



**CITY OF SAMMAMISH
PLANNING COMMISSION, REGULAR MEETING**

November 3, 2016 6:30 – 8:30pm

SAMMAMISH CITY HALL 801 228th Ave. SE

AGENDA

	<u>Approx Start Time</u>
CALL TO ORDER	6:30pm
ROLL CALL	6:31pm
APPROVAL OF THE AGENDA	6:32pm
APPROVAL OF THE MINUTES: 10/20/2016, 10/27/2016	6:33pm
PUBLIC COMMENT – Non Agenda (3 minutes per person / 5 if representing an organization)	6:35pm
<u>OLD BUSINESS</u>	6:45pm
<u>Comprehensive Plan Amendments – 2017 Docket</u>	
➤ Public Hearing	
➤ Deliberation	
PUBLIC COMMENT – Agenda (7 minutes per person)	8:15pm
ADJOURN	8:30pm

Note: *This is an opportunity for the public to address the Planning Commission. For non-agenda items, three (3) minutes are granted per person, or five (5) minutes if representing the official position of a recognized community organization. Seven (7) minutes are granted per person for agenda items.*

If you are submitting written material, please supply 8 copies (7 for Planning Commission; 1 for the record). If you would like to show a video or PowerPoint, it must be submitted or emailed by 5pm the day of the meeting to Tammy Mueller at tmueller@sammamish.us. Please be aware that Planning Commission meetings are videotaped and available to the public.

The City of Sammamish Planning Commission is appointed and is the 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 ACTION ON ITEMS NOT LISTED ON THIS AGENDA.

	PC Meeting	PC Meeting	PC Meeting
Projects	11/3/2016	11/17/2016	12/15/2016
	6:30-8:30 pm	6:30-8:30 pm	6:30-8:30 pm
Topics as follows:			
Comprehensive Plan Amendments - 2017 Docket	Public Hearing / Deliberation		
Urban Forestry Management Plan			
Town Center		Work Session	
Sign Regulations			Work Session
Staff in Attendance	Doug McIntyre David Goodman	Jeff Thomas Kellye Hilde Doug McIntyre David Goodman Mike Sugg	Doug McIntyre David Goodman
Commissioner Absences			
			10/26/2016



Memorandum

Date: November 3, 2016

To: City of Sammamish Planning Commission

From: David Goodman, Management Analyst

Re: Comprehensive Plan Docket

Background

The Sammamish City Code, in accordance with the Growth Management Act, allows the City to consider certain types of amendments to the Comprehensive Plan on an annual basis. These amendments fall into two categories: text amendments, which address technical updates and do not require substantive changes to policy language, and site-specific land use map amendments, which seek to change the future land use map zoning designation of an individual’s or group of individuals’ property.

The City accepted applications for Comprehensive Plan docket proposals from mid-August through September 30. The City received four citizen amendment proposals and submitted four proposals of its own. These amendments are outlined below; further information about each proposal is included as Attachment A.

Summary of Submitted Amendments

Initiator	Type	Description
Debbie Treen	Future Land Use Map Amendment	Change zoning of parcel 0624069056 from R-1 to R-4
Department of Community Development	Future Land Use Map Amendment	Change zoning of Mars Hill property from R-1/6 to Community Business
Department of Community Development	Future Land Use Map Amendment	Change zoning of Recreation Center property from R-12 and R-18 to Community Business
Jolie Imperatori on behalf of 5 property owners	Future Land Use Map Amendment	Change zoning of 7 parcels in NE corner of Sammamish from R-1 to R-4
MacLean Family LLC	Future Land Use Map Amendment	Change zoning of parcels 2224069064 (R-6) and 2224069065 (R-12) to Neighborhood Business
Department of Public Works	Text Amendment	Update concurrency project list, traffic impact fee, and Transportation Element
Department of Public Works	Text Amendment	Update Surfacewater level of service in Capital Facilities Element
Mary Wictor	Text Amendment	Amend Sensitive Area Overlay and Drainage Sub-basin maps and Salmonid Stream list, and add mention of new Stormwater Comprehensive Plan within Environment & Conservation Element

Process

The first step in the Comprehensive Plan amendment process is setting the “docket.” Through this process, the Planning Commission and City Council identify the proposals that the City has both the legal ability to undertake and the staff time to thoroughly and objectively analyze. The decision to approve a proposal’s place on the docket should not take into account the specific merit of the proposal.

In addition to the work session on the docket on October 27, the Planning Commission will hold a public hearing on the docket on November 3. Following the public hearing, the Commission will transmit a recommended docket to the City Council, which will hold a public hearing of its own on November 15. Once the docket is set, staff will add analysis of the approved proposals to their work plan for 2017, and the proposals on the docket will again be considered by the Planning Commission and City Council for approval.

Attachment

- A. Information sheets on proposed amendments



2017 COMPREHENSIVE PLAN DOCKET

SITE-SPECIFIC LAND USE MAP AMENDMENT PROPOSAL

Applicant

Debbie Treen

Parcel Information

Parcel Number	Size	Current Land Use Zoning	Future Land Use Zoning	Proposed Future Land Use Zoning
0624069056	1.61 acres	R-1	R-1	R-4

Description of Proposed Amendment and Summary of Applicant Justification

The applicant proposes changing the long-term zoning designation of her 1.6-acre site (parcel 0624069056), where there is currently one single-family residence, from Residential-1 (R-1) to R-4. The applicant’s parcel, along with a parcel across East Lake Sammamish Parkway that is not part of this proposal, are R-1 parcels surrounded by R-4 parcels. The applicant states that no change in land use is anticipated; she cites land use patterns supporting complementary and compatible development in support of her proposal.

Description of Site Geographic and Environmental Context

The property is accessible from East Lake Sammamish Road, which forms its eastern edge, and slopes downward to East Lake Sammamish Place. The residence is on the northern portion of the property. The property is within a number of environmentally sensitive area overlays, including an erosion hazard area, landslide hazard area, and a no-disturbance zone. The southern half of the property is dominated by an approximately 45% slope over about 100 feet, qualifying it to be designated as a steep slope hazard area.

Ability for Staff to Complete Analysis in 2017

The Department of Community Development has the resources to complete a full analysis and recommendation of this proposal, and recommends it for placement on the 2017 Comprehensive Plan docket.

Debbie Treen Property

REVIEW

Map

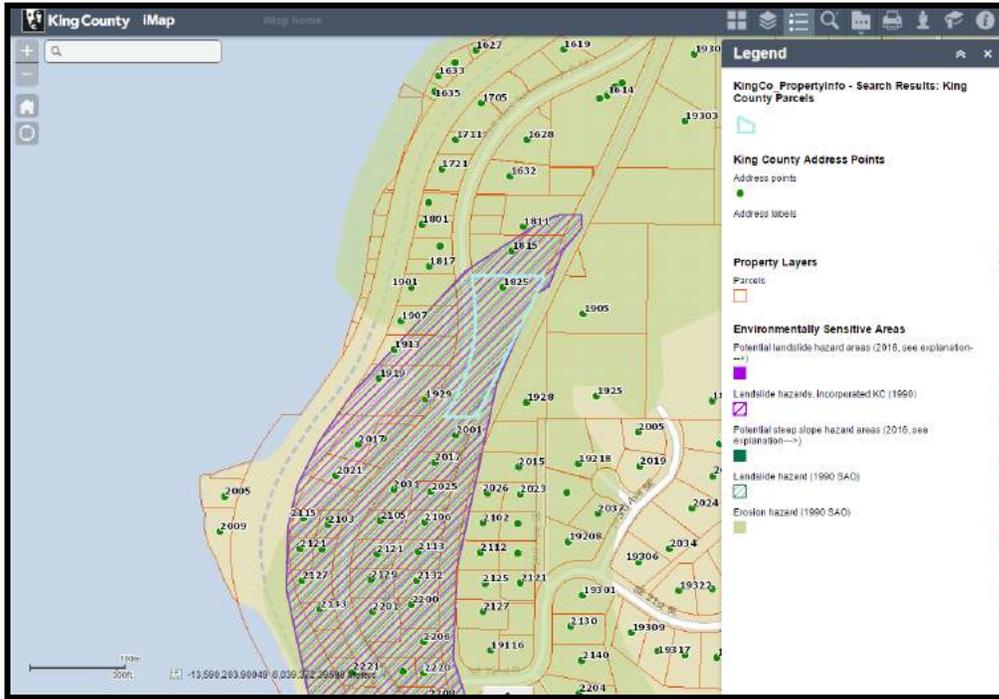


Figure 1: Treen property with environmentally sensitive area overlays

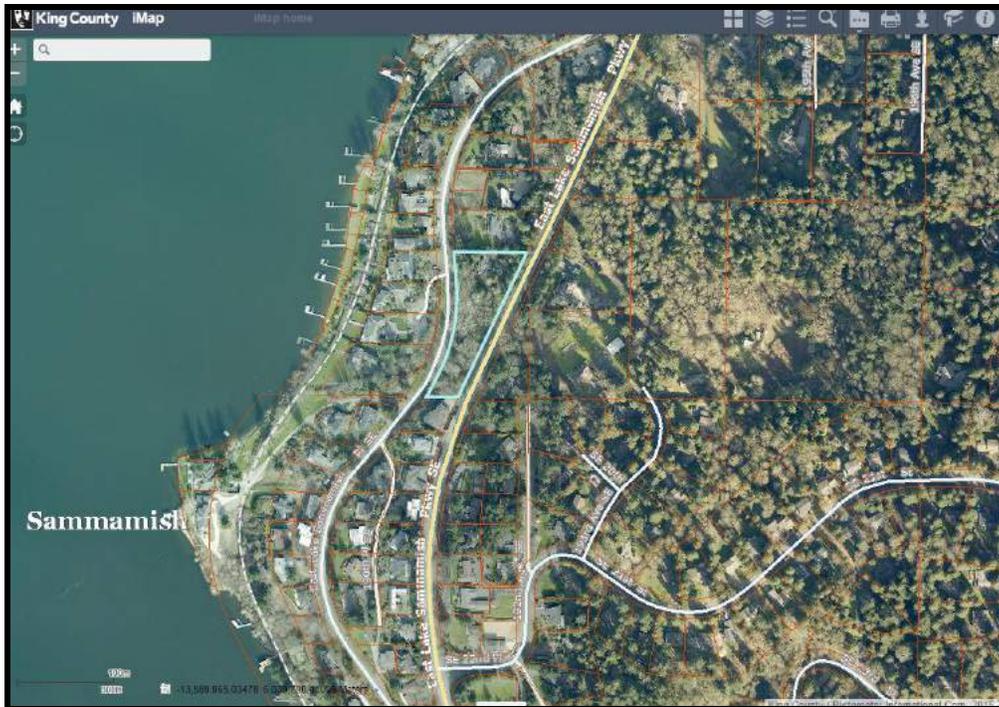


Figure 2: Aerial view of Treen property



Figure 3: Existing Zoning



2017 COMPREHENSIVE PLAN DOCKET

SITE-SPECIFIC LAND USE MAP AMENDMENT PROPOSAL

Applicant

Maclean Family LLC, c/o Gordon and Mickey Maclean

Parcel Information

Parcel Number	Size	Current Land Use Zoning	Future Land Use Zoning	Proposed Future Land Use Zoning
2224069064	7.34 acres	R-6	R-6	Neighborhood Business
2224069065	0.29 acres	R-12	R-12	Neighborhood Business

Description of Proposed Amendment and Summary of Applicant Justification

The applicant is requesting a comprehensive plan amendment to change the future land use map associated with the properties listed above. The request would subsequently change the future land use designation associated with the properties from R-6 and R-12 respectively to Neighborhood Business (NB), thus changing the use from residential to commercial.

The property is adjacent to a well-traveled intersection and residential development at the intersection is not the best and most efficient use of the property. The access severely limits what can be developed and the applicant believes neighborhood commercial or a childcare facility would be a better fit. Residential development would be hindered by the right-in-right-out access patterns on Issaquah Pine Lake Road and Issaquah Fall City Road. Most of the large property is wetland and unusable. The applicant is considering allowing the City to use the smaller parcel as a formal sign/gateway to the City.

Description of Site Geographic and Environmental Context

The properties are located at the intersection of Issaquah Pine Lake Road and Issaquah Fall City Road. The larger parcel contains a destroyed single family residence and associated accessory structures. The property slopes to a lower elevation north of the residence. A large wetland system exists at the bottom of the slope, which will limit the size of potential future development to the area south of the slope. The smaller parcel contains multiple significant, landmark, and heritage trees and is zoned at a higher

residential density. The intersection of Issaquah Pine Lake Road and Issaquah Fall City Road is well traveled and access to the site is limited.

Ability for Staff to Complete Analysis in 2017

The Department of Community Development has the resources to complete a full analysis and recommendation of this proposal, and recommends it for placement on the 2017 Comprehensive Plan docket.

Maps

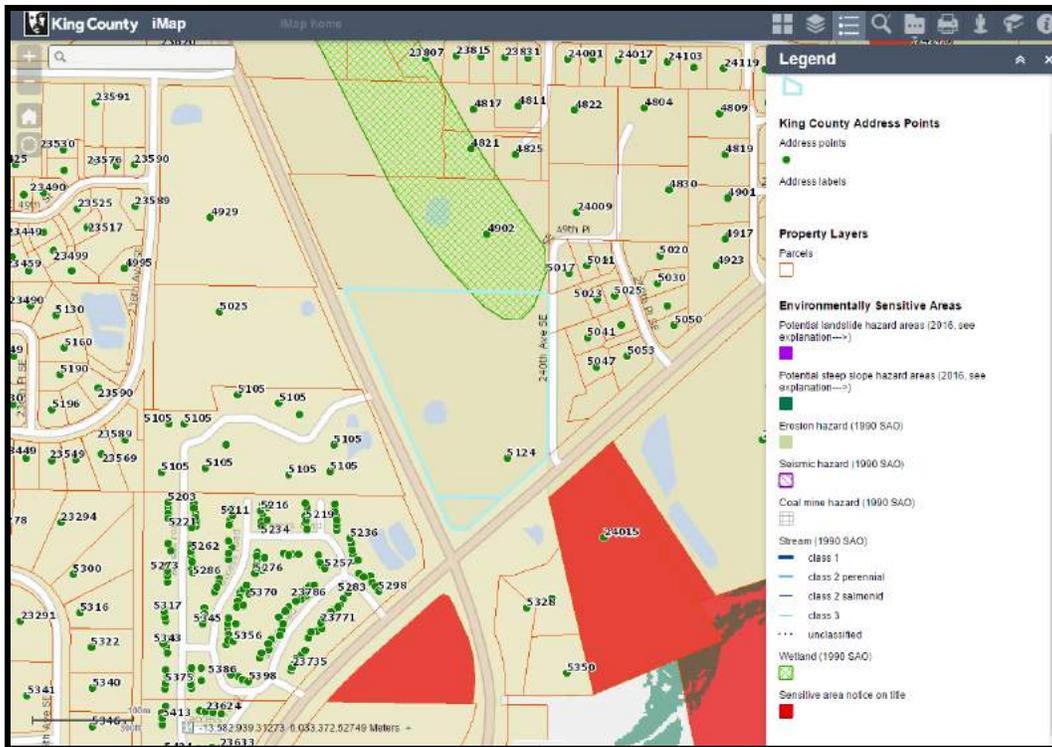


Figure 1: Maclean property with environmentally sensitive area overlays

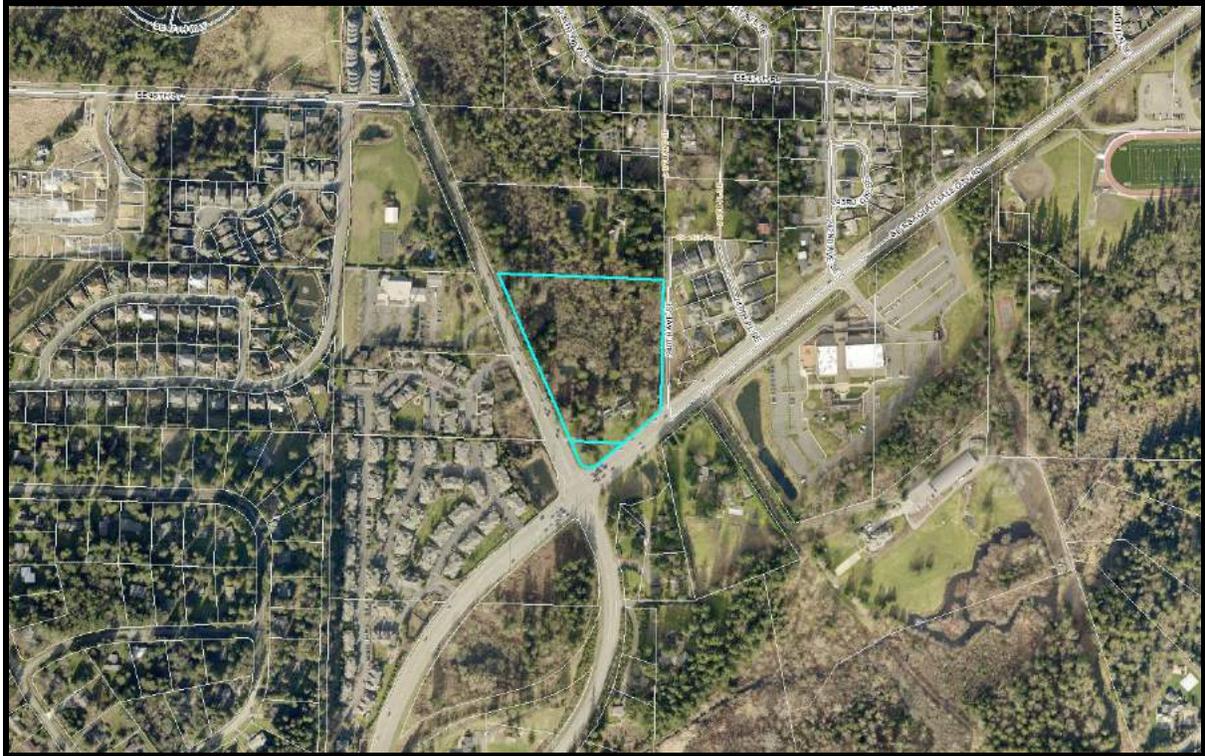


Figure 2: Aerial view of Maclean property



Figure 3: Existing zoning



2017 COMPREHENSIVE PLAN DOCKET

SITE-SPECIFIC LAND USE MAP AMENDMENT PROPOSAL

Applicant:

Jolie Imperatori on behalf of 5 property owners

Parcel Information

Parcel Number	Size	Current Land Use Zoning	Future Land Use Zoning	Proposed Future Land Use Zoning
2325069039	4.85 acres	R-1	R-1	R-4
2325069083	2.25 acres	R-1	R-1	R-4
2325069024	4.95 acres	R-1	R-1	R-4
2325069025	1.82 acres	R-1	R-1	R-4
2325069040	7.48 acres	R-1	R-1	R-4
2325069044	2.77 acres	R-1	R-1	R-4
2325069067	3.17 acres	R-1	R-1	R-4

Description of Proposed Amendment and Summary of Applicant Justification

The applicant is requesting a comprehensive plan amendment to change the future land use map associated with the properties listed above. The request would subsequently change the future land use designation associated with the properties from R-1 to R-4, thus increasing the density allowed for these properties.

The Applicant insists the change would improve traffic congestion, bring sanitary sewerage to the neighborhood, and the change would be consistent with the zoning throughout the area.

The Applicant claims that this approach is the “best plan for growth and to look ahead for opportunities so that growth in Sammamish is wisely planned not crisis management, for sewers, water, roads, parks, and schools etc.”

Description of Site Geographic and Environmental Context

The majority of the properties contain single family residential structures that are situated near 244th Avenue NE. The properties are mostly forested as they extend geographically towards the east. The properties slope to a

Imperatori Properties

REVIEW

lower elevation towards the northeast. The neighboring properties are zoned predominantly R-1, however there are R-4 properties to the southwest and a small cluster to the southeast. The zoning outside City limits is predominantly RA-5 with a few RA-2.5 parcels to the northeast.

Ability for Staff to Complete Analysis in 2017

The Department of Community Development has the resources to complete a full analysis and recommendation of this proposal, and recommends it for placement on the 2017 Comprehensive Plan docket.

Maps

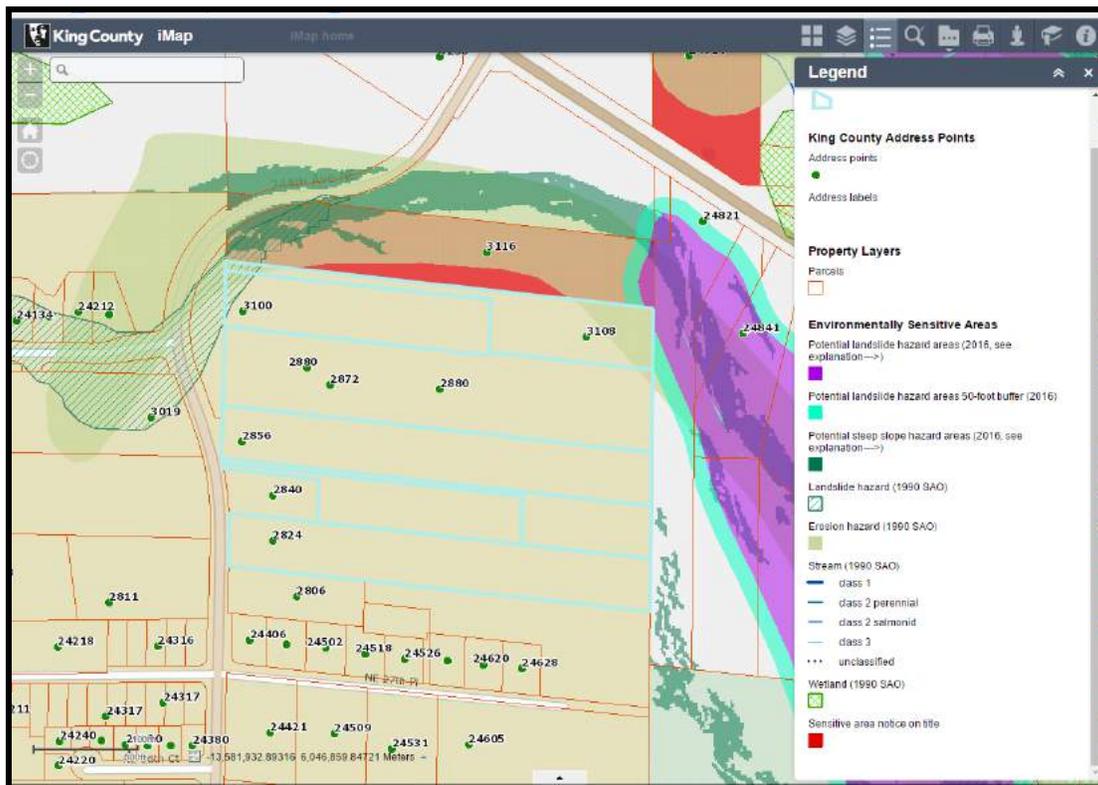


Figure 1: Imperatori properties with environmentally sensitive area overlay



Figure 2: Aerial view of properties

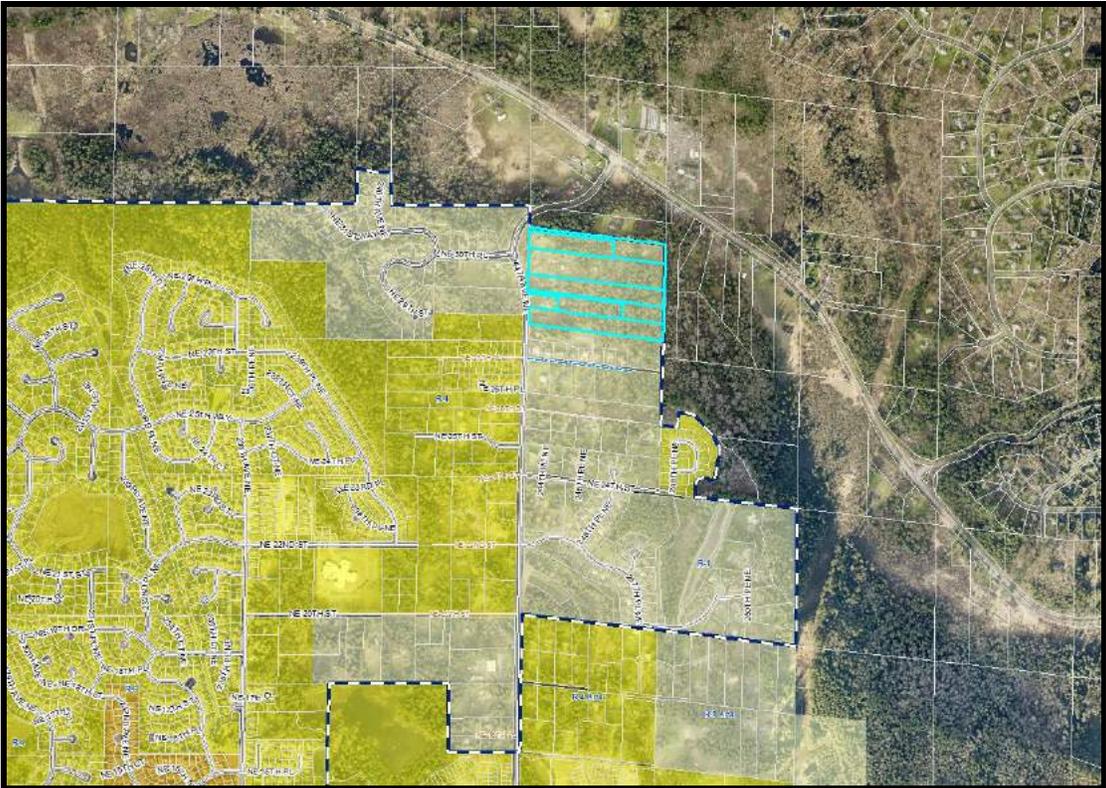


Figure 3: Existing zoning



2017 COMPREHENSIVE PLAN DOCKET

SITE-SPECIFIC LAND USE MAP AMENDMENT PROPOSAL

Applicant

City of Sammamish

Parcel Information

Parcel Number	Size	Current Land Use Zoning	Future Land Use Zoning	Proposed Future Land Use Zoning
2825069033	2.05 acres	R-12	R-12	Community Business
3325069178	0.17 acres	R-18	R-18	Community Business

Description of Proposed Amendment and Summary of Applicant Justification

The City proposes changing the long-term zoning designation of the 2.2-acre site known as the Recreation Center, currently leased to and operated by the Boys & Girls Club, from Residential-12 (R-12; parcel 2825069033) and R-18 (parcel 3325069178) to Community Business (CB). Originally a King County Library building, the City acquired the property in the spring of 2009, and has leased the property to the Boys & Girls Club since a renovation in 2011. Changing the zoning to CB retains the ability of the City to allow use of the property as a recreation facility while also potentially allowing for a range of other retail developments to complement the Inglewood CB zone in which it sits.

Description of Site Geographic and Environmental Context

The site, made up of two parcels, sits at the northwest corner of the intersection of 228th Ave SE, one of Sammamish's Principal Arterial roads, and NE Inglewood Hill Road, a minor arterial. The 2.2-acre site currently hosts the Sammamish EX3 Teen & Recreation Center, a 10,466-square foot building formerly occupied by a branch of the King County Library, along with approximately 70 parking spaces. The property has a dedicated ingress and egress from both the south-bound side of 228th Ave SE and the west-bound side of NE Inglewood Hill Road. The other three areas of the intersection of 228th and NE Inglewood Hill Road are occupied by commercial properties; to the west and north of the property are multi-family residences. There are no environmentally critical areas on either parcel. These properties are within the Inglewood Community Center zone.

Ability for Staff to Complete Analysis in 2017

The Department of Community Development has the resources to complete a full analysis and recommendation of this proposal, and recommends it for placement on the 2017 Comprehensive Plan docket.

Maps

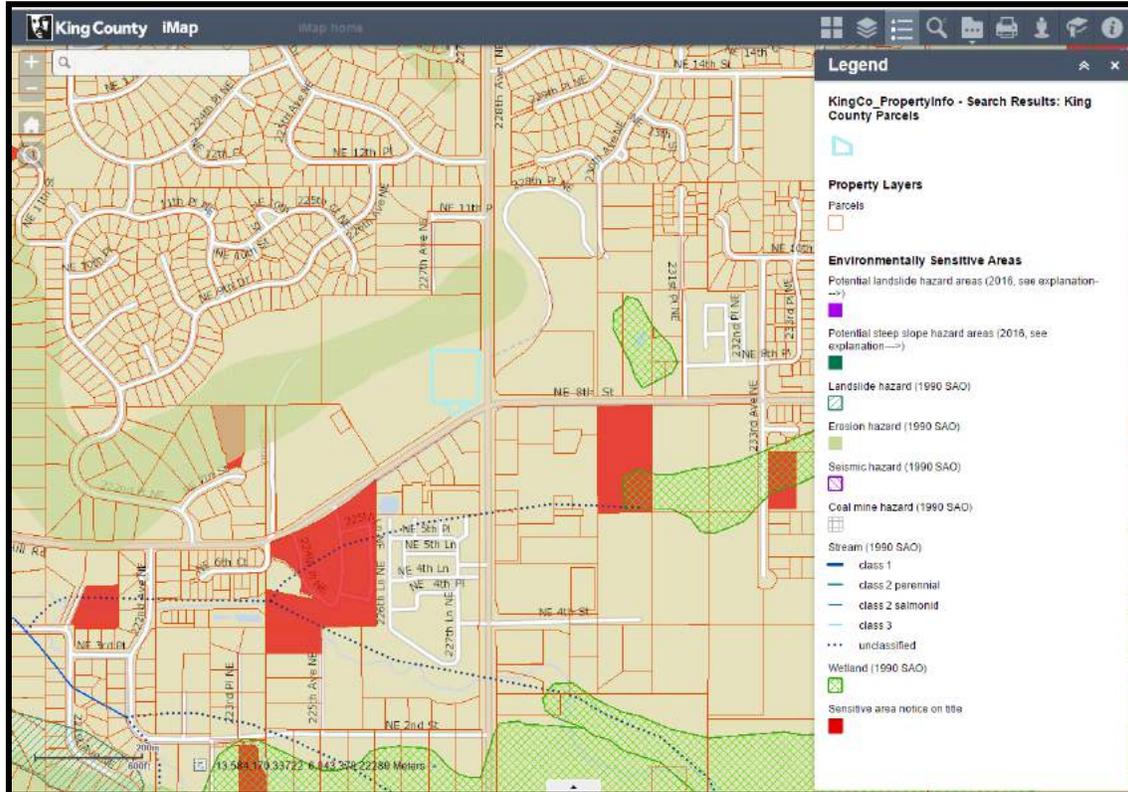


Figure 1: Recreation Center property with environmentally sensitive area overlays

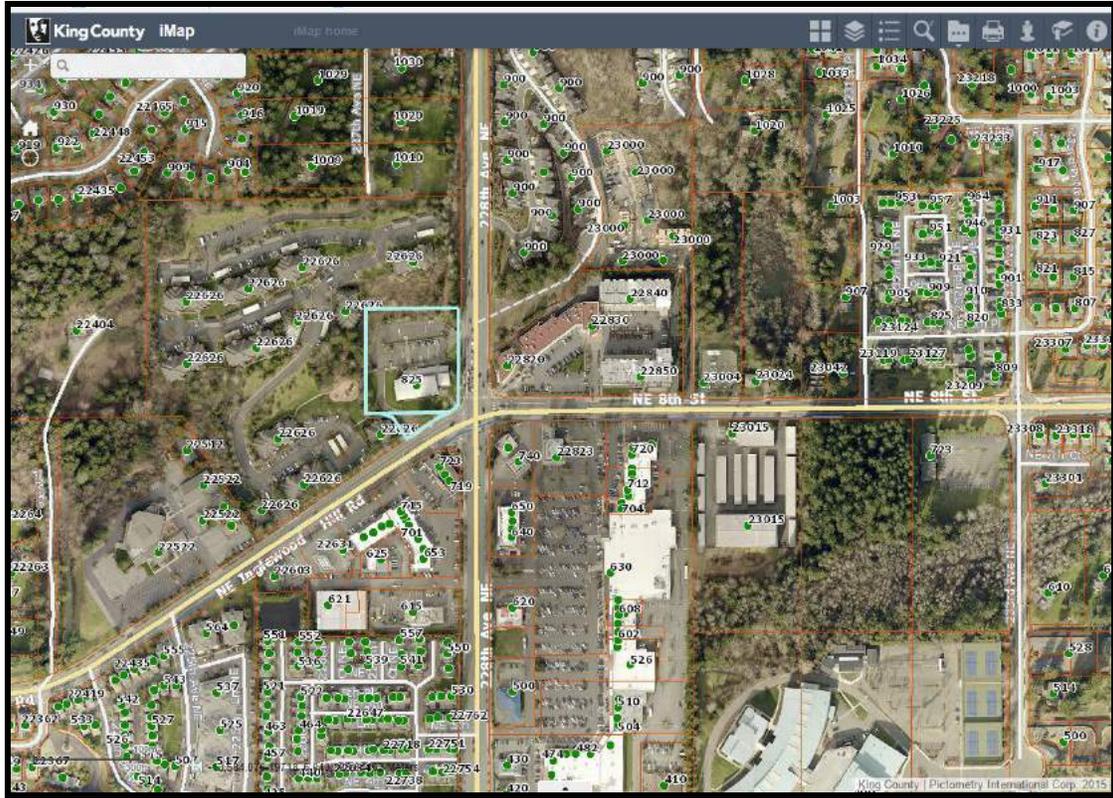


Figure 2: Aerial view of Recreation Center property



Figure 3: Existing Zoning



2017 COMPREHENSIVE PLAN DOCKET

SITE-SPECIFIC LAND USE MAP AMENDMENT PROPOSAL

Applicant

City of Sammamish

Parcel Information

Parcel Number	Size	Current Land Use Zoning	Future Land Use Zoning	Proposed Future Land Use Zoning
3425069017	21.54 acres	R-1	R-1	Community Business

Description of Proposed Amendment and Summary of Applicant Justification

The City proposes changing the land use and zoning designations of the 21.5 acre former Mars Hill Property from Residential-1 (R-1) to Community Business (CB).

Changing the zoning to CB retains the ability of the City to allow for a range of other retail developments to complement the adjacent Inglewood CB zone and upcoming Town Center development. The presence of a 30,000-square foot building on the property makes it an unlikely site for residential development.

Description of Site Geographic and Environmental Context

The site is located in an urbanized area of the City on 228th Ave NE, which is a principal arterial and a major thoroughfare. The site is developed with an approximately 31,000 square foot building (built in 2008) and associated parking. The site is accessed from both E Main Street and 228th Ave NE.

Adjacent uses include a mix of undeveloped parcels, residential, and educational. A commercial shopping center and civic uses are within close proximity. Furthermore, the site is just outside of the City's Town Center boundary.

The site is generally flat and immediately adjacent to wetlands associated with the George Davis Creek.

Ability for Staff to Complete Analysis in 2017

The Department of Community Development has the resources to complete a full analysis and recommendation of this proposal, and recommends it for placement on the 2017 Comprehensive Plan docket.

Mars Hill Property

REVIEW

Maps

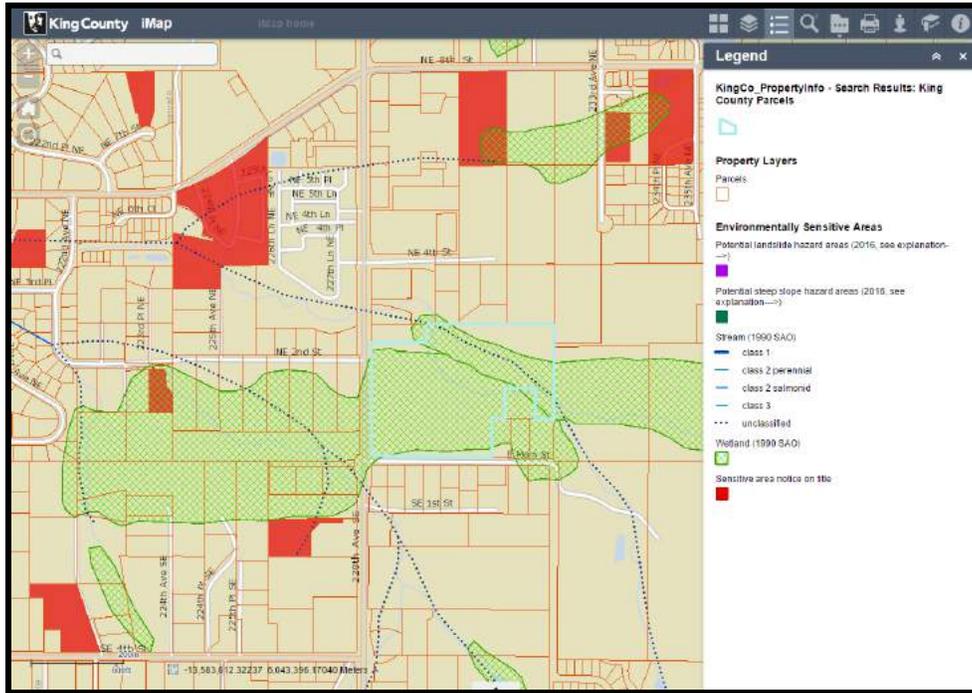


Figure 1: Mars Hill property with environmentally sensitive area overlays



Figure 2: Aerial view of Mars Hill property

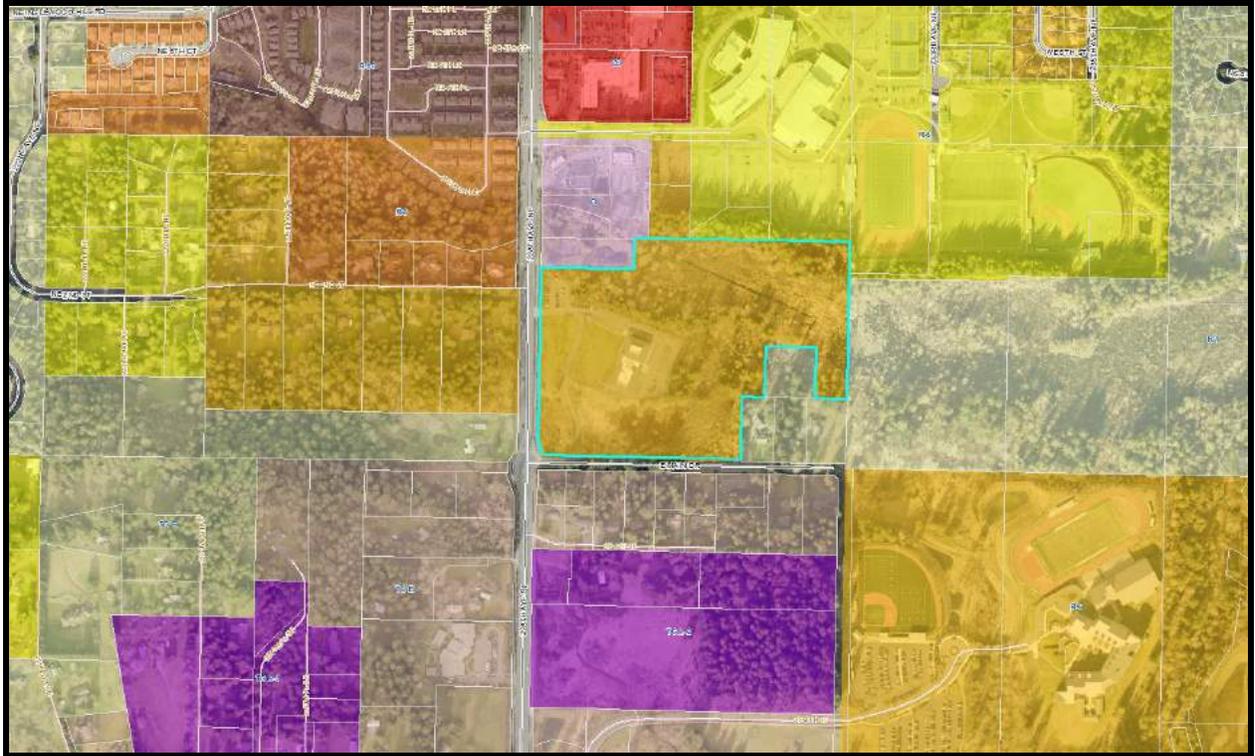


Figure 3: Existing Zoning



2017 COMPREHENSIVE PLAN DOCKET

TEXT AMENDMENT PROPOSAL

Applicant

City of Sammamish – Department of Public Works

Description of Proposed Amendment and Summary of Applicant Justification

The Department of Public Works is currently revising its Storm and Surface Water Management Comprehensive Plan, Surface Water Design Manual, Public Works Standards and Low Impact Development codes. Adoption of these documents by the City Council is planned by the end of 2016. The Department proposes edits to the 2015 Comprehensive Plan to make it consistent with the revised documents and to ensure clarity and consistency throughout our official documents. The City has also created a draft 2017-2022 Surface Water CIP list which needs to be incorporated by reference into the Comprehensive Plan. Staff would like to correct all of this information in preparation for Council adoption during the first half of 2017.

Ability for Staff to Complete Analysis in 2017

The Department of Community Development has the resources to complete a full analysis and recommendation of this proposal, and recommends it for placement on the 2017 Comprehensive Plan docket.



2017 COMPREHENSIVE PLAN DOCKET

TEXT AMENDMENT PROPOSAL

Applicant

City of Sammamish – Department of Public Works

Description of Proposed Amendment and Summary of Applicant Justification

The Department of Public Works proposes to amend the Transportation Element of the City's 2015 Comprehensive Plan. The amendment will provide updates to the City's concurrency project list and update the City's Traffic Impact Fee. The update will include the recently annexed Klahanie Area and incorporate the results of an update to the city's traffic model incorporating the May 2016 traffic counts and the installation of the adaptive traffic signal (ITS) controls along the 228th Avenue corridor. This update will also include all of the new development that has been completed in the city between May 2012 and May 2016. In addition, staff has discovered some information in the 2015 Comprehensive Plan Transportation Element that needs to be updated or revised in order to provide consistency of the information throughout the entire Element. Staff would like to correct all of this information in preparation of Council adoption of a revised Comprehensive Plan Transportation Element during the first half of 2017.

Ability for Staff to Complete Analysis in 2017

The Department of Community Development has the resources to complete a full analysis and recommendation of this proposal, and recommends it for placement on the 2017 Comprehensive Plan docket.



2017 COMPREHENSIVE PLAN DOCKET

TEXT AMENDMENT PROPOSAL

Applicant

Mary Wictor

Description of Proposed Amendment and Summary of Applicant Justification

The applicant proposes amending several sections of the Environment & Conversation background information section of the Comprehensive Plan. The proposed changes include the following:

- Amend the Special Overlays and Districts map on page EC.9 to include Landslide Hazard areas
- Amend the Drainage Subbasin Delineation map on page EC.10 to include the Zackuse and mid-Monohan subbasins
- Amend final paragraph on page EC.11 to include Zackuse Creek as a “stream of special significance”
- Amend second paragraph on page EC.13 to reflect newly adopted Stormwater Management Comprehensive Plan

Ability for Staff to Complete Analysis in 2017

The Department of Community Development has the resources to complete a full analysis and recommendation of this proposal, and recommends it for placement on the 2017 Comprehensive Plan docket.