



PLANNING COMMISSION

MEETING SUMMARY

Thursday, November 20th, 2008
City of Sammamish Council Chambers

COMMISSIONERS PRESENT

Erica Tiliacos
Tom Vance
Stan Bump
Scott Hamilton
Dick Amidei
Jan Klier

STAFF PRESENT

Kamuron Gurol, Director of Community Development & Assistant City Manager
Michael Matthias, Town Center Project Manager
Debbie Beadle, Secretary Planning Commission

CALL TO ORDER

Chair Erica Tiliacos called the meeting of Sammamish Planning Commission to order at 6:00 p.m.

PUBLIC COMMENT - (NON AGENDA) - None

APPROVAL OF AGENDA – Approved

APPROVAL OF MINUTES - Motion made and approved 6:0 Oct 30th & Nov 6th minutes.

OLD BUSINESS – None

NEW BUSINESS

Staff Representation:

- Kamuron Gurol, Director Community Development
- Michael Matthias, Town Center Project Manager
- Debbie Beadle, Secretary, Planning Commission

REVIEW BYLAW DOCUMENTATION

Kamuron Gurol, Community Development Director opened the meeting discussing the current By-Laws document. The document has been previously circulated to the Planning Commission; their comments/recommendations had been amended. Kamuron

reviewed the document page by page, discussing each article. It was agreed that Article XII; Recommendation of the Commission and Article V: Minutes and Records would be a possible re-write. Kamuron/Debbie would work on the two outstanding paragraphs.

Further changes would be made and the document would be adjusted/adopted at the next meeting schedule 12/04. Nominations for the Chair and Vice Chair would also be entertained after adoption of revised bylaws.

TOWN CENTER ZONING AND DEVELOPMENT

- **TDR Recommendations**

Skip Swenson, Cascade Land Conservancy gave presentation to the Planning Commission on “Transfer of Development Rights – Town Center and Beyond”.

Skip’s presentation included topics on:

- What is Cascade Land Conservancy?
- Introduction: Transfer of Development Rights,
- Why TDR in Sammamish?
- Findings and Recommendations.

Darren Greve, King County TDR Program Director followed giving presentation on “Sammamish – King County Transfer of Development Rights Partnership”.

Darren presented a hardcopy letter to the Planning Commission and followed with a brief presentation. Darren’s presentation included examples of other cities’ use of TDR partnering with King County; from Issaquah to Seattle, including viewing certain area maps, outlining initial and potential TDR opportunities parcels within Sammamish.

A brief questions/answers session took place with both Skip, Darren and Michael on concerns/comments from the Planning Commission.

A five minute recess took place at 7:15pm

TOWN CENTER ZONING AND DEVELOPMENT

- **Affordable Housing**

Arthur Sullivan from ARCH, gave presentation to the Planning Commission on “Affordable Housing Regulations:”

Objectives of the presentation:

- Overview of Town Center affordable housing regulations and legal mandates to provide for affordable housing.
- Clarified and answered questions from Commission.
- Seeking input from Commission to help staff in preparing initial draft of regulations for commission.
- Not developing regulations at this time.

An additional questions/answers session took place with Arthur and Michael on concerns/comments from the Planning Commission with regard to Affordable Housing.

Information: Presentations given during the meeting would be available on the City of Sammamish website within 24 hours for the Planning Commissioners viewing/access.

PUBLIC COMMENT

Ray Dellecker, 22317 NE 31st Street, Sammamish
John Galvin 432, 228th Ave SE, Sammamish 98074

REVIEW OF WORK PROGRAM CALENDAR – A brief overview of the calendar took place advising that the forthcoming meeting on 12/04 would commence at 6:00pm.

ADJOURN

Meeting adjourned at 9:17 p.m.

Chair: Erica Tiliacos
(DVD record 11/20/2008 refers.)

Secretary: Debbie Beadle