



MINUTES

Planning Commission Regular Meeting

6:30 PM - January 3, 2019

City Hall Council Chambers, Sammamish, WA

Commissioners Present:

Vice Chair Larry Crandall, Planning Commissioner, Position 4
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:

Chair Shanna Collins, Planning Commissioner, Position 3

Staff Present:

Director of Community Development Jeff Thomas
Deputy Director of Community Development David Pyle
Assistant Planner Anthony Marris-Swann

CALL TO ORDER

Co-Chair Crandall called the Sammamish Planning Commission meeting to order at 6:30 PM.

ROLL CALL

Roll was called. Quorum of 6 members was present. Chair Shanna Collins was absent.

APPROVAL OF AGENDA

MOTION: Rituja Indapure moved to approve agenda. Mark Baughman seconded. Motion carried unanimously 6-0 with Chair Shanna Collins absent.

APPROVAL OF THE MINUTES

December 13, 2018 Meeting Minutes

MOTION: Mark Baughman moved to approve the minutes as distributed Rituja Indapure seconded. Motion carried unanimously 6-0 with Chair Shanna Collins absent.

PUBLIC COMMENT - NON AGENDA

No non-agenda public comments were made.

OLD BUSINESS

Work Session: Development Regulations Update Workshop #3

Deputy Director of Community Development David Pyle delivered a presentation on 2018 Interim Development Regulations. A "round robin" discussion was conducted to deliberate on potential permanent changes to development regulations.

Planning Commissioners were presented with a "decision matrix" (exhibit 1) and asked to consider a series of specific questions to inform future code changes to be drafted in advance of January 17, 2019 meeting.

Director of Community Development Jeff Thomas discussed comments conveyed by Commission Chair Shanna Collins (absent) and offered to represent her position in her absence.

Planning Commissioners discussed each issue contained in exhibit 1 individually and expressed concerns while asking clarifying questions.

MOTION: Mark Baughman moved to direct staff to craft code language utilizing alternative C.I. on issue #1 (density rounding) and creating a new standard to differentiate rounding between short and long plat subdivisions and to round up if it is 0.7 or above and round down if it is less than 0.7. Rituja Indapure seconded. Motion carried unanimously 6-0 with Chair Shanna Collins absent.

MOTION: Roisin O'Farrell moved to extend meeting until 9:00 PM. Rituja Indapure seconded. Motion carried unanimously 6-0 with Chair Shanna Collins absent.

Mark Baughman moved to direct staff to craft code language responding to issue #2 (setbacks) in accordance with alternative A.II.a with simplified language removing averages, evaluation of numbers based on their expertise and in consideration of other structures; further, in accordance with alternative A.III with a single level restriction for ADUs; and in accordance with alternative A.IV with minor language clarification of increased setbacks on arterial side not neighborhood side.

MOTION: Mark Baughman moved to extend meeting until 9:30 PM. Eric Brooks seconded. Motion carried unanimously 6-0 with Chair Shanna Collins absent.

MOTION: Roisin O'Farrell moved to direct staff to propose code language reflecting alternative A.I.b and A.II.b on issue #3 (adjustment of setbacks) Mark Baughman seconded. Motion carried unanimously 6-0 with Chair Shanna Collins absent.

MOTION: Rituja Indapure moved to direct staff to propose code language responding to issue #4 (building height) reflecting alternative A.I. Jane Garrison seconded. Motion carried unanimously 6-0 with Chair Shanna Collins absent.

MOTION: Roisin O'Farrell moved to direct staff to craft code language responding to the suggestion of Director of Community Development Jeff Thomas on issue #5 (building facade) reflecting alternative A.I., and to request additional information and visual representation to better illustrate alternatives. Jane Garrison seconded. Motion carried unanimously 6-0 with Chair Shanna Collins absent.

MOTION: Mark Baughman moved to extend meeting until 10:00 PM. Roisin O'Farrell seconded. Motion carried unanimously 6-0 with Chair Shanna Collins absent.

MOTION: Eric Brooks moved to direct staff to craft code language responding to issue #6 (mass grading) reflecting alternative A.I. Roisin O'Farrell seconded. Motion carried unanimously 6-0 with Chair Shanna Collins absent.

MOTION: Mark Baughman moved to direct staff to craft code language responding to issue #7 (fence heights) reflecting alternative A.I. with the caveat that nuances be included as discussed. Eric Brooks seconded. Motion carried unanimously 6-0 with Chair Shanna Collins absent.

MOTION: Vice Chair Larry Crandall moved to direct staff to craft code language responding to issue #8 (parking) reflecting alternative A.I. Mark Baughman seconded. Motion carried unanimously 6-0 with Chair Shanna Collins absent.

MOTION: Mark Baughman moved to extend meeting until 11:00 PM. Eric Brooks seconded. Motion carried unanimously 6-0 with Chair Shanna Collins absent.

MOTION: Rituja Indapure moved to direct staff to craft code language responding to issue #9 (street frontage) and provide additional information at the January 17th meeting. Roisin O'Farrell seconded. Motion carried unanimously 6-0 with Chair Shanna Collins absent.

MOTION: Mark Baughman moved to direct staff to dismiss adding explicit code language on issue #10 (daylight plane) and include it in issue #5 (building facade). Eric Brooks seconded. Motion carried unanimously 6-0 with Chair Shanna Collins absent.

Vice Chair Larry Crandall moved to direct staff to craft code language responding to issue #11 (critical areas work permit) without vote

PUBLIC COMMENT - AGENDA

Paul Stickney - 22626 NW Inglewood Hill Rd
Topic: Daylight Plane

NEW BUSINESS

Director of Community Development Jeff Thomas introduced new staff member and directed Planning Commission to Commission meeting calendar, proposing earlier start time for the January 17th meeting. He noted that the January 31st meeting will be a public hearing and there will be no meeting on February 7th.

ADJOURNMENT

Vice Chair Larry Crandall moved to adjourn at 10:35 PM.