



MINUTES

Planning Commission Regular Meeting

6:30 PM - July 19, 2018

City Hall Council Chambers, Sammamish, WA

Commissioners Present:

Chair Shanna Collins, Planning Commissioner, Position 3
Eric Brooks, Planning Commissioner, Position 1
Roisin O'Farrell, Planning Commissioner, Position 2
Jane Garrison, Planning Commissioner, Position 5
Mark Baughman, Planning Commissioner, Position 6
Rituja Indapure, Planning Commissioner, Position 7

Commissioners Absent:

Vice Chair Larry Crandall, Planning Commissioner, Position 4

Staff Present:

Planning Manager Kellye Hilde
Senior Planner Doug McIntyre
Management Analyst Sara Estiri

CALL TO ORDER

Chair Collins called the Sammamish Planning Commission meeting to order at 6:30 PM.

ROLL CALL

Roll was called.

APPROVAL OF AGENDA

MOTION: Chair Shanna Collins moved to amend the July, 19, 2018 meeting agenda to include agenda specific public comment during the non-agenda comment period. Roisin O'Farrell seconded. Motion carried unanimously 6-0 with Vice Chair Larry Crandall absent.

MOTION: Mark Baughman moved to approve the July, 19, 2018 meeting agenda as amended. Rituja Indapure seconded. Motion carried unanimously 6-0 with Vice Chair Larry Crandall absent.

APPROVAL OF THE MINUTES

July 5, 2018 Regular Meeting

MOTION: Rituja Indapure moved to approve the minutes from the July, 5, 2018 meeting as distributed. Mark Baughman seconded. Motion carried unanimously 6-0 with Vice Chair Larry Crandall absent.

PUBLIC COMMENT - NON AGENDA

Paul Stickney – 504 228th Ave SE
Topic: Housing Strategy and Comprehensive Plan Amendment

Deb Sogge – 704 228th AVE NE
Topic: Housing Strategy

Karen Macknight – 22329 NE 28th St.
Topic: Housing Strategy

Julio Richburg – 1312 229 PL NE
Topic: Housing Strategy

Peyton Stever _ 165 96th NE 84th Court Redmond
Topic: Housing Strategy

Mary Wictor – 408 208th Ave NE
Topic: Housing Strategy and Comprehensive Plan Amendment

Harry Shedd – 2313 Sahalee Dr E
Topic: Housing Strategy and Comprehensive Plan Amendment

Karen Harry – 23684 SE 32nd Way
Topic: Housing Strategy and Comprehensive Plan Amendment

Public Comment was closed

OLD BUSINESS

Deliberation and Recommendation: Sammamish Home Grown - A Plan for People, Housing, and Community and the associated Comprehensive Plan Amendment

Doug McIntyre Senior Planner, Kellye Hilde, Planning Manager, and Arthur Sullivan ARCH Program Manager presented the draft 2018 Housing Strategy, Sammamish Home Grown - A Plan for People, Housing, and Community. The Planning Commission opened public comment and took testimony from the public on the Plan. After closing the public comment, Planning Commission considered the proposal, began deliberations and vote on a formal recommendation.

Commission began deliberation

Rituja Indapure moved to recommend City Council Adopt Sammamish Home Grown - A Plan for People, Housing, and Community and the associated Comprehensive Plan Amendment as presented by staff. Jane Garrison seconded.

MOTION: Rituja Indapure moved to amend the main motion to revise bullet point three under examples for Strategy A.3: Subdivision Code - Provisions related to neighborhood design to “Review street tree standards within neighborhoods.” Mark Baughman seconded. Motion carried unanimously 6-0 with Vice Chair Larry Crandall absent.

MOTION: Rituja Indapure moved to amend the main motion to revise bullet point five under examples for Strategy A.3: Subdivision Code - Provisions related to neighborhood design to “Require variety in housing sizes in long subdivisions (e.g. for each 5BR there must be one 3BR).” Chair Shanna Collins seconded. Motion carried unanimously 6-0 with Vice Chair Larry Crandall absent.

MOTION: Rituja Indapure moved to amend the main motion to revise bullet point four under examples for Strategy D.2: Senior Housing to “Housing options and services, including property tax exemptions, that enable seniors to stay in their homes or neighborhoods. Roisin O’Farrell seconded. Motion carried unanimously 6-0 with Vice Chair Larry Crandall absent.

MOTION: Roisin O’Farrell moved to amend the main motion to revise the priority of Strategy B.4: Transit Oriented Housing Development from medium to high. Rituja Indapure seconded. Motion carried unanimously 6-0 with Vice Chair Larry Crandall absent.

MOTION: Jane Garrison moved to amend the main motion to revise bullet point nine under examples for Strategy A.2: Sub-Area Plans to “Consider future planning trends in the development of sub-area plans to meet neighborhood needs.” Roisin O’Farrell seconded. Motion carried unanimously 6-0 with Vice Chair Larry Crandall absent.

MOTION: Jane Garrison moved to amend the main motion to add an example under Strategy A.5: Provide Infrastructure Improvements that contribute to Neighborhood Enhancement that states “Consider that retention ponds be designed to enhance the natural surroundings and the proposed development, creating an amenity that is both safe and attractive.” Roisin O’Farrell seconded. Motion carried unanimously 6-0 with Vice Chair Larry Crandall absent.

MOTION: Mark Baughman moved to extend the meeting until 9:00 pm. Roisin O’Farrell seconded. Motion carried unanimously 6-0 with Vice Chair Larry Crandall absent.

MOTION: Jane Garrison moved to to amend the main motion to remove locational criteria from the description of Strategy B.3: Mixed Use Design Standards. Roisin O’Farrell seconded. Motion carried unanimously 6-0 with Vice Chair Larry Crandall absent.

MOTION: Eric Brooks moved to extend the meeting until 9:15 pm. Mark Baughman seconded. Motion carried unanimously 6-0 with Vice Chair Larry Crandall absent.

MOTION: Jane Garrison moved to amend the main motion to add an example under Strategy A.2: Sub-Area Plans that states “Require that all sub-area plans, Town Center, commercial centers, and residential neighborhoods be developed or evaluated along with the next Comprehensive Plan Update and shall include housing balance and densities that reflect future trends as well as the needs of local citizens.” Roisin O’Farrell seconded. Motion carried unanimously 6-0 with Vice Chair Larry Crandall absent.

MOTION: Mark Baughman moved to to amend the main motion to add an example under Strategy A.2: Sub-Area Plans that states “Prioritize all planning, incentives and related City ordinance changes in a way that ensures any increases in total housing planned or required in the City are focused on multi-family housing in centers and planned neighborhood sub-areas, not in additional new single-family homes.” Rituja Indapure seconded. Motion carried unanimously 6-0 with Vice Chair Larry Crandall absent.

MOTION: Eric Brooks moved to extend the meeting until 9:30 pm. Roisin O’Farrell seconded. Motion carried unanimously 6-0 with Vice Chair Larry Crandall absent.

MOTION: Chair Shanna Collins moved to amend the main motion to add text within the plan that captures the two bullet points added to Strategy A.2: Sub-Areas Plans. Rituja Indapure seconded. Motion carried unanimously 6-0 with Vice Chair Larry Crandall absent.

MOTION: Eric Brooks moved to amend the main motion to add an example to Strategy A.2: Sub-Area Plans that states “Focus on the provision of net-zero buildings and building techniques in Sammamish.” Rituja Indapure seconded. Motion carried unanimously 6-0 with Vice Chair Larry Crandall absent.

MOTION: Eric Brooks moved to amend the main motion to add an example to Strategy A.2: Sub-Area Plans that states “Focus on community and environmental health in sub-area planning.” Chair Shanna Collins seconded. Motion carried unanimously 6-0 with Vice Chair Larry Crandall absent.

MOTION: Eric Brooks moved to amend the main motion to eliminate Strategy A.8: Historic Preservation and add an example to Strategy A.4: Housing Repair and Preservation that states “Support the preservation of the City’s historically significant housing.” Chair Shanna Collins seconded. Motion carried unanimously 6-0 with Vice Chair Larry Crandall absent.

MOTION: Chair Shanna Collins moved to amend the main motion to accept the changes recommended by staff for Strategies C.2 and C.3. Jane Garrison seconded. Motion carried unanimously 6-0 with Vice Chair Larry Crandall absent.

MOTION: Rituja Indapure moved to recommend City Council Adopt Sammamish Home Grown - A Plan for People, Housing, and Community and the associated Comprehensive Plan Amendment as amended. Jane Garrison seconded. Motion carried unanimously 6-0 with Vice Chair Larry Crandall absent.

MOTION: Eric Brooks moved to extend the meeting until 9:37 pm. Roisin O'Farrell seconded. Motion carried unanimously 6-0 with Vice Chair Larry Crandall absent.

****Planning Commission directed staff to add the following information to the Recommendation Memo (Commissioner Baughman, specifically provided the direction, but concurrence was obtained):**

- The Planning Commission acknowledges that implementation of many of the proposed strategies and actions in the recommended Housing Strategy will necessitate traffic impact studies as part of the implementation. The Planning Commission discussed and considered traffic as part of deliberations, but specific traffic outcomes will need to be studied and resolved as part of the implementation process.
- The Planning Commission acknowledges that it is not yet resolved whether the GMA requires development to be stopped as a result of traffic concurrency failed, OR if it requires that municipalities take specific proactive steps to accommodate growth related infrastructure. The Planning Commission has developed this Housing Strategy Plan based on the assumption that growth within Sammamish will continue, and the strategies proposed are intended to improve the outcome of that growth.

*****Commissioner Baughman Correction (No motion or vote because correction only):**

- B.5 Example – revise to state, “Improve docket process for screening rezone applications to be based on community goals and needs.”

This reflects a more accurate representation of what Commissioner Baughman intended the example to be when he requested the addition of this example at a previous meeting.

ADJOURNMENT

MOTION: Eric Brooks moved to adjourn. Mark Baughman seconded. Motion carried unanimously 6-0 with Vice Chair Larry Crandall absent.

The meeting was adjourned at 9:37 PM