



PLANNING COMMISSION

MEETING SUMMARY

Thursday, April 16, 2009

City of Sammamish Council Chambers

COMMISSIONERS PRESENT

Erica Tiliacos

Tom Vance

Stan Bump

Scott Hamilton

Jan Klier

Dick Amidei

Mahbubul Islam

COMMISSIONER ABSENT: All present.

STAFF PRESENT

Kamuron Gurol, Community Development Director

Michael Matthias, Town Center Project Manager

Becky Chaney, Staff

CALL TO ORDER

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

APPROVAL OF AGENDA – Approved.

APPROVAL OF MINUTES – None.

REVIEW OF WORK PROGRAM CALENDAR

Michael Matthias opened the meeting discussing the Work Program Calendar; particular attention was made to June/July dates covering forthcoming vacation periods. At present there are no particular changes to the topics for discussion.

Commissioner Amidei raised the question of the time-frame for the forthcoming joint Council/Planning Commission meeting 04/21. The meeting would commence at 6:30pm with the Planning Commission subject of Sustainability commencing at 7:30pm.

Material was provided to the Planning Commissioners including a cover memo/vision statement and a draft sustainability framework matrix.

PUBLIC COMMENT – NON AGENDA

Joe Nesbitt

Jim Osgood, 19661 SE 24th Way, Sammamish, WA 98075

OLD BUSINESS

Staff Representation:

- Michael Matthias, Town Center Project Manager
- Arthur Sullivan, Project Manager, ARCH

TOWN CENTER ZONING AND DEVELOPMENT

Affordable Housing

Presentation by *Arthur Sullivan, Affordable Housing Development Regulations.*

Arthur Sullivan continued with the presentation outlining the first draft of language into the City Development Code to implement the affordable housing policies into the Sammamish Town Center Plan.

Items discussed with the Planning Commission;

- 1.01 Purpose & Intent
- 2.01 Basic Density Provisions
 - Residential Bonus Units
 - Affordable Housing Units
 - Moderate Income Household
 - Low Income Household
 - Median Income
 - Alternative Calculation of Affordability
 - Rounding
 - Minimum threshold
- 3.01 Purpose & Intent
 - Dimension Standards Modification
 - Maximum Lot Coverage
 - Parking Requirement
 - Other potential parking language
 - Structure Height
 - Required Yards
 - Commercial Recreational Space
 - Single Family Areas
 - Single Family Lot Size
 - Attached Housing within Subdivision
- 4.01 Additional Incentives
 - Potential Additional Incentives

- 5.01 Alternative Compliance
- 6.01 Implementation Provisions
 - Applicability
 - Affordable Units Requirements
 - Duration
 - Designation of Affordable Housing Units
 - Location
 - Tenure
 - Size (bedroom)
 - Size square footage
 - Design
 - Timing/Phasing
 - Affordability Agreement
 - Monitoring and Fee
 - Administrative Official
- 7.01 Definitions

A questions/answers session took place with the Commission with Arthur Sullivan and Michael Matthias emphasizing areas of policy direction.

Chair Vance requested that Arthur Sullivan address current documentation with comments made by the Commission this evening and re-advise the details.

PUBLIC COMMENT - None

NEW BUSINESS

Staff Representation:

- Michael Matthias, Town Center Project Manager

Infrastructure Update

Michael Matthias informed the commission that he had conducted a short list with the Town Center consultants. Two teams were interviewed, it was a very difficult process, very qualified teams, and had generated a great deal of discussion before the final decision.

David Evans & Associates had been chosen as the consultant for the Town Center Project and at present a scope of work and contract is being generated for submittal to Council on 05/05/2009.

Seven PDF documents of the proposed Green Spine options had been sent to the Planning Commissioners, a public record request had been submitted and it was felt it appropriate for the Commissioners also to review the documentation. The documents showed a

great deal of diversity, and concepts of how the designs would work where highlighted within this documentation.

The planning commission would play a huge role in deciding which final design would be submitted to Council.

Commissioner Hamilton made a final question with regard to the May 7th meeting and asked if the CAP & Comp Plan amendment issues regarding TDR would be discussed.

ADJOURN

Meeting adjourned at 8:45 p.m.

Chair: Tom Vance
(DVD record 04/16/2009 refers.)

Secretary: Tony Hudson on behalf of
Debbie Beadle