



CITY OF SAMMAMISH
PLANNING COMMISSION, REGULAR MEETING
January 19, 2017 6:30 – 8:30pm
SAMMAMISH CITY HALL 801 228th Ave. SE
AGENDA

	<u>Approx Start Time</u>
CALL TO ORDER	6:30pm
ROLL CALL & INTRODUCTIONS	6:31pm
APPROVAL OF THE AGENDA	6:45pm
APPROVAL OF THE MINUTES: 12/15/2016	6:46pm
PUBLIC COMMENT – Non Agenda (3 minutes per person / 5 if representing an organization)	6:47pm
<u>OLD BUSINESS</u>	7:00pm
<u>Sign Regulations</u>	
➤ Work Session	
PUBLIC COMMENT – Agenda (7 minutes per person)	8:15pm
ADJOURN	8:30pm

Note: *This is an opportunity for the public to address the Planning Commission. For non-agenda items, three (3) minutes are granted per person, or five (5) minutes if representing the official position of a recognized community organization. Seven (7) minutes are granted per person for agenda items.*

If you are submitting written material, please supply 8 copies (7 for Planning Commission; 1 for the record). If you would like to show a video or PowerPoint, it must be submitted or emailed by 5pm the day of the meeting to Tammy Mueller at tmueller@sammamish.us. Please be aware that Planning Commission meetings are videotaped and available to the public.

The City of Sammamish Planning Commission is appointed and is the advisory board to the City Council on the preparation and amendment of land use plans and implementing ordinances such as zoning. Planning Commissioners are selected to represent all areas of the City and as many "walks of life" as possible. The actions of the Planning Commission are not final decisions; they are in the form of recommendations to City Council who must ultimately make the final decision.

THE COMMISSION MAY ADD OR TAKE ACTION ON ITEMS NOT LISTED ON THIS AGENDA.

PLANNING COMMISSION AGENDA CALENDAR

Date	Time	Type	Staff	Topics
January 19	6:30 PM	Regular Meeting	David Pyle David Goodman Doug McIntyre Chris Hankins Charlotte Archer	Work Session: Sign Code Update
February 2	6:30 PM	Regular Meeting	Kellye Hilde Jeff Thomas Doug McIntyre Mike Sugg	Work Session: Short Course Training (Video) Work Session: Neighborhood Character
February 16	Cancelled	Regular Meeting		
February 23	6:30 PM	Special Meeting	David Pyle David Goodman Charlotte Archer	Work Session: Sign Code Update
March 2	6:30 PM	Regular Meeting	Kellye Hilde Jeff Thomas Doug McIntyre Mike Sugg	Work Session: Short Course Training (Video) Work Session: Neighborhood Character
March 16	6:30 PM	Regular Meeting	David Pyle David Goodman Charlotte Archer	Public Hearing / Deliberation: Sign Code Update
April 6	5:00 PM 6:30 PM	Special Meeting w/ Parks Commission Regular Meeting	Kellye Hilde Parks Staff David Pyle David Goodman Doug McIntyre Charlotte Archer	Work Session: Urban Forestry Management Plan Work Session: PRO Plan Update Deliberation: Sign Code Update (if necessary) Work Session: Title 24 Update
April 20	6:30 PM	Regular Meeting	Kellye Hilde David Goodman Doug McIntyre Public Works Staff	Public Hearing / Deliberation: Title 24 Update Work Session: Comprehensive Plan Amendments – Transportation Element
May 4	Cancelled	Regular Meeting		
May 18	6:30 PM	Regular Meeting	Kellye Hilde Doug McIntyre Public Works Staff	Public Hearing / Deliberation: Comprehensive Plan Amendments – Transportation Element Work Session: Comprehensive Plan Amendments – Capital Facilities Element



Memorandum

Date: January 19, 2017

To: City of Sammamish Planning Commission

From: David Goodman, Management Analyst, and Doug McIntyre, Senior Planner

Re: Sign Code Amendments

Background

The Department of Community Development is drafting amendments to Sammamish Municipal Code (SMC) sections 21A.45 and 21B.45, which contain sign regulations for the city as a whole as well as the Town Center. These amendments will address the following issues:

1. **Compliance with Reed v. Gilbert.** In a 2015 decision in the case of Reed v. Town of Gilbert, the Supreme Court struck down the Town of Gilbert, Arizona's content-based sign regulations as unconstitutional. Sammamish's sign regulations contain many content-based provisions which must be made content-neutral to comply with this ruling.
2. **Town Center sign code improvements.** The Town Center sign code contains outdated and overly restrictive dimensional regulations for commercial properties. Staff will propose amendments to ensure that sign regulations are appropriate for the types of structures in Town Center, as well as other improvements to streamline implementation of the code.
3. **Need for improved code enforcement mechanisms.** Sammamish's code enforcement officers have expressed frustration regarding the difficulty of enforcing a complicated and lengthy code, as well as with the City's inability to appropriately punish repeat offenders.
4. **Code clean-up.** The sign code contains two temporary programs that have expired and must be addressed. In addition, the sign code contains numerous provisions that are either no longer relevant, redundant, or unnecessarily confusing.

Project Overview

City staff have analyzed Sammamish's current sign code for areas of potential non-compliance with the Reed v. Gilbert decision and have identified sections to be updated or otherwise improved. Staff have had meetings and conversations with planners in other jurisdictions that have completed sign code amendments since the Reed v. Gilbert decision, consulted with the City's legal team, and surveyed legal literature related to the decision.

Based on this research and discussions about the current sign code, planning staff recommend a partial re-write and a full re-organization of the sign code. The partial re-write will focus on changing content-based provisions into content-neutral provisions, improving enforcement mechanisms, addressing expired programs, and reforming Town Center commercial sign regulations. The re-organization will focus on creating a more concise, easy-to-understand sign code that will be more useful to code enforcement officials, planning staff, and the public.

Process

At a joint meeting on December 13, 2016, the City Council and Planning Commission were presented with background information on the Reed v. Gilbert case and its implications for Sammamish's sign code. On December 15, 2016, staff presented to the Planning Commission the specific sections of the SMC that contain content-based sign regulations, and offered examples of how other cities have transitioned from content-based to content-neutral regulations in response to the decision in Gilbert v. Reed.

The January 19, 2017 Planning Commission meeting will be one of several opportunities for the Planning Commission to provide input on the scope and content of the proposed amendments. At this meeting, staff will provide a brief overview of the work completed thus far and present examples of the types of code changes in process for Commission comment and input. Staff will present a full draft of the proposed amendments to the Commission in February, and will hold a public hearing and issue a recommendation in March, at which point the proposed regulations will be brought before the City Council for review and adoption.