not limit Duplexes to new developments - allow in both new and existing developments.
Vote: 5:1 Allowed

Recess – Five Minutes

Cottage Housing

Objective 1

Ensure that Cottage Housing developments are a good fit within Sammamish through appropriate design requirements

- **Mechanism:** Adopt the Cottage Housing section in the Town Center regulations (SMC 21B.30.420, attached) into SMC 21A and allow Cottage Housing in the R6-R18 zones. Only as a new land use proposal (no re-development of existing). Consider changes to that section of 21B to modify standards (Only if there are specific concerns that arise in the public hearing).

Motion Raised & Second: Allow Cottage Houses in all areas defined as R-4 through R18.

Vote: 6:0 Allowed

Objective 2

Manage the risk of this new change.

- **Mechanism:** Consider a 'pilot program.

Motion Raised & Second: Define a pilot program allowing fifty cottage housing units with no time limit. Exclude Town Center Cottage housing height restrictions and parking stall distances.

Vote: 6:0 Allowed

Motion Raised & Second: To re-impose a height limit of 25 feet for Cottage Housing.

Vote: 4:2 Allowed

PUBLIC COMMENT – None

ADJOURN

Meeting adjourned at 8:35 p.m.
Vice Chair: Kathy Richardson
(Video Audio record 6/16/2011 refers.)

Secretary: Debbie Beadle