



AGENDA

Planning Commission Special Meeting

5:30 PM - Thursday, December 13, 2018

City Hall, Sammamish, WA

Page		Estimated Time
	SPECIAL PRESENTATION	5:30 PM
	2018 Year In Review and Looking Towards 2019 Conference Room 111	
	SPECIAL MEETING	6:30 PM
	Council Chambers	
	CALL TO ORDER	
	ROLL CALL	
	APPROVAL OF AGENDA	
	APPROVAL OF THE MINUTES	
3 - 4	1. December 6, 2018 Meeting Minutes View Meeting Minutes	
	PUBLIC COMMENT - NON AGENDA	
	<i>3 minutes per person / 5 minutes if representing an organization</i>	
	OLD BUSINESS	6:45 PM
5 - 38	2. Development Regulations Update Workshop View Agenda Item	
	PUBLIC COMMENT - AGENDA	
	<i>7 minutes per person</i>	
	ADJOURNMENT	8:30 PM
	LONG TERM CALENDAR	

3. [View Calendar](#)

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 Sara Estiri at sestiri@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 ACTIONS ON ITEMS NOT LISTED ON THIS AGENDA.

Planning Commission meetings are wheelchair accessible. American Sign Language (ASL) interpretation is available upon request.

Please phone (425) 295-0500 at least 48 hours in advance. Assisted Listening Devices are also available upon request.

Draft



MINUTES

Planning Commission

6:30 PM - December 6, 2018

City Hall Council Chambers, Sammamish, WA

Commissioners Present:

Chair Shanna Collins, Planning Commissioner, Position 3
Vice Chair Larry Crandall, Planning Commissioner, Position 4
Eric Brooks, Planning Commissioner, Position 1
Roisin O'Farrell, Planning Commissioner, Position 2
Mark Baughman, Planning Commissioner, Position 6
Jane Garrison, Planning Commissioner, Position 5
Rituja Indapure, Planning Commissioner, Position 7

Commissioners Absent:

Staff Present:

Planning Manager Kellye Hilde
Deputy Director of Public Works Cheryl Paston

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: Roisin O'Farrell moved to approve the December 6, 2018 meeting agenda as distributed. Vice Chair Larry Crandall seconded. Motion carried unanimously 7-0.

APPROVAL OF THE MINUTES

November 15, 2018 Meeting Minutes

MOTION: Roisin O'Farrell moved to approve the minutes as distributed. Eric Brooks seconded. Motion carried unanimously 7-0.

PUBLIC COMMENT - NON AGENDA

Sharon Steinbis - 24933 SE 14th Street
Topic - Urban Forest Management Plan

Draft

Paul Stickney - 22626 NE Inglewood Hill Road
Topic - Urban Forest Management Plan

NEW BUSINESS

Interim Development Road Segment and Corridor Concurrency and Level of Service Standard Regulations

Cheryl Paston, Deputy Director of Public Works and Kendra Breiland, Fehr & Feers provided an update on the city's concurrency and transportation LOS program, an overview of Growth Management Act (GMA) requirements, road capacity interim development regulations, and next steps.

PUBLIC COMMENT - AGENDA

Kevin Jones, Transpo Group - 12131 113th Ave NE, Suite 203 Kirkland, WA
Topic - Interim Development Road Segment and Corridor Concurrency and LOS Standard Regulations

Karen Herring - 23684 SE 32nd Street
Topic - Interim Development Road Segment and Corridor Concurrency and LOS Standard Regulations

Mary Wictor - 408 208th Ave NE
Topic - Topic - Interim Development Road Segment and Corridor Concurrency and LOS Standard Regulations

ADJOURNMENT

MOTION: Vice Chair Larry Crandall moved to adjourn at 8:25 pm. Eric Brooks seconded. Motion carried unanimously 7-0.

Agenda Bill

Planning Commission Special Meeting
December 13, 2018



SUBJECT:	Development Regulations Update Workshop	
DATE SUBMITTED:	December 07, 2018	
DEPARTMENT:	Community Development	
NEEDED FROM COMMISSION:	<input type="checkbox"/> Action <input checked="" type="checkbox"/> Direction <input type="checkbox"/> Informational	
RECOMMENDATION:	Review Interim Development Regulations and discuss options for potential permanent changes. Should further changes to the existing zoning controls be considered?	
EXHIBITS:	1. Exhibit 1 - Legislative Process Roadmap 2. Exhibit 2 - December 6, 2018 Development Regulations Focus Group Presentation	
BUDGET:		
Total dollar amount	<input type="checkbox"/>	Approved in budget
Fund(s)	<input type="checkbox"/>	Budget reallocation required
	<input checked="" type="checkbox"/>	No budgetary impact
WORK PLAN FOCUS AREAS:		
<input type="checkbox"/> Transportation	<input type="checkbox"/> Community Safety	
<input type="checkbox"/> Communication & Engagement	<input checked="" type="checkbox"/> Community Livability	
<input checked="" type="checkbox"/> High Performing Government	<input type="checkbox"/> Culture & Recreation	
<input checked="" type="checkbox"/> Environmental Health & Protection	<input type="checkbox"/> Financial Sustainability	

NEEDED FROM COMMISSION:

Review Interim Development Regulations and discuss options for potential permanent changes.

KEY FACTS AND INFORMATION SUMMARY:

Summary Statement:

On September 18, 2018 the City Council voted unanimously to adopt an emergency Ordinance (O2018-468) initiating Interim Development Regulations associated with building setbacks, building height, building facade, mass grading, parking, fences, street frontage, and density. This ordinance included changes to the rules that largely affect the form of development in the City. On November 6, 2018,

after completing a Public Hearing, the City Council adopted amendments to the Interim Development Regulations (Ordinance O2018-471) effective until the end of the six-month period allowed by emergency ordinance. If no action is taken to adopt permanent changes to the City's Development Regulations, the Interim Development Regulations implemented by Ordinance O2018-468 and Ordinance O2018-471 will expire on March 17, 2019 reverting back to the Development Regulations that were in place on September 18, 2018.

Legislative Process. Staff have begun the formal Legislative Process necessary to identify and adopt appropriate permanent regulations. This includes background research, outreach to stakeholders, working with the City's Planning Commission to refine regulatory changes, and presentation of proposed permanent changes to the City Council for consideration and review. The Legislative process was designed to begin with stakeholder outreach and presentation to the Planning Commission in December of 2018, and conclude with the City Council in March of 2019. A timeline outlining the Legislative Process is included as **Exhibit 1**.

Community Outreach. On October 5, 2018 Department of Community Development staff presented the Interim Development Regulations for the first time to the Planning Commission. Further, to capture feedback from community stakeholders and answers questions about the Interim Development Regulations, the Department of Community Development organized and hosted two informational meetings with members of the building community on October 11 and 25, 2018. The City Council and staff also studied comments received from stakeholders and members of the community and crafted amendments to the original version of the Interim Development Regulations (Ord O2018-468) that were implemented through the amended Interim Development Regulations and passed following the November 6, 2018 Public Hearing (Ord O2018-471).

Focus Group. To better understand common themes regarding satisfaction with development in the City, staff organized and hosted a focus group on City Development Regulations on December 6, 2018. Included in this focus group were nine (9) individuals, four (4) from the development community, and five (5) from the general Sammamish community. In preparing for the focus group meeting, staff held 45 minute phone interviews with each of the group participants and asked a series of prescribed questions designed to evoke thought and response regarding Development in the City. During the phone interviews staff also asked participants to explore what they perceived to be the potential impacts of the Interim Development Regulations on development outcomes in the City. The focus group meeting was held on December 6, 2018 from 5:30 to 8 PM at the Sammamish City Hall. During the focus group meeting, staff delivered a presentation outlining the history of development regulations in the City and asking a series of questions to the group to prompt discussion. The December 6, 2018 Development Regulations Focus Group presentation is included as **Exhibit 2**. The focus group discussion was constructive and balanced and helped staff better understand issues and impacts associated with potential permanent coded changes. Staff are working in compiling notes from the focus group and will provide a summary to the Commission during the December 13, 2018 meeting.

Interim Development Regulations. The adopted Interim Development Regulations include:

- **Density Rounding:** This code change requires rounding down to the nearest whole number when permitted number of units (density calculation) result in a fraction. This change better reflects actual allowed density (R-Zone) as compared to the past practice of rounding up allowing a higher density than the actual designated R-Zone. (SMC 21A.25.070)
- **Setback:** Setbacks designations were changed to include designation of a side and rear setback. Minimum setbacks were increased to provide greater separation between homes to better match the character of existing development, provide a useable yard space, allow for solar access, and help preserve trees. (SMC 21A.030)
- **Building Height and Facade:** The method of measurement of building height was changed to use the existing grade of the site instead of the finished grade. A restriction on the height of a facade wall was also added to limit the size/height of an exterior wall. These changes influence development that better matches the character of and is more appropriately scaled as compared to existing development. (SMC 21A.030)
- **Limiting Mass Grading:** This creates a positive change in retaining the existing character and landscape of the City. This code change directs project designers to limit grade changes with minimal alterations to the landscape better preserving trees and the existing topography of the land. (SMC 16.15.090)
- **Fence Heights:** This change increases the height allowance for rear and side yard fences for building permit approved fences above six (6) feet and up to eight (8) feet to provide more privacy. Fence height allowances are also reduced in the front yard within the street setback area to improve line-of-sight safety and connections between neighbors. (SMC 21A.25.190)
- **Parking:** A requirement that new development (subdivision and short subdivision) provide the equivalent of one (1) on-street parking space for each home being built in the development will require that adequate parking supply is provided within new developments. (SMC 21A.40.055)
- **Street Frontage:** This requires that all new lots created through subdivision and short subdivision be designed to include a minimum of thirty (30) feet of street frontage. Lots designed to meet this frontage requirement will better match existing community character and will provide a better connection for each new home to receive services from a public street reducing conflicts with neighbors. (SMC 21A.030)

Additional Items. In addition to the list of items included with the adopted Interim Development Regulations listed above, as part of their November 6, 2018 meeting, the City Council asked that the following items be added to the list of potential items being brought forward as proposed permanent development regulation changes:

- Round up for short plats
- Round down for long plats
- Require neighbor notification if setbacks are being adjusted
- Require a permit for any construction in defined Critical Areas
- Additional changes that could benefit the City

Next Steps:

As staff put together a list of potential permanent changes to the City's Development Regulations, assistance from the Commission is needed to help determine the appropriateness of the range of changes considered. As part of the December 13, 2018 meeting, staff are asking the Commission to discuss the appropriateness of the changes that have been implemented with the adoption of the

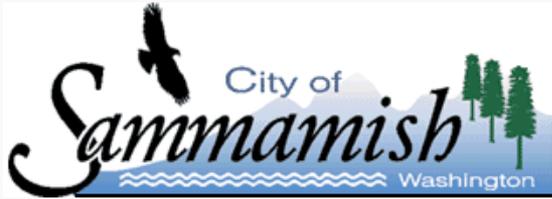
current Interim Development Regulations (Ord O2018-468 and ORD O2018-471). Similar to the focus group, staff are interested in understanding how the Commission feels about the changes and what the Commission perceives the impacts of the changes to be on development in the City. Staff are also asking the Commission to identify what additional changes should be considered. Some specific questions for consideration by the Commission at the December 13, 2018 meeting are:

- 1) Should further changes to the existing zoning controls be considered?
- 2) Should other zoning controls be added to the list of those used by the City?

December 13, 2018 Meeting. Staff will provide a presentation designed to prompt discussion by the Commission regarding the Interim Development Regulations and what has been learned to date through community outreach. Staff are asking the Commission to discuss options for potential permanent changes.

Phase I – Development Regulations Update
Legislative Process Roadmap

December 13, 2018	Planning Commission	Workshop on Phase I Development Regulations Update. <ul style="list-style-type: none"> • Framework / Overview of Phase I • Review work plan • Identify objectives
January 17, 2019	Planning Commission	Workshop on Phase I Development Regulations Update. <ul style="list-style-type: none"> • Review proposed code changes and select appropriate options
January 24, 2019	Planning Commission	Public Hearing and Commission Deliberations on Phase I Development Regulations Update.
February 4, 2019	City Council	Workshop on Phase I Development Regulations Update. Present Planning Commission Recommendations to the City Council.
February 5, 2019	City Council	Open Public Hearing on Phase I Development Regulations Update.
February 12, 2019	City Council	Workshop on Phase I Development Regulations Update. <ul style="list-style-type: none"> • Review proposed code changes and select appropriate options
February 19, 2019	City Council	Close Public Hearing on Phase I Development Regulations Update.
March 4, 2019	City Council	Final City Council Workshop / Deliberations on Phase I Development Regulations Update.
March 5, 2019	City Council	Phase I Development Regulations Ordinance Adoption.



City of Sammamish
Development Regulations Focus Group
December 06, 2018

Introductions

Staff Members:

Jeff Thomas, Director – Department of Community Development

David Pyle, Deputy Director – Department of Community Development

Sara Estiri, Management Analyst – Department of Community Development

Group Participants:

Mike Walsh, Terrene Homes

Jeff Peterson, Toll Brothers

Toby Coenen, Pace Engineers & Sammamish Citizen

Dan Buchser, McPherson Construction

Mark Lewis, Sammamish Citizen

Ashley Arrington, Sammamish Citizen

Bill Patterson, Sammamish Citizen

Ahmed Khan, Sammamish Citizen

Matt Howarth, Sammamish Citizen

Introduction

Development Code and Zoning Controls Update

- Added to workplan through budget process in 2017
- Background research began in Spring of 2018
- Public/legislative process was scheduled to begin in Fall of 2018
- Interim Development Regulations passed by Council in September of 2018
- Interim Development Regulations expire in March of 2019
- First Planning Commission meeting scheduled for December 13, 2018

What is the process?

Legislative Process Roadmap

December 13, 2018	Planning Commission	Workshop on Phase I Development Regulations Update. <ul style="list-style-type: none">• Framework / Overview of Phase I• Review work plan• Identify objectives
January 17, 2019	Planning Commission	Workshop on Phase I Development Regulations Update. <ul style="list-style-type: none">• Review proposed code changes and select appropriate options
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February 12, 2019	City Council	Workshop on Phase I Development Regulations Update. <ul style="list-style-type: none">• Review proposed code changes and select appropriate options
February 19, 2019	City Council	Close Public Hearing on Phase I Development Regulations Update.
March 4, 2019	City Council	Final City Council Workshop / Deliberations on Phase I Development Regulations Update.
March 5, 2019	City Council	Phase I Development Regulations Ordinance Adoption.

Introduction

Why are we using a focus group?

- Citizen and customer input will be used in future presentations and discussions with the Planning Commission and the City Council. (Your feedback will help us better understand the issues.)

What do we hope to learn?

- Common themes regarding satisfaction with development in the City
- Things that are being done well
- Things that are being done poorly
- Should changes to the City's Development Regulations be made?
- What changes are appropriate?
- What are the primary objectives?

Introduction

Meeting rules

- We want you to do the talking
 - One person at a time
 - We may call on you if we haven't heard from you in a while
 - Make sure all opinions have a chance to be heard

- There are no right or wrong answers
 - It is important to hear all sides – including positives and negatives
 - Everyone's ideas and experiences are valuable

- We are taking notes
 - We will summarize themes without identifying individuals

2013 Regulations

	Z O N E S	RESIDENTIAL					
		URBAN RESIDENTIAL					
STANDARDS		R-1 ⁽¹³⁾	R-4	R-6	R-8	R-12	R-18
Maximum Density DU/Acre (11)		1 du/ac	4 du/ac (5)	6 du/ac	8 du/ac	12 du/ac	18 du/ac
Minimum Density (2)					85% (14)	80% (14)	75% (14)
Minimum Lot Width		35 ft (7)	30 ft	30 ft	30 ft	30 ft	30 ft
Minimum Street Setback		20 ft (6)	10 ft (7)	10 ft (7)	10 ft (7) (8)	10 ft (7)	10 ft (7)
Minimum Interior Setback (2)(12)		5 ft (7)	5 ft	5 ft	5 ft	5 ft	5 ft
Base Height (3)(15)		35 ft	35 ft	35 ft 45 ft (10)	35 ft 45 ft (10)	60 ft	60 ft 80 ft (10)
Maximum Impervious Surface: Percentage (4)		30% (9)	55%	70%	75%	85%	85%

2016 Regulations

Z O N E S	RESIDENTIAL					
	URBAN RESIDENTIAL					
	STANDARDS	R-1 ⁽¹³⁾	R-4	R-6	R-8	R-12
Maximum Density DU/Acre (11)	1 du/ac	4 du/ac (5)	6 du/ac	8 du/ac	12 du/ac	18 du/ac
Minimum Density (2)				85% (14)	80% (14)	75% (14)
Minimum Lot Width	35 ft (7)	30 ft	30 ft	30 ft	30 ft	30 ft
Minimum Street Setback	20 ft (6)	10 ft (7) (16)	10 ft (7) (16)	10 ft (7) (8)	10 ft (7)	10 ft (7)
Minimum Interior Setback (2) (12)	5 ft (7)	5 / 7 / 15 ft (17)	5 / 7 / 15 ft (17)	5 ft	5 ft	5 ft
Base Height (3)(15)	35 ft	35 ft	35 ft 45 ft (10)	35 ft 45 ft (10)	60 ft	60 ft 80 ft (10)
Maximum Impervious Surface: Percentage (4)	30% (9)			75%	85%	85%
Minimum Yard Area (18)		45%	35%			
Lot Coverage (19)		40%	50%			

2018 Interim Regulations

STANDARDS	RESIDENTIAL					
	URBAN RESIDENTIAL					
	R-1 ⁽¹³⁾	R-4	R-6	R-8	R-12	R-18
Maximum Density DU/Acre (11)	1 du/ac	4 du/ac (5)	6 du/ac	8 du/ac	12 du/ac	18 du/ac
Minimum Density (2)				85% (14)	80% (14)	75% (14)
Minimum Lot Width	35 ft	30 ft	30 ft	30 ft	30 ft	30 ft
Minimum Rear Yard Setback	30 ft	25 20 ft	25 20 ft	25 20 ft	20 ft	20 ft
Minimum Street Setback	20 ft (6)(7)	20 ft 15 ft (6) (7) (16)	20 ft 15 ft (6) (7) (16)	10 ft (7) (8)	10 ft (7)	10 ft (7)
Minimum Side Yard Setback (2)(12)(17)	25 ft	25 20 ft	25 20 ft	15 ft	5 ft	5 ft
Base Building Height (3)(15)	35 ft (20)	35 ft (20)	35 ft (20)	35 ft (20)	60 ft	60 ft 80 ft (10)
Maximum Impervious Surface: Percentage (4)	30% (9)			75%	85%	85%

Research – Jurisdiction Comparison

Example: Minimum Lot Size Comparison

Residential Zones / Minimum Lot Area												
City of Sammamish		R-1	R-4			R-6		R-8		R-12		R-18
	sq ft	N/A	N/A			N/A		N/A		N/A		N/A
City of Bothell		R-40,00	R-9600			R-8,400	R-7,200	R-5,400d	R-5,400a	R-4,000	R-28,00	
	sq ft	40,000	9,600 avg - 8,400 min			8,400	7,200	5,400	5,400	4,000	2,800	
City of Bellevue		R-1	R-2.5	R-3.5	R-4	R-5	R-7.5	R-10	R-15	R-20	R-30	
	sq ft	35,000	13,500	10,000	8,500	7,200	4,700	8,500	8,500	8,500	8,500	
City of Shoreline		R-1	R-4			R-6		R-8		R-12		R-18
	sq ft	N/A	7,200			7,200		5,000		2,500		2,500
City of Redmond		R-1	R-3	R-4	R-5	R-6	R-8	R-12	R-18	R-30	R-30	
	sq ft	35,000	12,000	7,000	5,500	4,000	3,000	3,000	2,500	N/A	N/A	
City of Kirkland		RS 35	RS 12.5			RS 8.5		RS 7.2		RS 6.3		RS 5.0
	sq ft	35,000	12,500			8,500		7,200		6,300		5,000

- ❖ 1 Acre = 43,560 Square Feet
- ❖ 1 Acre of R4 = 4 Lots at 10,890 Square Feet
- ❖ Jurisdictions with a required minimum lot size purposely set the lot size to a smaller size to account for roads, critical areas, and open space requirements.

Phone Interview Results: Satisfaction with Development

Are you satisfied with how development is handled in the City of Sammamish?

- Could be done better. Old and new could blend together better.
- No. Not happy with it.
- Like consistent and predictable process and outcomes and recently have had inconsistencies.
- Sometimes building permit process can be very difficult.
- Yes, although, there is definitely room for improvement and things can be handled better. However, the current direction is positive.
- Yes. There is still emphasis placed on preserving certain attributes. Preservation of nature has worked out ok.
- Not anymore. I was, although neighbors have recently been given more authority over issues. The process has changed in that those opposing projects are given more credence when the rules haven't changed.
- No. There is room for improvement. We need collaboration from the Council and need to eliminate their disconnect from staff. Council needs to be long terms stewards of regulations and laws and recognize the established community vision.

Phone Interview Results: Adequacy of Development Regs.

Do you feel the City of Sammamish has historically had adequate development regulations?

- Mixed response. Most indicated yes, some could not answer, few said no.

Do you have any examples of communities where you feel development is handled better than Sammamish? Why do you feel they do a better job? What specifically is different?

- Toll Brothers homes in Flower Mound, TX are better built than Sammamish.
- Mostly concerned with rate of development.
- Bellevue has done a great job handling growth. They have succeeded in achieving the outcomes desired. Kirkland and Redmond have also done a great job with their own respective visions. Issaquah may be a less desirable outcome. Appears haphazard.
- Amsterdam. Very different, although there is a great balance of commercial or residential and it is all mixed together.

Zoning Controls

What do you perceive to be the most important zoning control in the City of Sammamish and why?

1. Setbacks
2. A mix that provides the best outcome and allows for coordinated and healthy growth and restricts density to that which is appropriate given the level of service offered.
3. Density

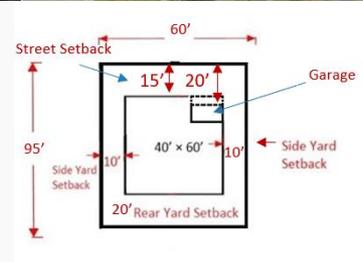
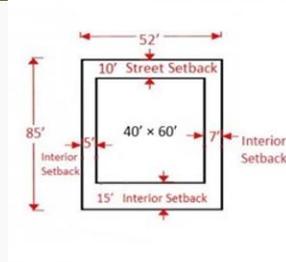
Interim Development Regulations - Setbacks

Setback Designations and Dimensions: Setback designations were changed to include designation of a side and rear setback. Minimum setbacks were increased to provide greater separation between homes. (SMC 21A.030)

Interim Development Regulations - Setbacks



How do you feel about this change?



What are the impacts this has on development?

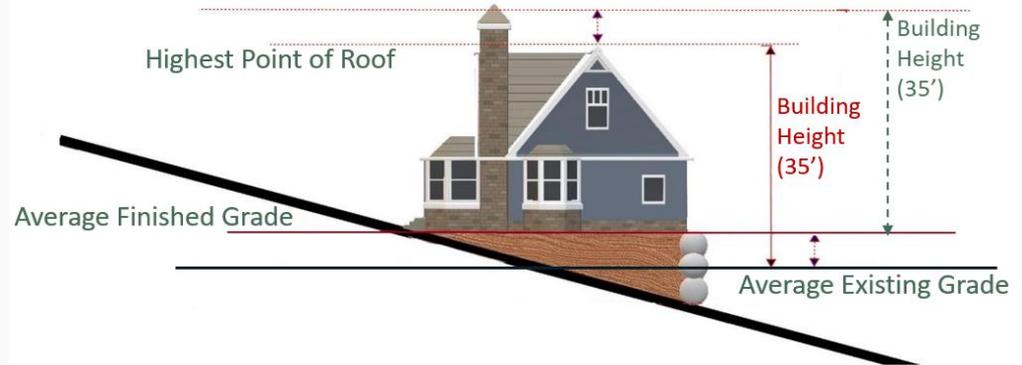
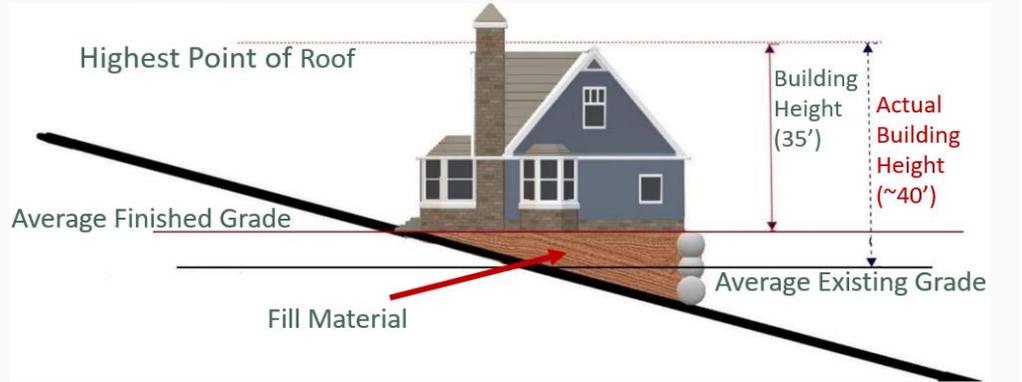
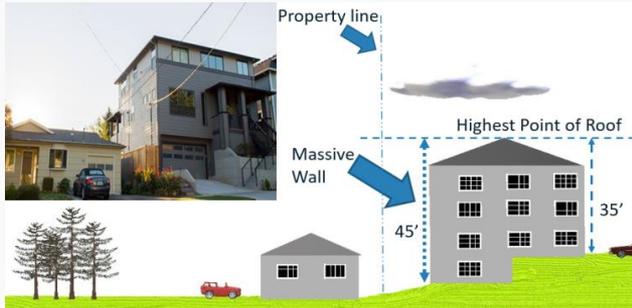
Interim Development Regulations – Building Height

Building Height and Facade: The method of measurement of building height was changed to use the existing grade of the site instead of the finished grade. A restriction on the height of a facade wall was also added to limit the size/height of an exterior wall. (SMC 21A.030)

Interim Development Regulations – Building Height

How do you feel about this change?

What are the impacts this has on development?



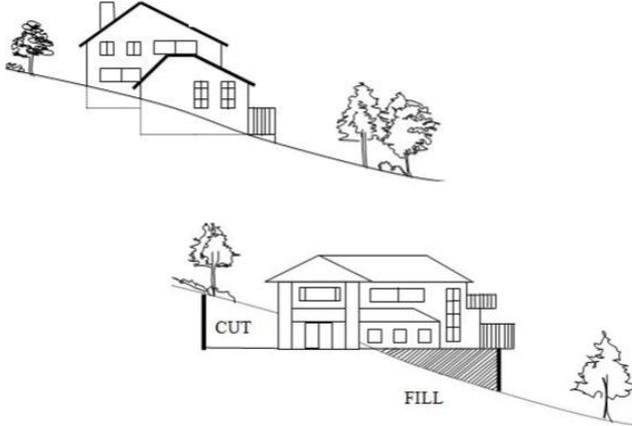
Interim Development Regulations - Grading

Limiting Mass Grading: This code change directs project designers to limit grade changes with minimal alterations to the landscape. (SMC 16.15.090)

Interim Development Regulations - Grading



How do you feel about this change?



What are the impacts this has on development?

Interim Development Regulations – Density Rounding

Density Rounding: This code change requires rounding down to the nearest whole number when permitted number of units (density calculation) result in a fraction.
(SMC 21A.25.070)

Interim Development Regulations – Density Rounding

How do you feel about this change?

What are the impacts this has on development?

Maximum Units Allowed			
	Net Site Area (in acres)	Maximum Dwelling Units per Acre	Maximum Units Allowed
Old Regulation	1.13	x 4	= 4.52 = 5 Units
Interim Regulation	1.13	x 4	= 4.52 = 4 Units

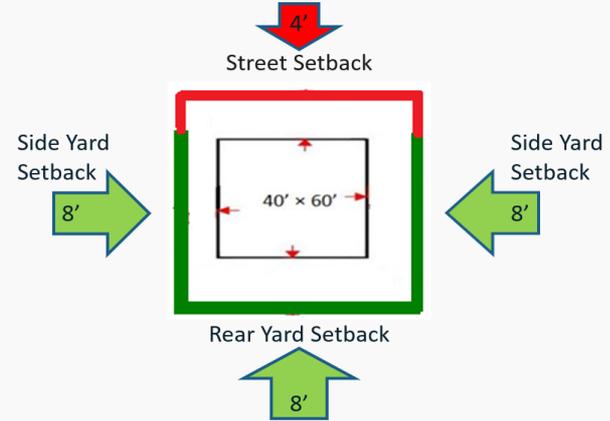
Interim Development Regulations - Fences

Fence Heights: This change increases the height allowance for rear and side yard fences for building permit approved fences above six (6) feet and up to eight (8) feet. Fence height allowances are also reduced in the front yard within the street setback area for line-of-sight safety and to allow connections between neighbors. (SMC 21A.25.190)

Interim Development Regulations - Fences

How do you feel about this change?

What are the impacts this has on development?



Interim Development Regulations - Parking

Parking: This change added a requirement that new development (subdivision and short subdivision) provide the equivalent of one (1) on-street parking space for each home being built in the development. (SMC 21A.40.055)

Interim Development Regulations - Parking



How do you feel about this change?



What are the impacts this has on development?

Interim Development Regulations – Street Frontage

Street Frontage: This requires that all new lots created through subdivision and short subdivision be designed to include a minimum of thirty (30) feet of street frontage. (SMC 21A.030)

Interim Development Regulations – Street Frontage

How do you feel about this change?



What are the impacts this has on development?



Other Items Requested by City Council

List of items to be added as requested by City Council:

- Round up for short plats
- Round down for long plats
- Require neighbor notification if setbacks are being adjusted
- Require a permit for any construction in defined Critical Areas
- Additional changes that could benefit the City

Final Questions:

Should further changes to the existing zoning controls be considered?

Should other zoning controls be added to the list of those used by the City?

Thank you!!

PLANNING COMMISSION AGENDA CALENDAR

Date	Time	Type	Staff	Topics
December 13	5:30 PM	Special Meeting	Kellye Hilde Sara Estiri David Pyle	Presentation: Planning Commission 2018 Year In Review / 2019 Year In Advance Work Session: Development Regulations Update
December 20	Cancelled	Regular Meeting		
January 3	Cancelled	Regular Meeting		
January 17	6:30 PM	Regular Meeting	David Pyle	Work Session: Development Regulations Update
January 24	6:30 PM	Special Meeting	David Pyle	Public Hearing / Deliberation: Development Regulations Update
February 7	6:30 PM	Regular Meeting	Kellye Hilde Miryam Laytner	Work Session: SMC Title 24 Update
February 21	6:30 PM	Regular Meeting	Sara Estiri Andrew Johnson	Public Hearing / Deliberation: Comprehensive Plan Amendments – Technical Items
March 7	6:30 PM	Regular Meeting	Kellye Hilde Miryam Laytner	Public Hearing / Deliberation: SMC Title 24 Update
March 21	6:30 PM	Regular Meeting	David Goodman	Work Session: Urban Forest Management Plan