



CITY OF SAMMAMISH

PLANNING COMMISSION MEETING

July 10th 2014 6:30 – 8:30 PM

SAMMAMISH CITY HALL 801-228TH AVE SE

AGENDA

Approx start time

CALL TO ORDER

6:30 pm

ROLL CALL

6:31 pm

- **APPROVAL OF THE AGENDA**
- **APPROVAL OF THE MINUTES – 06/19/2014**
- **REVIEW OF WORK PROGRAM CALENDAR**
- **DIRECTOR’S REPORT**
- **PUBLIC COMMENT – Non Agenda (3 minutes each)**

OLD BUSINESS

7:00 pm

- **Comprehensive Plan Process 2035**
 - Land Use Element
- Public Comment – Agenda (7 minutes each)

ADJOURN

8:30 pm

NOTE: Public comment is an opportunity for the public to address the Planning Commission. Speakers may address the Planning Commission for up to seven minutes. If you are submitting written materials please supply 8 copies. (7 for the Planning Commission and one for the record). Public Comment will be recorded and reviewed for further consideration as the Planning Commission formulates recommendations to the City Council.

The City of Sammamish Planning Commission is appointed and is 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.



Memorandum

Date: June 10, 2014
To: Planning Commission
From: Emily Arteche, Senior Planner
Re: Land Use Element – Packet Material

Introduction

At your meeting on July 10th we will continue our discussion of the land use element with a focus on the policy related issues. To get you started we'll be revisiting the policy tracking sheet. In putting this together we've combined GMA requirements, county-wide and regional government, (PSRC) planning requirements, planning commission input received thus far as well as information extracted from our earlier interviews and workshops with staff/council members and commissioners. The tracking sheet is divided into several different sub-topics, land use patterns, community character and identity, healthy communities, water quality, regional planning, and historic and cultural resources. As you can see some areas such as water quality and healthy communities are familiar topics which really highlight the interconnectivity of this Element. We'll be spending additional time on healthy communities later on during our review of the transportation element specifically as it relates to connectivity and walkability.

At the upcoming meeting our consultant, Deborah Munkberg, Studio3MW, will be walking you through the policy choices shown on the tracking sheet via a PowerPoint presentation. As always, staff will be available to answer questions and take notes of the commissions input. If you have questions on the packet material or other Comprehensive Plan topics please contact me at, 425-295-0522 or earteche@sammamish.us

Public Comment

As you recall the city is preparing comprehensive plan posters for each element of the comprehensive plan plus sustainability. We have posters for housing, parks/shorelines, sustainability, utilities, and environment. These posters will be displayed at the upcoming farmers' market on July 2nd and at other venues such as the library. The goal with these posters is to present the work you've done thus far and gather feedback. Individuals will be able to submit comments directly on webpages or in comments submitted at the market. Responses will be forthcoming on the public comment tracking database.

Please check the public comment database for any submitted comments

at: <http://www.ci.sammamish.wa.us/departments/communitydevelopment/CommentSummary.aspx>

Electronic Binders

As always visit your Planning Commissioner binders on line

at: <http://sammamish.us/departments/communitydevelopment/ComprehensivePlan.aspx#>).

Action Items - No Action.

Land Use Policy Tracking Sheet

#	DISCUSSION ITEM	ISSUE STATEMENTS	PLANNING COMMISSION INPUT	STAFF RESPONSE
	LAND USE PATTERNS			
	<p>Policy Guidance: Designate, locate all projected uses (GMA) Population densities, building intensities, estimates of future population growth (GMA) Compact development and efficient land use (CWPP DP-2, CWPP DP-3, MPP-DP-14) Land use designations to support desired housing diversity (Planning Commission)</p>			
1	<p>Land use designations consistent with GMA requirements for designation, location and extent of projected uses, together with population densities and building intensities.</p>	<ul style="list-style-type: none"> • Land use designations • Densities and intensities • Future Land Use Map • Housing diversity (reference Housing Element?) 		
	COMMUNITY CHARACTER AND IDENTITY			
	<p>Policy Guidance: Promote high quality design and site planning (CWPP-DP-40) Design standards or guidelines that foster infill development compatible with desired character, contributes to sense of community, and sense of place (CWPP DP-44, MPP DP-35, MPP DP-38) Address building heights to support future infill (Planning Commission) Compatibility between new and old development (Planning Commission)</p>			
2	<p>Future land use pattern consistent with the City's vision</p>	<ul style="list-style-type: none"> • Safe, healthy and diverse residential community • Safeguard the environment • Foster sense of community 		

Land Use Policy Tracking Sheet

3	<p>City-wide community identity</p>	<ul style="list-style-type: none"> • Entry and gateway features to reinforce city identity • Sense of place - consistent and compatible development character • Natural character as important part of identity • Community-wide design standards 		
4	<p>Quality, character and function of residential neighborhoods</p>	<ul style="list-style-type: none"> • Cross reference Housing Element • Residential design standards; building heights • Flexibility in development patterns • Compatible infill development • Compatible services within walking distance of home 		
5	<p>Long term vitality of commercial areas that serve the community</p>	<ul style="list-style-type: none"> • Town Center, Inglewood Center, Pine Lake Center - major commercial centers • Subarea plans for Inglewood and Pine Lake Centers • Infill to commercial areas before expansion; building heights • Public/private partnerships for economic development initiatives 		

Land Use Policy Tracking Sheet

6	<p>Ensure that public facilities and uses support/strengthen community character</p>	<ul style="list-style-type: none"> • Public development to create landmarks and promote identity • Joint siting and use of public facilities • Stormwater management facilities to enhance community character • Streets and streetscape to support community character 		
7	<p>Development design that maintains a harmonious relationship with the natural environment</p>	<ul style="list-style-type: none"> • Reference Environment and Conservation Element • Integrate natural environment in development • Design flexibility to preserve natural features • Tree preservation as a priority • Incorporate existing landscaping and native vegetation in development • Identify and preserve scenic vistas 		
HEALTHY COMMUNITIES				
	<p>Policy Guidance: Consider approaches to promote physical activity (<i>GMA, MPP DP-43 -45, CWPP DP-6</i>) Development patterns that support healthy routes to public schools (<i>CWPP DP-7</i>) Access to healthy foods (<i>CWPP DP-8</i>) Encourage healthy buildings (<i>MPP-DP-46</i>) Community inclusiveness and engaged residents (<i>Working vision statement</i>)</p>			

Land Use Policy Tracking Sheet

8 Promote walking and biking		<ul style="list-style-type: none">• Consider walking/biking distances in land use planning• Integrate land use planning as part of trail system planning• Promote neighborhood connectivity - existing and planned trail system; accessible for all modes of travel• Pedestrian scale improvements• Compact and clustered development• Safe routes to schools• In residential areas, compatible non-residential uses that serve community needs• In commercial areas, attractive street fronts and connecting walkways		
9 Access to healthy foods <i>(CWPP DP- 8)</i>		<ul style="list-style-type: none">• Urban agriculture, such as community gardens• Access to healthy foods in proximity to residential areas and transit facilities		

Land Use Policy Tracking Sheet

10	Sense of community and community gathering places	<ul style="list-style-type: none"> • Opportunities for informal community gathering through streetscape design and landscape standards • Personal safety through site and development design • Civic engagement 		
WATER QUALITY				
	<p>Policy Guidance: Provisions for quality and quantity of groundwater used for public water supplies (<i>GMA</i>) Review of drainage, flooding and stormwater runoff (<i>GMA</i>)</p>			
10	Water Quality	<ul style="list-style-type: none"> • Reference Environment and Conservation Element • Reference Sustainability Framework policies 		
REGIONAL PLANNING				
	<p>Policy Direction: Include policies and programs to address annexation and the orderly transition of unincorporated areas to city governance. (<i>CWPP-DP-18</i>)</p>			
11	Regional Partnerships and Leadership	<ul style="list-style-type: none"> • Partner with neighboring agencies on regional planning issues • Study future potential UGA boundary adjustments for appropriateness as future PAA -- Duthie Hill 		

Land Use Policy Tracking Sheet

12	Potential Annexation Areas (PAA)	<ul style="list-style-type: none"> • Update PAA map • Coordinate planning and interlocal agreements with applicable agencies • Work with King County to consistency plan for designated PAAs • Allow for annexation of PAAs • Ensure that newly annexed lands are zoned in accordance with City policies and regulations • Update criteria for annexation 		
SUSTAINABLE DEVELOPMENT				
	Policy Direction: Sustainability Framework policies (<i>Sustainability Framework</i>) New development to support green infrastructure (<i>CWPP DP-42</i>) Encourage healthy buildings (<i>MPP DP-46</i>)			
13	Land use policies from Sustainability Framework	Review/incorporate applicable Sustainability Framework policies		
14	Green infrastructure and healthy buildings	Sustainability Framework: <ul style="list-style-type: none"> • Sustainable stormwater management • Distributed energy generation • Conservation of potable water • Low impact development methods 		
HISTORIC AND CULTURAL RESOURCES				

Land Use Policy Tracking Sheet

	Policy Guidance: Preserve significant historic, archeological, cultural, architectural, artistic, and environmental features <i>(CWPP DP-41, MPP-DP-34)</i>			
15	Historic, Cultural and Archaeologic Resources	<ul style="list-style-type: none">• Preserve historic and cultural resources• Support regional efforts to identify and preserve historic and cultural sites• Support community cultural organizations		