

City of Sammamish Planning Commission



Regular Meeting

November 2, 2017

6:30 – 8:30 pm

Location:

Planning Commission meetings are held at City Hall in Council Chambers unless otherwise posted.

Public Access:

All meetings are open to the public and include opportunities for public comment.



PLANNING COMMISSION REGULAR MEETING
November 2, 2017 6:30 – 8:30 PM
SAMMAMISH CITY HALL 801-228TH AVE SE

AGENDA

	<u>Approx. start time</u>
CALL TO ORDER	6:30 pm
ROLL CALL	
APPROVAL OF THE AGENDA	
APPROVAL OF THE MINUTES: October 19, 2017	
PUBLIC COMMENT: Non Agenda (3 minutes per person / 5 minutes if representing an organization)	
<u>OLD BUSINESS</u>	6:45 pm
Application of Current Density to Land Division Code	
<ul style="list-style-type: none">• Public Hearing• Deliberation	
<u>NEW BUSINESS</u>	7:45 pm
2018 Comprehensive Plan Docket Applications	
<ul style="list-style-type: none">• Work Session	
PUBLIC COMMENT: Agenda (7 minutes per person)	8:15 pm
ADJOURN	8:30 pm

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 Kevin Johnson at kjohnson@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 ACTIONS ON ITEMS NOT LISTED ON THIS AGENDA.

Planning Commission meetings are wheelchair accessible. American Sign Language (ASL) interpretation is available upon request. Please phone (425) 295-0500 at least 48 hours in advance. Assisted Listening Devices are also available upon request.

PLANNING COMMISSION AGENDA CALENDAR

Date	Time	Type	Staff	Topics
November 2	6:30 PM	Regular Meeting	Ryan Harriman David Goodman	Public Hearing / Deliberation: Application of Current Density to Land Division Code Work Session: 2018 Comprehensive Plan Amendments – Docket Requests
November 16	6:30 PM	Regular Meeting	David Goodman	Public Hearing / Deliberation: 2018 Comprehensive Plan Amendments – Docket Requests
December 7	6:30 PM	Regular Meeting	Doug McIntyre ARCH Staff Parks Staff	Work Session: Housing Strategy Update Work Session: Updates to the Parks, Recreation and Open Space (PRO) Plan
December 21	Cancelled	Regular Meeting		
January 4	6:30 PM	Regular Meeting	Parks Staff	Public Hearing / Deliberation: Updates to the Parks, Recreation and Open Space (PRO) Plan
January 18	6:30 PM	Regular Meeting	Doug McIntyre ARCH Staff	Work Session: Housing Strategy Update
February 1	5:00 PM	Special Meeting w/ Parks Commission	David Goodman Parks Staff	Work Session: Urban Forest Management Plan
	6:30 PM	Regular Meeting	Doug McIntyre ARCH Staff	Work Session: Housing Strategy Update



MINUTES OF THE MEETING

MEETING SUMMARY

Regular Bi-monthly Meeting
Thursday, October 19, 2017, 6:30 PM
City of Sammamish Council Chambers

COMMISSIONERS PRESENT

Eric Brooks, Pos. 1
Roisin O'Farrell, Pos. 2
Shanna Collins, Pos. 3, Chair
Larry Crandall, Pos. 4, Vice-Chair
Jane Garrison, Pos. 5
Matthew Petrich, Pos. 6
Nancy Anderson, Pos. 7

STAFF PRESENT

Jeffrey Thomas, Community Development Director, Community Development
David Pyle, Community Development Deputy Director, Community Development
Ryan Harriman, Senior Planner, Community Development

CALL TO ORDER

Chair Collins called the Sammamish Planning Commission meeting to order at 6:30 PM

APPROVAL OF AGENDA

Chair Collins moved to approve. The agenda was approved as read.

APPROVAL OF THE MINUTES

Chair Collins moved to approve the October 5, 2017 meeting minutes. The minutes were approved as distributed.

PUBLIC COMMENT: NON-AGENDA

Public Comment on non-agenda items started at 6:31 PM and ended at 6:36 PM ([Bookmarked Video Link](#))

Mary Wictor – 408 208th Ave NE
Topic: Impact of single family homes and stormwater

OLD BUSINESS 6:37 PM ([Bookmarked Video Link](#))

Erosion Hazards Near Sensitive Water Bodies Overlay No-Disturbance Area Pilot Program

David Pyle, Deputy Director, gave a brief presentation and recommended that the City's Erosion Hazard Near Sensitive Waterbodies Overlay (EHNSWB) No Disturbance Areas (NDA) Pilot Program be permanently eliminated from the SMC 21A.50.225(5). Link to packet material can be found [here](#)

Public Hearing

Public Hearing opened at 6:45 PM and closed at 6:58 PM ([Bookmarked Video Link](#))

James Eastman – 196th Ave NE
Topic: Pilot Program

Caroline Goulding – 19338 Se 21st
Topic: Pilot Program

Mary Wictor – 408 208th Ave NE
Topic: Pilot Program

Planning Commission Deliberation ([Bookmarked Video Link](#))

Vice-Chair Crandall moved to recommend to the City Council the permanent removal of the Erosion Hazard Near Sensitive Waterbodies Overlay No Disturbance Areas Pilot Program from SMC 21A.50.225. **APPROVED 7:0**

Chair Collins called for a 5-minute recess

NEW BUSINESS 7:14 PM ([Bookmarked Video Link](#))

Work Session - Application of Current Density to Land Division Code Regulations

Jeffrey Thomas, Director of Community Development and Ryan Harriman, Senior Planner provided a review of Ordinance O2017-442 which declared an emergency related to prohibiting the circumvention of zoning density with the division of land. As directed by City Council, staff conducted a complete legislative review of the amendments to SMC 19A.08.190 and provided three options for Planning Commission consideration. Link to packet material can be found [here](#)

No action taken

PUBLIC COMMENT: AGENDA

Public Comment on agenda items started at 7:38 PM and ended at 7:44 PM ([Bookmarked Video Link](#))

Mary Wictor – 408 208th Ave NE
Topic: Development of Tracts

Paul Stickney – 504 228th Ave SE
Topic: Housing Strategy

Chair Collins adjourned the meeting at 7:51 PM.

Chair: Shanna Collins

PC Coordinator: Kevin Johnson

[Video Audio Record 10/19/2017](#)

Roberts Rules of Order applied: [RONR (10TH Edition)]



PLANNING COMMISSION AGENDA ITEM – STAFF REPORT

November 2, 2017

SUBJECT

A Public Hearing to consider amendments to Sammamish Municipal Code (SMC) 19A.08.190 prohibiting the circumvention of zoning density with the division of land.

STAFF CONTACTS

Jeff Thomas, Director, Community Development
425-295-0520, jthomas@sammamish.us

Ryan Harriman, Senior Planner, Community Development
425-295-0529, rharriman@sammamish.us

DIRECTION NEEDED FROM PLANNING COMMISSION

- Action
- Discussion
- Information

SUMMARY STATEMENT

On September 5, City Council declared an emergency related to prohibiting the circumvention of zoning density with the division of land and adopted Ordinance O2017-442 (Exhibit 1). Specifically, Sammamish Municipal Code (SMC) 19A.08.190 was amended to include language that this section applies to further division of all land so that current zoning densities in the City would apply in all appropriate instances.

This emergency Ordinance is valid for a period of 6 months. City Council has directed staff to conduct a complete legislative review of the amendments to SMC 19A.08.190 during this period. Generally, 3 options can be considered in this legislative review:

1. Revert to the original code language of SMC 19A.08.190 prior to the emergency Ordinance.
2. Permanent adoption of the amendments to SMC 19A.08.190 contained in the emergency Ordinance.
3. Permanent adoption of the amendments to SMC 19A.08.190 contained in the emergency Ordinance with additional amendments.

The Planning Commission completed a work session on October 19 and will hold a Public Hearing on November 2 before voting on a recommendation to City Council.

BACKGROUND

In 2005, the City Council adopted Ordinance O2005-174 requiring density to be calculated on a net basis as opposed to a gross basis as previously done under the jurisdiction of King County. Calculating density on a net basis in Sammamish removes environmentally sensitive areas and associated buffers as well as road areas and associated improvements from the gross amount of land available for a development.

In 2010, the City Council adopted Ordinance O2010-284 replacing SMC Title 19, Subdivisions with SMC Title 19A, Land Division. The intent of this Ordinance was to improve clarity and completeness and make appropriate revisions to the provisions governing land division in the City. SMC 19A.08.190 was included in this Ordinance. Subsequently, the City has received requests regarding the potential division of tracts into buildable lots. The City's response has been to apply SMC 19A.08.190 equally to both "lots" and "tracts" to prohibit the circumvention of zoning density with the division of land. It has been the understanding of staff this was the intent when City Council adopted the 2010 Ordinance in order that net densities be observed.

One such request occurred in 2015 for a tract in "The Laurels" subdivision. In this case, the subdivision was submitted prior to City incorporation and density was calculated using the gross density basis under King County code. The gross density yield was 117 lots. In The Laurels, a total of 107 lots were built out over a period of years. Under state subdivision statute, the vesting for The Laurels expired in early 2013, thereby requiring any new application for subdivision to conform with the net density basis under the City of Sammamish code. The core problem for this tract in The Laurels is the net density yield for the original subdivision boundaries is 88 lots – far less than what has already been built.

When informed of how the City applied SMC 19A.08.190 to tracts and that the net density had already been exceeded, a formal request for a Director's Code Interpretation was made in March 2016 ("Interpretation"). The City issued an Interpretation in August 2016 consistent with its historic application of SMC 19A.08.190, which was subsequently appealed to the Hearing Examiner. In November 2016, the Hearing Examiner affirmed the Interpretation, which was subsequently appealed to Superior Court. Finally, in September 2017 a Court Order was issued, in summary stating that tracts are not lots for the purposes of application for SMC 19A.08.190 and therefore tracts may be divided without regard for the density previously used.

The key amendment contained in the emergency Ordinance to amend SMC 19A.08.190 to address this Court Order was the addition of a specific reference to the further division "or alteration of a future development tract/reserve tract" as the SMC defines the terms "lot" and "tract" exclusive of one another. This amendment allows the City to continue to apply SMC 19A.08.190 equally to both "lots" and "tracts" to prohibit the circumvention of zoning density with the division of land as it has done through interpretation since 2010. As highlighted in the Summary Statement, 3 options can be considered for the amendments to SMC 19A.08.190 in this legislative review as follows:

1. Revert to the original code language of SMC 19A.08.190 prior to the emergency Ordinance.

19A.08.190 Circumvention of zoning density prohibited.

A legal lot, which has been created through a legally recognized process and is of sufficient land area to be subdivided at the density applicable to the lot, may be further subdivided. However, such further division of a lot shall not be permitted if the total number of lots contained within the external boundaries of the original short subdivision, subdivision or binding site plan exceeds the density allowed under current zoning.

2. Permanent adoption of the amendments to SMC 19A.08.190 contained in the emergency Ordinance.

19A.08.190 Circumvention of zoning density prohibited.

A legal lot, which has been created through a legally recognized process and is of sufficient land area to be subdivided at the density applicable to the lot, may be further subdivided. Provided, However, such further division of a lot or alteration of a future development tract/reserve tract shall not only be permitted if to the extent that the total number of lots contained within the external boundaries of the original short subdivision, subdivision or binding site plan does not exceeds the density allowed under current zoning.

3. Permanent adoption of the amendments to SMC 19A.08.190 contained in the emergency Ordinance with additional amendments.

19A.08.190 Circumvention of zoning density prohibited.

A legal lot, which has been created through a legally recognized process and is of sufficient land area to be subdivided at the density applicable to the lot, may be further subdivided. Provided, H~~However, such~~ further division of a lot or alteration of a future development tract/reserve tract shall ~~not only~~ be permitted if to the extent that the total number of lots contained within the external boundaries of the original short subdivision, subdivision or binding site plan does not exceeds the density allowed under current zoning.

Since the adoption of the emergency Ordinance, planning staff and legal staff have completed additional analysis of the language in SMC 19A.08.190. This analysis concluded that the words “future development tract/reserve” when removed from the amendment allows SMC 19A.080.190 to apply to all tracts which is reflected in Option (3.) above.

The definition of tract in SMC 19A.04.340 explains that a tract can be used for a multitude of purposes including, but not limited to reserve, recreation, open space, critical areas, stormwater facilities, utility facilities and access. The amendments in the emergency Ordinance unnecessarily restricted tracts intended for “future development/reserve” purposes, hence the staff recommendation to remove this specificity.

CONCLUSION

In consideration of making a recommendation to City Council on November 2 for amending SMC 19A.08.190, the fundamental question to ask is, “Does the Planning Commission want to ensure the City of Sammamish continues to consistently develop to net density?”

Given the substantial legislative history – through policy and regulation the City of Sammamish has developed, including Ordinance O2005-174 requiring density to be calculated on a net basis as opposed to a gross basis, the language in Option (3.) represents the most comprehensive solution to amending SMC 19A.080.190.

ACTION REQUIRED

The Planning Commission will hold a Public Hearing before voting on a recommendation to City Council.

RECOMMENDED MOTION

Move to approve amendments to Sammamish Municipal Code (SMC) 19A.08.190 prohibiting the circumvention of zoning density with the division of land as detailed in Option (3.) of the November 2, 2017 Staff Report.

EXHIBITS

1. Emergency Ordinance O2017-442

EXHIBIT 1

Emergency Ordinance O2017-442

**CITY OF SAMMAMISH
WASHINGTON
ORDINANCE NO. O2017-442**

**AN ORDINANCE OF THE CITY OF SAMMAMISH,
WASHINGTON, ADOPTING INTERIM DEVELOPMENT
REGULATIONS AS AUTHORIZED BY THE GROWTH
MANAGEMENT ACT RELATING TO TITLE 19A AND
PROHIBITING THE CIRCUMVENTION OF ZONING
DENSITY; PROVIDING FOR SEVERABILITY; AND
DECLARING AN EMERGENCY**

WHEREAS, within the express terms of the Growth Management Act, the Washington State Legislature has specifically conferred upon the governing bodies of Washington cities the right to establish and adopt interim development regulations; and

WHEREAS, in 2010, to promote the public health, safety, aesthetics, and welfare, the City of Sammamish (“City”) adopted section 19A.08.190, Circumvention of zoning density prohibited, of the Sammamish Municipal Code (“SMC”) to prevent further subdivision of land that had been previously divided when the new division of land would exceed the density allowed under current City zoning; and

WHEREAS, it was the City Council’s intent that section 19A.08.190 SMC would apply to further division of all land so that current zoning densities in the City would apply rather than prior King County zoning densities or former City zoning densities; and

WHEREAS, the City has determined that an interim development regulation adopted under the provisions of RCW 36.70A.390 is necessary in order to allow adequate time for the City to effectively analyze and determine if the current code language is sufficient to prevent the circumvention of the City’s zoning densities; and

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SAMMAMISH,
WASHINGTON, DO ORDAIN AS FOLLOWS:**

Section 1. Findings of Fact. The recitals set forth above are hereby adopted as the City Council’s initial findings of fact in support of the interim development regulation adopted herein. The City Council may, in its discretion, adopt additional findings after the public hearing referenced in Section 4 of this Ordinance.

Section 2. Adoption of Interim Development Regulations. The City Council hereby adopts the following interim development regulation amending section 19A.08.190 of the Sammamish Municipal Code:

19A.08.190 Circumvention of zoning density prohibited.

A legal lot, which has been created through a legally recognized process and is of sufficient land area to be subdivided at the density applicable to the lot, may be further subdivided. Provided, however, further division of a lot or alteration of a future development tract/reserve tract shall not be permitted if the total number of lots contained within the external boundaries of the original short subdivision, subdivision or binding site plan exceeds the density allowed under current zoning.

Section 3. Effective Duration of Interim Development Regulations. The interim development regulations set forth in this Ordinance shall be in effect for a period of six (6) months from the effective date of this Ordinance and shall automatically expire at the conclusion of that six-month period unless sooner repealed.

Section 4. Public Hearing. The City Council will hold a public hearing at the City Council's regular meeting beginning at 6:30 p.m. on October 3, 2017 or as soon thereafter as the business of the City Council shall permit, in order to take public testimony and to consider adopting further findings of fact.

Section 5. Referral to the City Manager. The City Council requests that the City Manager and his staff work diligently with the City Council to formulate and adopt permanent regulations.

Section 6. Severability. Should any section, paragraph, sentence, clause or phrase of this Ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this Ordinance be pre-empted by state or federal law or regulation, such decision or pre-emption shall not affect the validity of the remaining portions of this Ordinance or its application to other persons or circumstances.

Section 7. Effective Date. This Ordinance, as a public emergency ordinance necessary for the protection of the public health, public safety, public property, and public peace, shall take effect and be in full force on its adoption. Pursuant to Matson v. Clark County Board of Commissioners, 79 Wn. App. 641, 904 P.2d 317 (1995), non-exhaustive underlying facts necessary to support this emergency declaration are included in the "WHEREAS" clauses above, all of which are adopted by reference as findings of fact as if fully set forth herein.

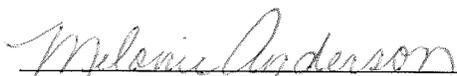
ADOPTED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF ON THE 5TH DAY OF SEPTEMBER 2017.

CITY OF SAMMAMISH



Bob Keller, Mayor

ATTEST/AUTHENTICATED:



Melonie Anderson, City Clerk

Approved as to Form:



Michael R. Kenyon, City Attorney

Filed with the City Clerk:	August 31, 2017
First Reading:	September 5, 2017
Passed by the City Council:	September 5, 2017
Date of Publication:	September 8, 2017
Effective Date:	September 5, 2017



PLANNING COMMISSION AGENDA ITEM

November 2, 2017

SUBJECT

2018 Comprehensive Plan Docket Applications

STAFF CONTACTS

David Goodman, Management Analyst, Community Development
425-295-0534, dgoodman@sammamish.us

DIRECTION NEEDED FROM PLANNING COMMISSION

- Action
- Discussion
- Information

SUMMARY STATEMENT

The Sammamish Municipal 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.

On November 2, 2017, the Planning Commission will hold a work session on 11 submitted applications for the 2018 docket. To support this work session, Department of Community Development staff will present information on the comprehensive plan amendment process, process timeline, and an overview of applications submitted for the 2018 docket. On November 16, 2017 meeting, the Planning Commission will hold a public hearing and vote on a recommendation to the City Council regarding the 2018 docket.

PROCESS AND BACKGROUND

The first step in the Comprehensive Plan amendment process is setting the "docket." Through this process, the Planning Commission and City Council will identify the proposals that will go through to a legislative review the following year. The following table summarizes the 11 submitted proposals for the 2018 docket:

#	Applicant	Comprehensive Plan Chapter	Proposal Summary
1	City Manager's Office	Land Use Element – Future Land Use Map	Change future land use designation of Recreation Center property from R-12/18 to CB

#	Applicant	Comprehensive Plan Chapter	Proposal Summary
2	Department of Parks and Recreation	Parks Element	Update to the Parks, Recreation, and Open Space (PRO) Plan
3	Department of Community Development	Capital Facilities Element – Background	Fix for School Impact Fees
4	Department of Community Development	Housing Element – Background	Update to Housing Strategy Plan
5	Department of Public Works	Transportation Element	Update to Traffic Impact Fee, Update 20-year CIP
6	Department of Public Works	Transportation Element	Placeholder for potential changes in concurrency metrics and LOS standards
7	Don Gerend	Town Center Plan	Eliminate story limits in TC-A Zone
8	Jim Bachesta	Land Use Element – Future Land Use Map	Change zoning of parcels 0524069071, 0524069096, 0524069047 from R-1 to R-4
9	Janis Seil	Land Use Element – Future Land Use Map	Change zoning of parcel 0224069017 from R-4 to NB
10	Frank Santoni	Land Use Element – Future Land Use Map	Change zoning of parcel 1241100042 from TC-E to TC-A
11	Jolie Imperatori	Land Use Element – Future Land Use Map	Change zoning of parcels 2325069039, 2325069083, 2325069024, 2325062024, 2325069040 from R-1 to R-4

NEXT STEPS

The Planning Commission is scheduled to hold a Public Hearing on the 2018 Comprehensive Plan Docket proposals on November 16, 2017. After closing the Public Hearing, Planning Commission will consider the proposals, deliberate, and vote on a recommendation to City Council.

EXHIBITS

1. Information Sheets on 2018 Comprehensive Plan Docket Proposals

EXHIBIT 1

2018 Comprehensive Plan Docket Applications



2017 COMPREHENSIVE PLAN DOCKET PROPOSAL #1
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, 12 dwelling units per acre; parcel 2825069033) and R-18 (18 dwelling units per acre; 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 Community Center 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 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.

Maps

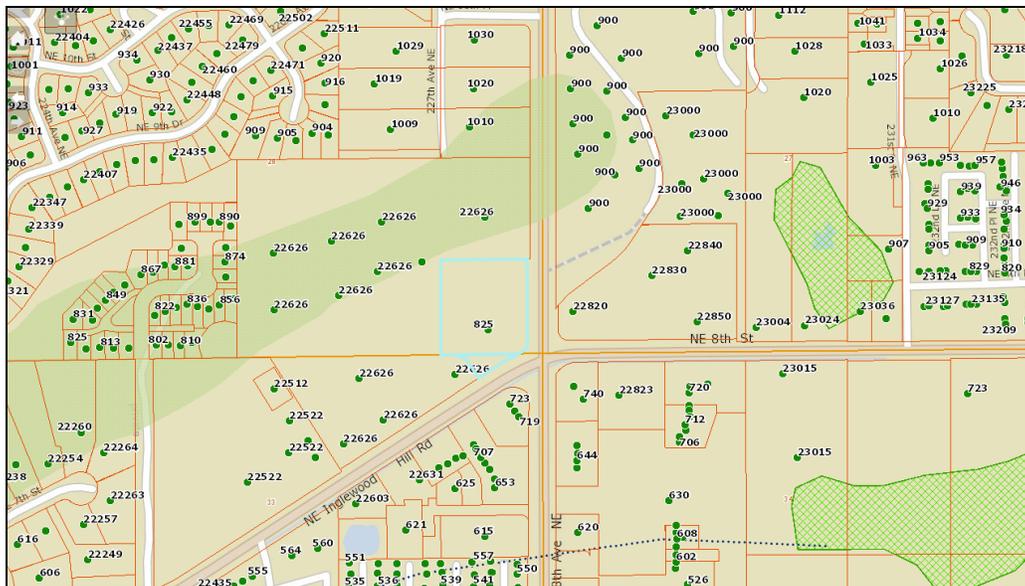


Figure 1: Recreation Center parcels with environmentally sensitive area overlays

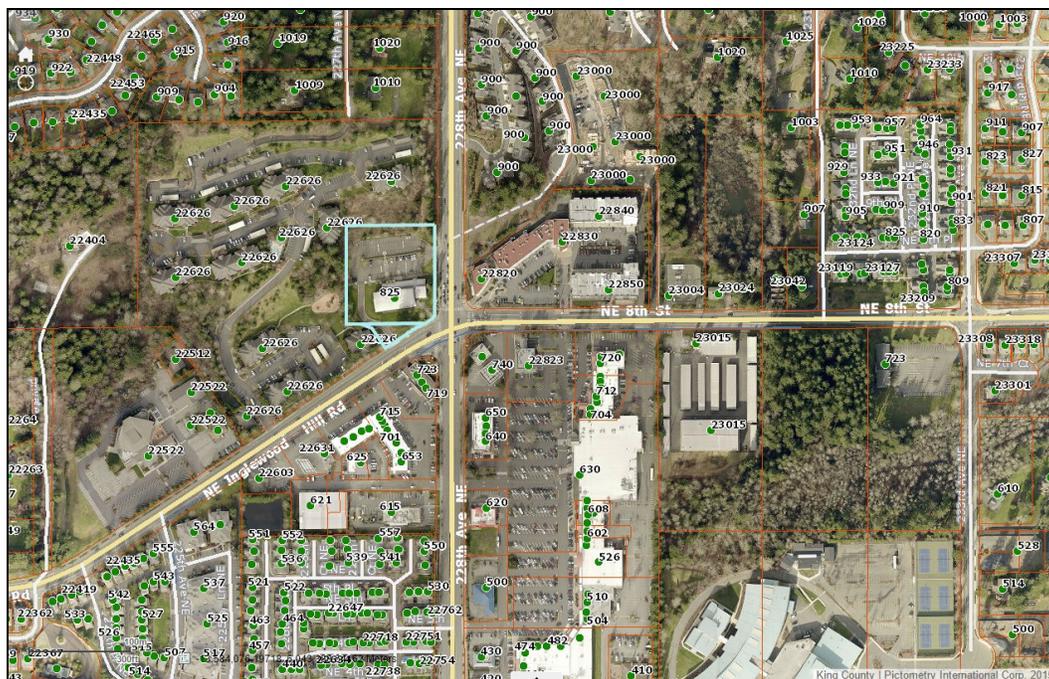


Figure 2: Aerial view of Recreation Center property



Figure 3: Existing Zoning



2017 COMPREHENSIVE PLAN DOCKET PROPOSAL #2

TEXT AMENDMENT PROPOSAL

Applicant

City of Sammamish – Department of Parks & Recreation

Description of Proposed Amendment and Summary of Applicant Justification

The Department of Parks & Recreation is currently updating its Parks, Recreation, and Open Space (PRO) Plan. The PRO Plan will outline a framework for the improvement and expansion of City recreation facilities, amenities and parks to address the specific needs of the community. Current Comprehensive Plan language reflects the goals and objectives of the previously adopted PRO plan; this amendment will update that language, as well as references to capital plans, based on the contents of the plan, which is scheduled to be adopted in early 2018.

Pursuant to the Growth Management Act, a Parks & Recreation element is a mandatory part of the City's Comprehensive Plan. The Growth Management Act supports a Parks & Recreation element that "implements, and is consistent with, the capital facilities plan element as it relates to park and recreation facilities," and specifies that it shall include "Estimates of park and recreation demand for at least a ten-year period; (b) an evaluation of facilities and service needs; and (c) an evaluation of intergovernmental coordination opportunities to provide regional approaches for meeting park and recreational demand." This amendment will ensure that the Parks & Recreation element reflects the latest information in all of these areas.

The exact content of the proposed changes will not be determined until the final adoption of the PRO plan in 2018. If docketed, specific text changes will be determined prior to the legislative review of this proposal.



2017 COMPREHENSIVE PLAN DOCKET PROPOSAL #3

TEXT AMENDMENT PROPOSAL

Applicant

City of Sammamish – Department of Community Development

Description of Proposed Amendment and Summary of Applicant Justification

The Department of Community Development proposes amending the background section of the Capital Facilities element to clarify that the capital facilities plans of the three school districts located in Sammamish are adopted by reference, and to remove static references to past capital facilities plans. The ambiguity of current Comprehensive Plan guidance requires the City to amend the Plan annually to account for updated school facilities plans. The purpose of this amendment is to avoid the need to undertake that process on an annual basis.

The proposal would make no change in the way that the City of Sammamish meets the goals and requirements of the Growth Management Act, nor does it change the way the City of Sammamish will support and implement the goals of the Comprehensive Plan. The City will continue to collect school impact fees on behalf of Issaquah, Lake Washington, and Snoqualmie Valley School Districts pursuant to Chapter 82.02 RCW and Chapter 21A.105 SMC and in support of Comprehensive Plan Policies CF.1.3, CF.1.4. and CF.2.3.



2017 COMPREHENSIVE PLAN DOCKET PROPOSAL #4

TEXT AMENDMENT PROPOSAL

Applicant

City of Sammamish – Department of Community Development

Description of Proposed Amendment and Summary of Applicant Justification

The City's Housing Strategy Plan has not been updated since 2006, when it was developed in response to the City's first Comprehensive Plan. The purpose of the Housing Strategy Plan is to guide the implementation of the goals and policies adopted in the Housing Element of the 2015 Comprehensive Plan. The Housing Strategy Plan serves as a work plan that helps staff transform the housing policies of the Comprehensive Plan into actions and to determine priorities and preferred strategies related to achieving those housing goals. The City will work closely with A Regional Coalition on Housing (ARCH) staff on the plan, which will include an assessment of existing conditions, public outreach and input, and review with Planning Commission and City Council on a final plan. The final content of the Plan will not be determined until late 2018.



2017 COMPREHENSIVE PLAN DOCKET PROPOSAL #5

TEXT AMENDMENT PROPOSAL

Applicant

City of Sammamish – Department of Public Works

Description of Proposed Amendment and Summary of Applicant Justification

The proposed amendment will update the City’s Traffic Impact fee and the 20-year list of Transportation Capital Improvement Projects to ensure that the Comprehensive Plan contains the most current information.

The City is required by the Growth Management Act to approve a list of six-year Transportation Capital Improvement Projects on an annual basis. This necessitates the amendment of the Comprehensive Plan so it contains the most up-to-date list of projects.

The City must also update its traffic impact fee to incorporate Klahanie area roads, Issaquah-Fall City Road, the updated list of concurrency road segments and corridors, and reclassified roads.



2017 COMPREHENSIVE PLAN DOCKET PROPOSAL #6

TEXT AMENDMENT PROPOSAL

Applicant

City of Sammamish – Department of Public Works

Description of Proposed Amendment and Summary of Applicant Justification

The City is in the process of reviewing its transportation system concurrency metrics and level of service (LOS) standards. Should a change in those areas be requested and supported by the City Council, the Department of Public Works will begin working on updating the Transportation Element and any corresponding sections to reflect the new direction. This could range from the background section of the Transportation Element to the goals and policies section of the Transportation Master Plan.



2017 COMPREHENSIVE PLAN DOCKET PROPOSAL #7

TEXT AMENDMENT PROPOSAL

Applicant

Don Gerend

Description of Proposed Amendment and Summary of Applicant Justification

This proposal suggests amending the Table A-1 in the Sammamish Town Center Plan's Appendix 1 and all references to it throughout the Plan. The proposal is to remove the 6 story (5 stories when east of 228th Ave) height limit for buildings within the Town Center A-Zone.

The proposed change would be fully supported by the City's Comprehensive Plan and functional plans and because it reinforces the role of the A-Zone as the "core area" of the Town Center, where higher intensity uses will be located. While this proposal would eliminate the 6 story height limit (5 stories when east of 228th Ave), a 70-foot height limit would still apply to buildings in the A-Zone, pursuant to SMC 21B.25.030. Changing the 70-foot height limit in the SMC would require a code amendment that may take place concurrently with the legislative review of this proposal but outside the Comprehensive Plan amendment process.



2017 COMPREHENSIVE PLAN DOCKET PROPOSAL #8
SITE-SPECIFIC LAND USE MAP AMENDMENT PROPOSAL

Applicant

Jim Bachesta

Parcel Information

Parcel Number	Size	Current Land Use Zoning	Future Land Use Zoning	Proposed Future Land Use Zoning
0524069071	2.35 acres	R-1	R-1	R-4
0524069096	2.76 acres	R-1	R-1	R-4
0524069047	2.53 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 7.64 acres over 3 parcels from Residential-1 (R-1; one dwelling unit per acre) to R-4 (four dwelling units per acre).

The applicant argues that current zoning is outdated and based upon legacy rural zoning, and that current zoning is not consistent with the effective building densities found in adjacent housing development. The applicant predicts that R-4 density will have minimal potential effects on surrounding land uses given existing land use pattern and services.

Description of Site Geographic and Environmental Context

Parcel 0524069071 (owned by Mr. Bachesta) is located adjacent to the northern border of Ebright Creek Park off of 212th Avenue SE. Parcels 0524069096 and 0524069047 (owned by Mrs. Romeo) are directly to the north of parcel 0524069071, separated by SE 12th Street, a private road. Other than Ebright Creek Park, all surrounding parcels are also R-1. Parcels 0524069071 and 0524069047 each have one single family home with driveways accessible from 212th Avenue SE, while parcel 0524069096 is vacant. Parcel 0524069096 contains a wetland on the western third of the property.

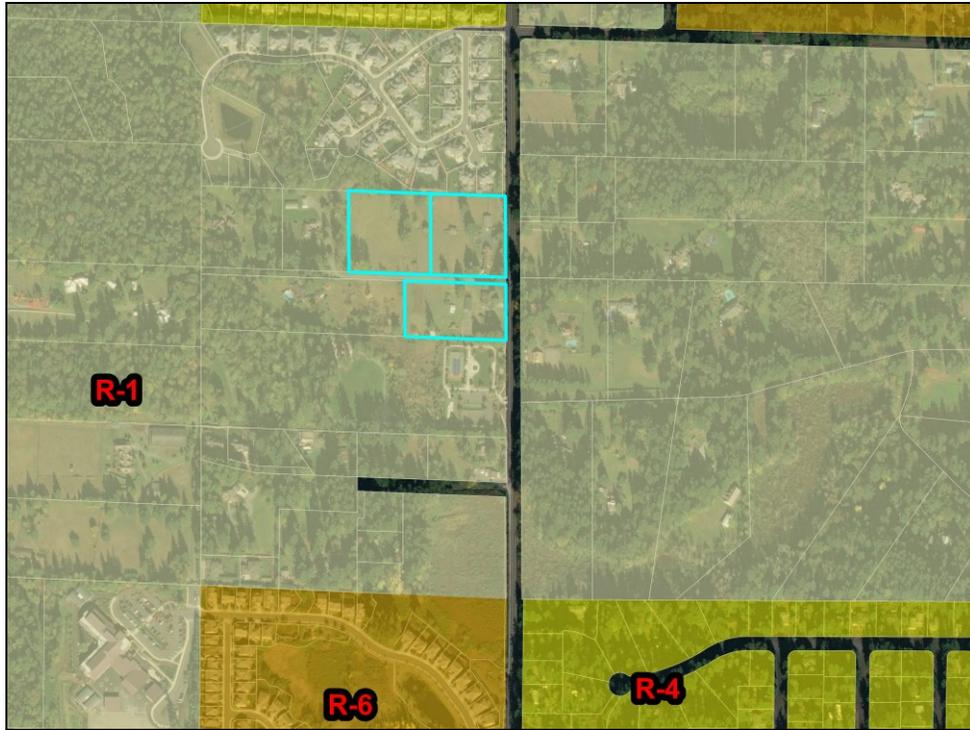


Figure 3: Existing Zoning



2017 COMPREHENSIVE PLAN DOCKET PROPOSAL #9
SITE-SPECIFIC LAND USE MAP AMENDMENT PROPOSAL

Applicant

Janis Seil

Parcel Information

Parcel Number	Size	Current Land Use Zoning	Future Land Use Zoning	Proposed Future Land Use Zoning
0224069017	0.62 acres	R-4	R-4	NB

Description of Proposed Amendment and Summary of Applicant Justification

The applicant proposes changing the long-term zoning designation of her 0.62-acre property from Residential-4 (R-4; four dwellings unit per acre) to Neighborhood Business (NB).

The applicant argues that her property is better suited for neighborhood business zone use in the context of the future Beaver Lake Master Plan. The applicant argues that given the traffic and safety issues related to her street, it is not suitable for residential development and would be better used in a commercial context.

Description of Site Geographic and Environmental Context

Parcel 0224069017 is located at the bend in the road at which SE 24th Street becomes West Beaver Lake Drive SE. Driveway access to the property is on the south side of the parcel, across the street from the entrance to Beaver Lake Park. The property is bordered by Beaver Lake Park to the south and R-4 zoned property to the east, west, and north. The property contains one cabin, which has been flagged by the Sammamish Heritage Society as a potential historic resource.

Maps

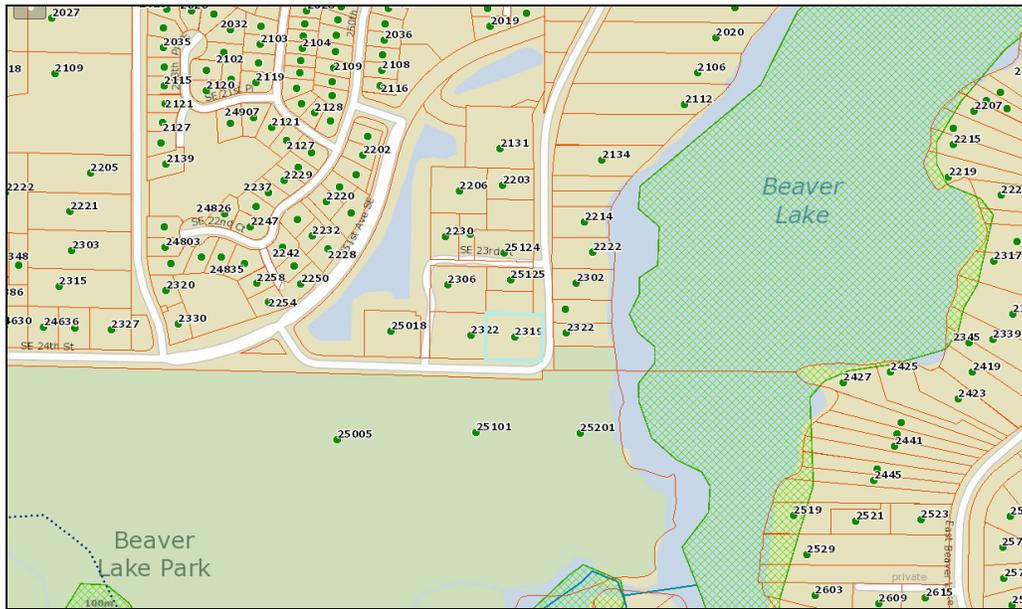


Figure 1: Seil with environmentally sensitive area overlays



Figure 2: Aerial view of Seil property



Figure 3: Existing Zoning



2017 COMPREHENSIVE PLAN DOCKET PROPOSAL #10

SITE-SPECIFIC LAND USE MAP AMENDMENT PROPOSAL

Applicant

Frank Santoni

Parcel Information

Parcel Number	Size	Current Land Use Zoning	Future Land Use Zoning	Proposed Future Land Use Zoning
1241100042	2.39 acres	TC-E	TC-E	TC-A

Description of Proposed Amendment and Summary of Applicant Justification

The applicant proposes changing the long-term zoning designation of his 2.39 acre property from Town Center E-Zone (TC-E; one dwelling unit per acre) to Town Center A-Zone (TC-A; allocated residential density of 16 dwelling units per acre, maximum residential density of 40 units per acre).

The applicant would like to change their land use designation from TC-E to TC-A to match TC-A properties directly to the north of the parcel, better meet the City's GMA targets, and contribute to a cohesive Town Center design.

Description of Site Geographic and Environmental Context

Parcel 1241100042 is located within the Sammamish Town Center subarea, bordered by the Sammamish Hills Lutheran Church (also zoned TC-E) to the south, Ichijo's Southeast Village development (zoned TC-A-3) to the north, and a private lot zoned TC-B to the east. There appears to be an erosion hazard area in the northwest portion of the parcel. The western border of the parcel abuts 228th Ave SE; the single-family home on the property is accessed by SE 6th Pl, a private street with right-in right-out access to 228th Ave SE, which serves 2 other properties.

Maps

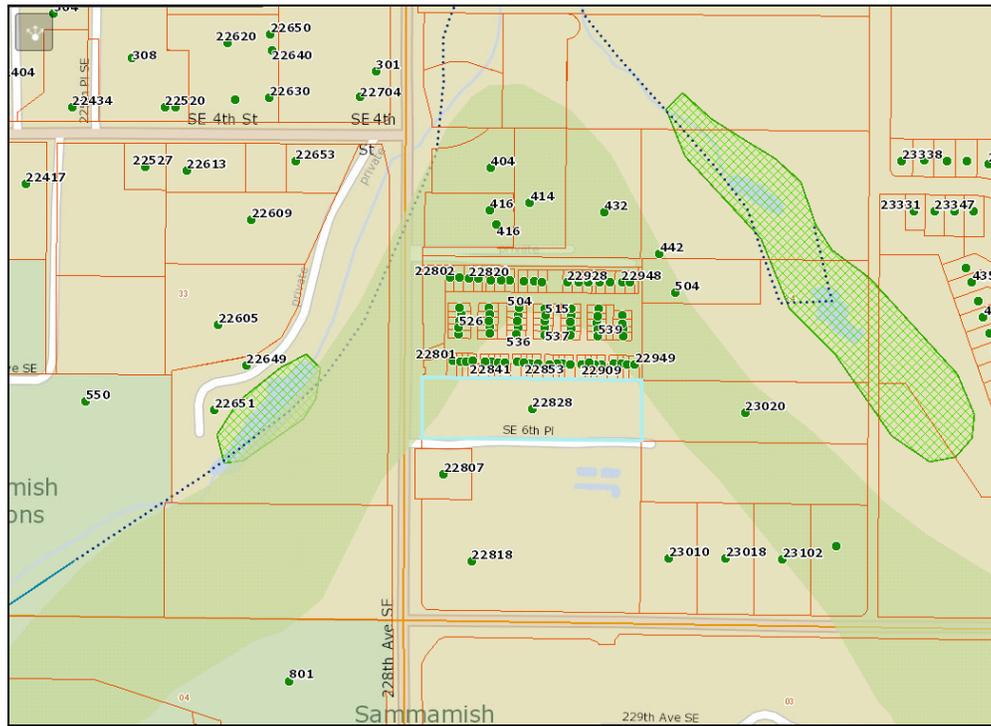


Figure 1: Santoni property with environmentally sensitive area overlays



Figure 2: Aerial view of Santoni property

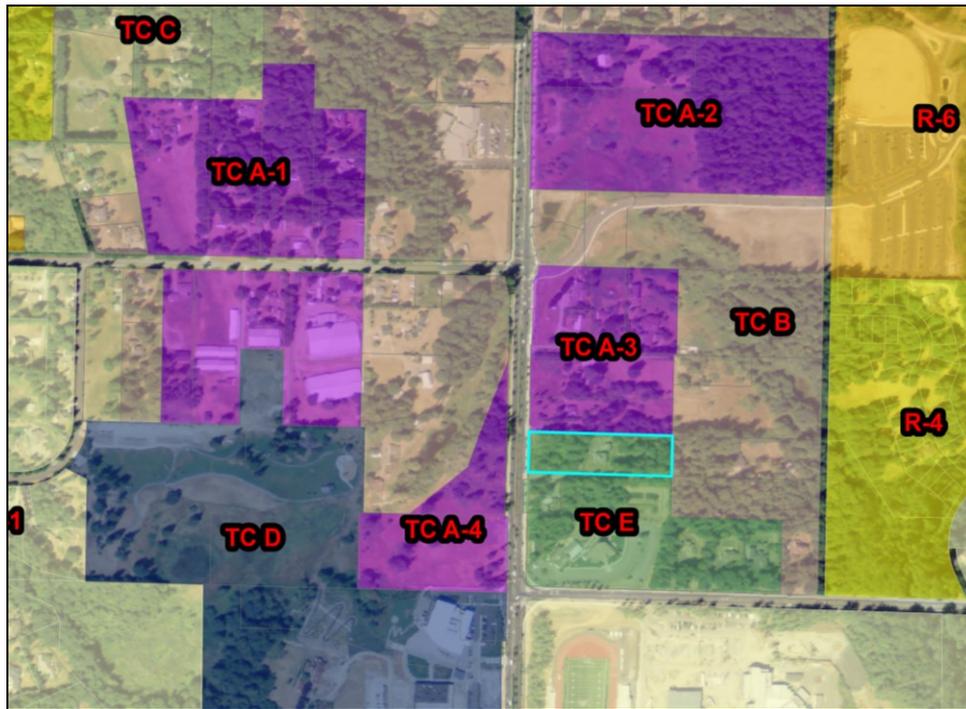


Figure 3: Existing Zoning



Department of Community Development

801 - 228th Ave. SE, Sammamish, WA. 98075 - Phone: 425-295-0500 - Fax: 425-295-0600 - Web: www.sammamish.us

2017 COMPREHENSIVE PLAN DOCKET PROPOSAL #11

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
2325069040	7.47 acres	R-1	R-1	R-4
2325069024	4.95 acres	R-1	R-1	R-4
2325069083	2.25 acres	R-1	R-1	R-4
2325069025	1.82 acres	R-1	R-1	R-4
2325069039	4.85 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 for 21.34 acres over 5 parcels from Residential-1 (R-1; one dwelling unit per acre) to R-4 (four dwelling units per acre).

The applicant argues that the parcels' R-1 zoning is inconsistent with the GMA and Sammamish Comprehensive Plan for the purposes of planning for traffic, transportation, and housing. The applicant also argues that changing the zoning to R-4 would lead to better ingress and egress to SR 202.

Description of Site Geographic and Environmental Context

Together, the five parcels consist of 21.34 acres of R-1 zoning in the northeastern corner of the City of Sammamish. Each parcel has access to 244th St NE. This group of parcels is bordered to the north, south, and west by R-1 zoning, although there is R-4 zoning to the southwest. There are residences on the western portion of 3 of the parcels, while the eastern half of all parcels is densely wooded.

Maps

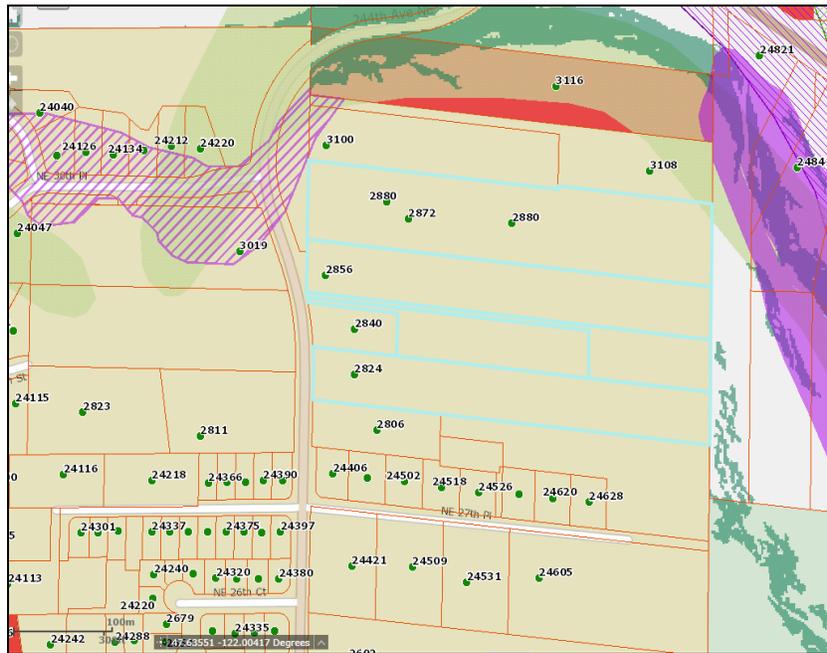


Figure 1: Proposal properties with environmentally sensitive area overlays



Figure 2: Aerial view of proposal properties



Figure 3: Existing Zoning