



PLANNING COMMISSION

MINUTES OF THE MEETING

MEETING SUMMARY

Thursday, January 14, 2015
City of Sammamish Council Chambers

COMMISSIONERS PRESENT

Ryan Kohlmann
Larry Crandall
Shanna Collins
Philip Cherian
Frank Blau
Eric Brooks

CALL TO ORDER

Chair Kohlmann called the Sammamish Planning Commission meeting to order at 6:34 pm.

APPROVAL OF AGENDA AS DISCUSSED: Approved 6:0

APPROVAL OF MINUTES: 11/19 & 12/03

PUBLIC COMMENT: (3 Mins) – None Given

DIRECTORS REPORT – CC RETREAT - NONE GIVEN

STAFF PRESENT

Evan Maxim, Senior Planner
Robin Proebsting, Associate Planner
Debbie Beadle, Community Development

OLD BUSINESS

**Land Use Compatibility in Residential Zones
Recommendations/Deliberations**

Robin Proebsting, Associate Planner, opened this evening's meeting with a presentation as follows:-

Goals for Tonight

1. Review policy evaluation forms
2. Deliberate
3. Finalize recommendation to City Council

Chair Kohlmann advised the procedure to the Commission as follows; Each policy item would be described, a motion would be raised and seconded on the policy item followed with deliberation/discussion with the Commission. Any amendments discussed on each policy item would be motioned, seconded and a concluding vote would be taken per policy item.

Waste Container Screening (*Policy Evaluation Form 1*)

- Require screening for containers greater than a specified volume, so that they are not visible from street
- Require dumpsters to be kept out of sight except on collection days
- Include prohibition on systemic, routine violations

Motion Raised: Approve Policy Evaluation Form 1 as written.

Seconded

Amendments/Discussion as follows:-

Motion to Amendment Raised: To remove the gallon threshold

Seconded

Vote: 5:1

Motion to Amendment Raised: To pick up seasonal items & construction related containers

Seconded

Vote: 6:0

Motion to adopt policy item 1 with the two amendments discussed.

Passed Vote 6:0

Outdoor Lighting (*Policy Evaluation Form 2*)

- Require new and replacement outdoor lighting fixtures to:
 - Be fully cut-off, shielded, and pointed downward
 - Only on when needed
 - Only light area that needs it
 - Be no brighter than necessary
 - Minimize blue light emissions
- Provide timeline to bring all affected lighting fixtures into conformance

Motion Raised: Approve Policy Evaluation Form 2 as written.

Seconded

Amendments/Discussion as follows:-

Motion to Amendment Raised: Lighting triggered by motion sensors on subject properties & not offsite.

Seconded

Vote: 3:3 – Lost

Motion to adopt policy item 2 as written without the amendment lost

Passed Vote 6:0

Parking for Single Family Homes (Policy Evaluation Form 3)

- Increase off-street parking requirements for new single family dwelling units from 2 to 3 stalls
- Policy was *not* recommended by Planning Commission

Motion Raised: Approve Policy Evaluation Form 3 as not recommended.

Seconded

Amendments: None

Passed: Vote: 6:0

Parking Lot Design & SEPA (Policy Evaluation Form 4)

- Require new uses that will generate more trips to:
 - Locate on arterials and
 - Incorporate TDM into their project design
- Require new lots to use Low Impact Design (LID) elements
- Require new lots to incorporate a berm around perimeter
- Lower SEPA exemption threshold from the current 40 car parking spaces to a lower number

Motion Raised: Approve Policy Evaluation Form 4 as written

Seconded

Amendments: None

Passed: Vote: 6:0

Daycares + Traffic (Policy Evaluation Form 5)

- Require safe space where cars can stop for pick-up and drop-off of children
- Pick-up/drop-off space may be either:
 - Off-street, on the daycare's property; or
 - On-street, adjacent to the daycare, located so that children do not need to cross a travelway in order to access the daycare
- Preference is given to off-street pick-up and drop-off spaces

Motion Raised: Approve Policy Evaluation Form 5 as written

Seconded

Amendments: None

Passed: Vote: 6:0

Reasonable Accommodation

- Reasonable accommodation of disabilities required by the Federal Fair Housing Act and Americans with Disabilities Act
- Required to ensure no dwelling is made unavailable to someone with a disability because of policy or procedure

Motion Raised: Approve 20.05.085 Reasonable Accommodation as written.

Seconded

Amendments: None

Passed: Vote: 6:0

Next Steps

- Staff will prepare Planning Commission's recommendation "hand off" to the City Council
- Planning Commission Chair/Vice-chair will present recommendation to City Council

OLD BUSINESS

Dimensional Standards for Single Family Homes

Work Session

Evan Maxim, Senior Planner, opened this evening's meeting with a presentation as follows:-

Timeline

- **November 5, 2015:** Introduction
- **December 3, 2015:** Work Session
- **January 14, 2016:** Work Session
- **January 28, 2016:** Public Hearing / Deliberation

Goals for Tonight

- Review current proposal
 - Other jurisdictions
 - Legal non-conforming protections (aka "Grandfathering")
 - Current proposal discussion
- Review Evaluation Form
 - Is analysis accurate?
 - Can policy options be refined?

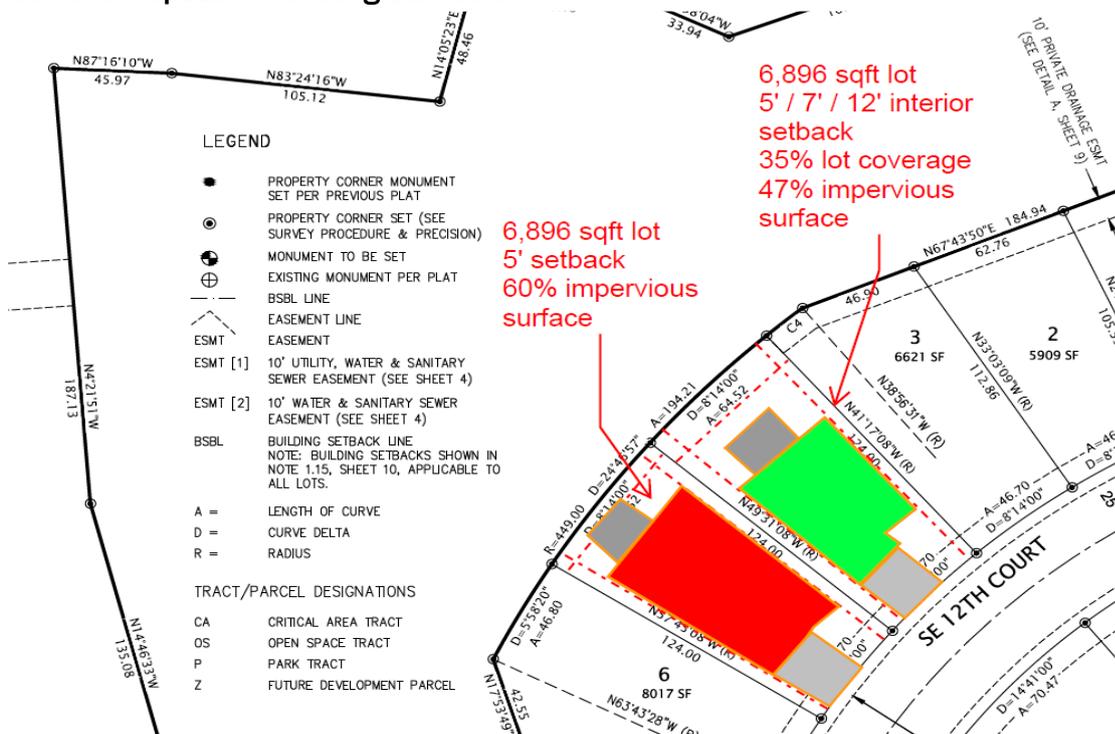
Other Jurisdictions

Jurisdiction	Impervious Surface	Lot Coverage	Interior Setback	Rear Setback
Sammamish (Currently)				
R-4	55% (70%)	N/A	5'	N/A
R-6	70% (75%)	N/A	5'	N/A
Sammamish (Draft)				
R-4	40% (55%)	35%	5' / 7'	15'
R-6	50% (65%)	45%	5' / 7'	15'
Redmond				
R-4	60%	35%	5' / 10'	N/A
R-6	65%	45%	5' / 10'	N/A
Issaquah				
SF-S	40%	N/A	8'	10'
SF-SL	50%	N/A	6'	20'
Kirkland				
RS 7.2	N/A	50%	5' / 15'	10'
RS 6.3	N/A	50%	5' / 15'	10'
Bellevue				
R-4	50%	35%	Side 15' (cumulative)	20
R-7.5	55%	40%	15' (cumulative)	20

Legal Non-conforming Improvements

- Legal non-conforming improvements may be:
 - Continued in the manner they have historically been used
 - Re-built or replaced with 12 months (application to rebuild within 12 months of removal)
 - Modified provided a new non-conformance is not created
 - Expanded one time by up to 10% of the existing non-conformance

Current Proposal v. Existing Standard



Evaluation Form

- Is analysis accurate?
- Can policy options be refined?
 - Should we continue to look at regulating lot coverage, setback, and impervious surface?
 - Should non-residential uses (e.g. schools, parks, religious uses, etc.) be regulated by new standards?

Next Steps

- Incorporate edits / discussion into Evaluation Form and Draft Code
- Public hearing on the selected policy options and draft recommended code changes

Work Program Calendar

Evan Maxim, Senior Planner reviewed the Work Program Calendar with the Commission as follows:

The next meeting would be January 28, 2016 commencing at 5:00pm and continuing with the Public Hearing/Deliberation on the Dimensional Standards for Single Family Homes.

At the 02/04/2016 Meeting two new Commissioners would be introduced and the appointment of the new Chair and Vice Chair positions would take place. Following with a Work Session on Marijuana introduced via David Pyle, Deputy Director Community Development and Mike Sugg, Marketing Analysis.

A public hearing/deliberation process would take place at the 02/18/2016 meeting on the Marijuana topic.

Public Comment - 7 Minutes

Nancy Anderson, 26657 SE 31st Sammamish, WA 98075

Paul Stickney, 504 228th Ave SE, Sammamish, WA

Motion to Adjourn

Meeting adjourned at 8.47pm

Chair: Ryan Kohlmann

PC Coordinator: Debbie Beadle

(Video Audio record 01/14/2016)

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