



MINUTES OF THE MEETING

MEETING SUMMARY

Regular Bi-monthly Meeting
Thursday, September 21, 2017, 6:30 PM
City of Sammamish Council Chambers

COMMISSIONERS PRESENT

Eric Brooks, Pos. 1
Shanna Collins, Pos. 3, Chair
Larry Crandall, Pos. 4, Vice-Chair
Jane Garrison, Pos. 5
Matthew Petrich, Pos. 6
Nancy Anderson, Pos. 7

COMMISSIONERS ABSENT

Roisin O'Farrell, Pos. 2

STAFF PRESENT

David Pyle, Deputy Director of Community Development
Kellye Hilde, Planning Manager
Tawni Dalziel, Senior Stormwater Program Manager

CALL TO ORDER

Chair Collins called the Sammamish Planning Commission meeting to order at 6:31 PM

APPROVAL OF AGENDA

Commissioner Petrich moved to approve the agenda; seconded - **Approved 6:0**. The Agenda was approved as read.

APPROVAL OF THE MINUTES

Commissioner Petrich moved to approve the September 6, 2017 minutes as corrected; seconded - **Approved 6:0**

Public Comment: Non-Agenda: (3 Min Individual / 5 Min Representative)

Jeffery Weems – 941 206th PL NE
Topic: Standalone Sammamish School District

Mary Wictor – 408 208th Ave NE
Topic: Critical Area Maps

Public Comment Closed

OLD BUSINESS 6:43 PM ([Bookmarked Video Link](#))

Storm Water Code Update – Work Session

Staff commenced presentation:

Overview:

The Department of Public Works staff is proposing code amendments to Chapters 13.10, 13.20, 13.30, 21A.15 SMC, and Sammamish Addendum to the 2016 King County Surface Water Design Manual (KCSWDM) for review and discussion, public hearing, and deliberation at the September 21, 2017 Planning Commission meeting. Link to packet material can be found [here](#)

Commission and Staff commenced discussion:

Commissioner Petrich asked staff to clarify the definition of a “redevelopment project” and if the Sammamish Municipal Code explains that a single family residential home is not defined as a redevelopment project.

Staff responded by reading the definition as noted in Exhibit 8, Change Summary Matrix and PC Comment Response. Staff further clarified that this code section only applies to commercial and industrial uses.

Chair Collins purposed that language be added to the definition that states *for purposes other than a residential development* to help clarify any confusion.

Staff agreed with this recommendation.

Commissioner Garrison stated that lots in the Inglewood Historical Plat are sized at 25 feet by 100 feet and asked if this zoning still exists today.

Staff responded that the zoning for the Inglewood Historical Plat is R-4.

Commissioner Petrich asked if the 25 feet by 100 feet lots as shown on Exhibit 5, Schematic of Inglewood Hill Stormwater Retrofit and Non-Motorized Improvement Project, were considered legal lots.

Staff responded that the 25 feet by 100 feet lots in the Inglewood Historic Plat are legal lots.

Chair Collins asked if a 1,000 SF single family residential home could be built on these lots.

Staff responded that a single family residential home could not be built on these types of lots because the lot width does not meet the minimum 30’ width requirement pursuant to city code unless the property owner applies for reasonable use to build a very small home with appropriate building setbacks.

Commissioner Brooks commented on the Inglewood Historical Plat and referenced that this neighborhood is considered a paper plat.

Staff responded and confirmed that the Inglewood neighborhood was platted as a paper plat. This resulted in infrastructure not being built at the time the neighborhood was platted unlike today when a property is subdivided and infrastructure is required to be constructed. This becomes challenging for property owners who want to build a single family residential home and are required to meet stormwater regulations such as installing a tightline system. As in most cases, the tightline requirement may necessitate an easement over neighboring private property for the system to work.

Staff further explained that the 1,000 SF code amendment recommendation would allow property owners to build a very small single family residential home without the tightline requirement. This is recommended by the City’s legal counsel as it allows for reasonable use of the property.

Commissioner Garrison asked if it makes sense to have a moratorium on development in the hazardous areas until the City moves forward with its storm water drainage improvements in these areas.

Staff responded that the existing code is in effect acting as a moratorium as the tightline requirement is limiting development.

Commissioner Garrison asked if a percentage of lot size restriction that is based on the recommendation of a qualified professional could be considered as an alternative to the square footage limitation recommended by staff and the City's legal counsel.

Staff responded that they do not see much of a difference between the two methods, and that the restriction would still need to be low enough to allow for reasonable use of the lot.

Commissioner Brooks asked if public sewer is available in the Inglewood and Tamarack neighborhoods and is it possible for stormwater to be conveyed using existing sanitary systems.

Staff responded that the utility districts will not consider this option.

Commissioner Petrich referenced formatting errors in Exhibit 2, Strikethrough/Underline Version of Chapter 13.15 SMC – Definitions, on pages 32-33.

Staff responded that they will correct the formatting errors.

Chair Collins asked staff to clarify that replacing an existing roof is not a replaced impervious surface.

Staff responded that reroofing a home is not new or replaced impervious surface and that they can add language to the definition to further clarify.

Commission Opened Public Hearing – 7:33 PM ([Bookmarked Video Link](#))

Tom Keogh – 231 211th PI NE

Topic: Tightline infeasibility

Molly Keogh - 231 211th PI NE

Topic: Reasonable use and equity

Scott Sanford – 2112 227th AVE NE

Topic: Impervious surface limit

Mary Wictor – 408 208th AVE NE

Topic: Overlapping Critical Areas / Drainage

Jeffery Weems – 941 206th PL NE

Topic: Inglewood Historic Plat History

Paul Stickney – 504 228th AVE SE

Topic: Septic / Drainage

Public Comment Closed

Commission and Staff commenced discussion:

Chair Collins recused herself from deliberation and voting as she has a perceived conflict of interest due to owning a property in the Landslide Hazard Drainage area.

Vice Chair Crandall moved to approve the proposed amendments to Chapters 13.10, 13.20, 13.30, 21A.15 SMC, and the Sammamish Addendum to the 2016 King County Surface Design Manual, Commissioner Garrison Seconded, discussion began.

Commissioner Garrison prefers that they lean on the side of caution and that safety outweighs the legal implications of staffs concerns about creating over burdensome limits on impervious surfaces per lot. The limits should be based on a scientific approach per lot where a certain amount of impervious surface is allowed based on the ability to drain or convey stormwater safely off site.

Commissioner Anderson commented that she would consider staff’s recommended code amendments.

Commissioner Petrich asked why the City hasn’t considered the percentage of a lot as a limit for review threshold.

Staff responded that the City had looked at the possibility but by having a set percentage limit could mean that many developed lots may already be at this limit and could restrict additional development such as an addition.

Commissioner Petrich asked staff for clarification on what they propose the Commission does in regards to amending the restrictions in the Inglewood plat.

Staff responded that they recommend the code amendments be consistent throughout the city and that the drainage review threshold be reduced to 1,000 SF.

Commissioner Garrison believes it’s devious and disingenuous to base a drainage review on a project valuation such as the \$100,000 threshold for drainage review and not on if the project will actually have an impact on water quality.

Staff responded that staff has pointed out that the valuation threshold does not include residential development and that it is focused on large commercial and infrastructure related projects.

Vice-Chair Crandall called for any amendments to the main motion as read.

Commissioner Garrison motions to amend the main motion to withdraw the 1,000 SF threshold requirement and replace it with a percentage of the lot area that is field verified by a professional, no second, amendment Motion **FAILS**.

Vice-Chair Crandall motioned to approve the main motion proposed to chapter 13.10, 13.20, 13.30, 21A.15, and the Sammamish Addendum to the 2016 King County Surface Design Manual, **FAILED 0:3** with Commissioners Anderson and Crandall Abstaining.

Vice-Chair Crandall closed the Public Hearing

Commissioner Brooks motioned to extend the meeting until 9:00 PM, Seconded, **PASSED 5:0**

Chair Collins rejoined deliberation

Chair Collins motioned to approve the changes to SMC 13.30, seconded, **PASSED 5:0**, Commissioner Garrison Abstains.

Chair Collins motioned to continue the Public Hearing to October 5th, seconded, **PASSED 6:0**

NEW BUSINESS 8:44 PM ([Bookmarked Video Link](#))

Overview of Chapter 21A.50 SMC – Environmentally Critical Areas Regulations – Work Session

Staff commenced presentation:

Overview:

This presentation will include a summary of critical areas requirements enacted by the Washington State Growth Management Act, direction established by the City of Sammamish Comprehensive Plan, the structure of the Sammamish Municipal Code with regard to Environmentally Critical Areas regulations, and the different tools used to regulate these resources. Link to packet material can be found [here](#)

Commission and Staff commenced discussion:

Vice-Chair Crandall motioned to extend the meeting to 9:20 PM, Seconded, **APPROVED 6:0**

Vice-Chair Crandall motioned to extend the meeting to 9:30 PM, Seconded, **APPROVED 6:0**

Public Comment: (7 Min) 9:21 PM ([Bookmarked Video Link](#))

Riley Parker – 1818 193rd AVE SE

Topic: Erosion Hazard Near Sensitive Water Body Development

Mary Wictor – 408 208th AVE NE

Topic: Hazard Maps and Critical Areas

Public Comment Closed

Motion to Adjourn: Co-Chair Crandall motioned to adjourn; seconded. **Approved 6:0**

Meeting adjourned at 9:33 PM.

Chair: Shanna Collins

PC Coordinator: Kevin Johnson

[Video Audio Record 07/06/2017](#)

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