



# PLANNING COMMISSION

## MEETING SUMMARY

Thursday, June 2, 2011

City of Sammamish Council Chambers

## COMMISSIONERS PRESENT

Joe Lipinsky

Kathy Richardson

Jan Klier

Jeff Wasserman

Mike Collins

Michael Luxenberg

Mahbubul Islam

## CALL TO ORDER

Chair Lipinsky called the meeting of Sammamish Planning Commission to order at 6:32p.m.

APPROVAL OF AGENDA – Approved

APPROVAL OF MINUTES – 03/17, 4/21 & 5/5 - Approved

## STAFF PRESENT

Kamuron Gurol, Community Development Director

Rob Garwood, Senior Planner

Debbie Beadle, Community Development Secretary

Arthur Sullivan, ARCH Director

## REVIEW OF WORK PROGRAM CALENDAR

*Kamuron Gurol* reviewed the Work Program Calendar with the Commission, the following points were discussed:-

- Focus this evening would be on the Accessory Dwelling Units/Duplex/Cottage Housing introduction to Code and Open Public Hearing.
- July would include the update on the Sustainability Plan.
- Code Block #4 Home Occupation/Home Industries would be introduced July, 2011.
- Critical Areas Ordinance and the ProPlan will commence in September, 2011

The Commission discussed the topic of the Code Blocks #4 Home Occupation/Home Industries prior to the Summer break in August, 2011. It was agreed that they would prefer to commence this topic after the Summer break rather than split the meeting detail. It was agreed with staff that the calendar would be re-addressed in the next few weeks and details for future meetings would be confirmed.

## **DIRECTOR'S REPORT FROM CITY COUNCIL MEETING 05/16**

City Council Updates:

- Shoreline Master Program in July 2011
- FEMA
- State Legislation Session Update

A reminder was given to the Commission via the Chair not to deliberate via email. Email was specifically for a question format only. Clarification between staff and the Commission continued.

Rob Garwood updated the Commission on the Sammamish Landmarks Preservation Code Commission with regard to the Reard/Freed House.

**PUBLIC COMMENT – NON AGENDA - None**

### **OLD BUSINESS**

#### **ACCESSORY DWELLING UNITS/COTTAGE HOUSING/DUPLEX**

**PUBLIC HEARING OPENED – NO COMMENT OBTAINED**

**PUBLIC HEARING CLOSED**

*Kamuron Gurol Community Development Director* opened the presentation and advised that this evening's presentation would be given via *Arthur Sullivan, ARCH* and *Rob Garwood, Senior Planner, City of Sammamish*.

#### **ADU Housing – 1 Visual Photograph** **Tasks for Accessory Dwelling Units**

##### ***Objective 1***

Ensure that new detached ADUs do not create overly 'crowded' neighborhoods and still provide appropriate privacy.

- **Mechanism:** Remove the 10,000 sq ft standard and consider changes to the maximum square footage allowed.

Staff recommends: retaining our current limit for unit size of 1000 sq ft and consider creating an upper limit of 40% of the existing unit.

##### ***Objective 2***

Ensure adequate off-street parking

Staff recommends: Only require additional off-street parking when four or more spaces are not provided

Questions with staff and the commission were discussed following the presentation and tasks required for Accessory Dwelling Units.

#### **Duplexes – 2 Visual Photographs** **Tasks for Duplexes**

### ***Objective 1***

Ensure that duplex developments are a good fit within Sammamish through appropriate design requirements.

- **Mechanism:** Adopt the Town Center regulations for duplexes (SMC 21B.30.410) into SMC 21A and allow duplexes as a permitted use in R6-R18 zones. (Consider changes to that section of 21B to modify standards only if there are specific concerns that arise in the public hearing).

### ***Objective 2***

Manage the risk of this new change.

- **Mechanism:** Consider a ‘pilot program’ evaluate the results of a known number of cottage housing projects before making a permanent change to city code, limiting the number of new cottage housing units (say up to 50 or 100 units) and/or establish application calendar time for submittal of cottage housing projects, say June 2015?

**Duplexes** – 4 Visual Slide Photographs

**Duplexes** – 2 Visual Slide Photographs

**Duplexes** – 2 Visual Slide Photographs

Questions with staff and the Commission were discussed following the presentation and tasks required for Duplex Housing.

**Cottage Housing** – 3 Visual Photographs

### **Tasks for Cottage Housing**

### ***Objective 1***

Ensure that Cottage Housing developments are a good fit within Sammamish through appropriate design requirements

- **Mechanism:** Adopt the Cottage Housing section in the Town Center regulations (SMC 21B.30.420, attached) into SMC 21A and allow Cottage Housing in the R6-R18 zones. Only as a new land use proposal (no re-development of existing). Consider changes to that section of 21B to modify standards (Only if there are specific concerns that arise in the public hearing).

### ***Objective 2***

Manage the risk of this new change.

- **Mechanism:** Consider a ‘pilot program.’ Same as above.

### **Formally opened Public Hearing 7:35 pm**

John Galvin 432 228<sup>th</sup> Avenue SE.

### **Closed Public Hearing at 7:44pm**

It was agreed via the Commission that the Public Hearing was closed and would not continue at the next meeting.

**Cottage Housing Examples** – Ravenna Court, Seattle (Urban Setting)

## **Issues for Cottage Housing**

- Should cottage housing be allowed outside the Town Center?
- Some jurisdictions allow in all zones (Redmond, Kirkland).
- Others have authorized demonstration projects, and then permit cottage housing in all zones.
- Should we utilize the design guidelines from the Town Center?

**Cottage Housing Examples Ravenna Court, Seattle (Urban setting)** – 4 Visual Photographs

**Cottage Housing Examples Conover, Redmond** – 5 Visual Photographs

**Cottage Housing Examples Danielson Grove, Kirkland** – 6 Visual Photographs

Questions with staff and the Commission were discussed following the presentation including tasks required for Cottage Housing.

The presentation concluded. Chair Lipinsky requested that the Commission commence on the deliberation due to the time span within the meeting. It was agreed that for this evening's meeting deliberations on Accessory Dwelling Units would take place only.

Deliberations on ADU commence at 7:55

Motion Raised: - To commence deliberations on Accessory Dwelling Units Approved: **7:0**

### ***Objective 1***

Ensure that new detached ADUs do not create overly 'crowded' neighborhoods and still provide appropriate privacy.

- **Mechanism:** Remove the 10,000 sq ft standards for minimum parcel size for detached ADU's and also consider additional standards such as increasing setbacks to 10 feet and requiring review of window placement.

Staff recommends: retaining our current limit for unit size of 1000 sq ft and consider creating an upper limit of 40% of the existing unit.

**Motion Raised & Second:** Retaining the current limit for unit size of 1000 sq ft and consider creating an upper limit of 40% of the existing unit.

***Approved: 7:0*** *The dwelling units shall not exceed a floor area of 1,000 square feet when detached, except when one of the dwelling units is wholly contained within the existing residence then the floor area shall not exceed 40 percent of the floor area of the existing unit*

**Motion Raised & Second:** To increase setbacks to 10 feet.

Not Approved 7:0

**Motion Raised & Second:** To require review of window placements.

Not Approved 6:0 (1Abstained)

### ***Objective 2***

Ensure adequate off-street parking but do not create excess or unnecessary impervious surface.

Staff recommends: Only require additional off-street parking when four or more spaces are not provided

**Motion Raised & Second:** Only require additional off-street parking when four or more spaces are not provided

*Approved: 7:0 No additional off-street parking space shall be provided when the parcel contains four (4) or more parking spaces;*

The topics of Cottage Housing and Duplex Housing would continue at the next schedule meeting 06/16/2011.

**PUBLIC COMMENT – None**

**ADJOURN**

Meeting adjourned at 8:26 p.m.

Chair: Joe Lipinsky

(Video Audio record 6/02/2011 refers.)

Secretary: Debbie Beadle