CITY OF SAMMAMISH
WASHINGTON
RESOLUTION NO. R2006-231

A RESOLUTION OF THE CITY OF SAMMAMISH CITY COUNCIL APPROVING A HOUSING STRATEGY PLAN

WHEREAS, the City of Sammamish has adopted a comprehensive land use plan that includes a housing element as required by the State Growth Management Act; and

WHEREAS, the Housing Strategy Plan is anticipated in the housing element of the City's Comprehensive Plan as a tool to assist the City in meeting it's housing goals; and,

WHEREAS, the adopted Sammamish Comprehensive Plan reflects a balance of many goals and objectives arising from the state Growth Management Act (GMA) and calls for a variety of implementation actions to realize those goals over time;

WHEREAS, this Housing Strategy is one of several current and future efforts to realize the goals and objectives of the Comprehensive Plan, and the priorities described in the Housing Strategy should be pursued in coordination with and balanced with other work program efforts;

WHEREAS, the City Council recognizes the challenge that housing affordability presents in Sammamish and many other communities in the Puget Sound region, and is committed to identifying meaningful and effective strategies to address that challenge;

WHEREAS, many factors are involved in housing affordability and housing choice policy issues, and that policy options for specific regulatory standards or programmatic techniques should take into account and balance a variety of information prior to any decision being made;

WHEREAS, A Regional Coalition for Housing (also known as ARCH) has assisted the City in developing a housing strategy plan utilizing the policy guidance in the City's Comprehensive Plan; and,

WHEREAS, the Sammamish Planning Commission considered the plan at three regular meetings, and has recommended priority rankings for the various strategies within the plan; and,

WHEREAS, an environmental review has been conducted in accordance with the requirements of the State Environmental Policy Act, and a SEPA threshold determination has been prepared under Chapter 43.21C RCW for the plan; and,

WHEREAS, the Sammamish Planning Commission, after conclusion of deliberations on February 2, 2006, voted seven to zero to recommend City Council approval of the Housing Strategy Plan and the priority rankings contained therein; and,

WHEREAS, the City Council held a public hearing on the Housing Strategy Plan on March 7, 2006 and;

WHEREAS, the City Council has considered the plan, the recommendation of the Planning Commission, and public comment received; and

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

The Housing Strategy Plan, attached as Exhibit A, is hereby approved by the City of Sammamish City Council. This document is intended to help guide future work program efforts by identifying high, medium and low priorities for future work and implementation. The strategies listed are intended to generally describe the type of program, regulation, or effort to be pursued. Each item likely will require follow up work, including public input, environmental analysis, and Planning Commission review before consideration by the City Council.

ADOPTED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF ON THE 21st DAY OF MARCH, 2006.

CITY OF SAMMAMISH

Michele E. Petitti

Mayor Michele E Petitti

ATTEST/AUTHENTICATED:

Melonie Anderson

Melonie Anderson, City Clerk

Approved as to form:

Bruce L. Disend, City Attorney

Filed with the City Clerk:	March 3, 2006
Passed by the City Council:	March 21, 2006
Resolution No	R2006-231

City of Sammamish Housing Strategy Plan – February 2, 2006 PC Recommended Draft

STRATEGY (Related Housing Element Policy)	`Land Use Code	Council	Population Served				Priority
	Update	Action	Low	Mod	Med	Mkt	
A. NEIGHBORHOOD QUALITY (HP-1, HP-2, HP-3, HP-4, HP-5)							
Neighborhood Quality Objectives and Desired Outcomes:							
Neighborhood quality policies focus on preserving and enhancing existing residential single family neighborhoods. The plan strives to protect neighborhoods by directing new growth consistent with the community vision to appropriate sites. Policies emphasize compatibility with existing neighborhood character for adjacent and infill development. The plan also strives to involve neighbors and community groups in neighborhood actions and improvements.							
AI. NEIGHBORHOOD QUALITY: LAND USE REGULATIONS							
1. **Sub Area Plans for Centers** Develop Subarea Plans for the Inglewood and Pine Lake Centers; and a Master Plan for the Sammamish Commons area. Promote public notification and community participation in subarea planning (LUP 2.2, HP-3)	X				X	X	Town Center(TC) H Other Centers (OC)-M
2. **Community Design Standards** Develop community design standards to reflect the desired characteristics of each neighborhood planning area or designated community center. Design standards should address issues such as: (LUP-3.11, LUP-6.2, LUP-6.3, HP-2, HP-3)	X				X	X	
• Design criteria for SF dwellings on individual lots (LUP-6.2)							M
• Requirements for design variety while providing for designs with distinctive local character (LUP-3.11)							M
• Compatibility with surrounding uses (LUP-3.11, HP-2)							H
• Buildings of a scale and character appropriate to the site (LUP 3.11)							M
• Personal safety and reduction of vandalism (LUP-1.1, LUP 6.7)							M
• landscape and open space requirements that residential development fit in with the natural landscape; protects the privacy of other residences; and maintains the character of the nearby neighborhoods (LUP 14.1, LUP 3.11)							M
• promote public notification and community participation / input (HP-3)							

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STRATEGY (Related Housing Element Policy)	`Land Use Code Update	Council Action	Population Served Low	Mod	Med	Mkt	Priority
							on-going
3. **Compatible Infill in Transition Areas & Areas with Certain Services** Develop Community Design Standards for compatible infill, especially in areas which (1) transition between SF residential and other uses or densities;(2) are served by an arterial street system with sidewalks; (3) are located within one-quarter mile of a neighborhood park or recreation area;(4) have nearby pedestrian access to public transit services; and, (5) allow access by service alleys when compatible with topography. (LUP-7.7, LUP-7.8, HP-1, HP-2,HP-3, HP-4)	X				X	X	H
AII. NEIGHBORHOOD QUALITY: DIRECT AND INDIRECT FORMS OF ASSISTANCE							
1. **Neighborhood Enhancement** Provide support for individuals and organizations that promote neighborhood enhancement and public art. Include community participation in neighborhood enhancement programs. (HP-5, HP-3)					X	X	L
2. **Housing Repair and Preservation** Promote preservation of existing housing by City support of organizations and programs involved in housing repair and education. City actions may include: (HP-18)					X	X	
• partner with the King County Housing Repair and Rehabilitation Program or non-profit organizations such as Rebuilding Together Eastside to assist low income residents maintain and repair the health and safety features of their homes							L
• educating the community about Housing Repair programs through community fairs, brochures, City website etc.							M
3. **Provide Infrastructure Improvements** In the City's Capital Facilities Plan provide for regular infrastructure maintenance in residential neighborhoods. (HP-39)		X	X	X	X	X	on-going

B. TYPES, VARIETY AND AMOUNT OF HOUSING (HP-6, HP-7, HP-8, HP-9, HP-10, HP-11, HP-12, HP-13)

Types, Variety and Amount of Housing Objectives and Desired Outcomes:

Types, Variety and Amount of Housing policies focus on allowing new housing types that

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	Update	Action	Low	Mod	Med	Mkt	
give the market the opportunity to provide housing choices to meet changing population needs and preferences. The proposed single-family alternatives, including cottages, ADUs and attached single-family homes, are compatible with existing neighborhoods and the environment. Providing opportunities for smaller, more affordable starter homes, homes suitable for empty nesters, and homes for those who work in the community is consistent with the essence of the City's vision of community.							
BI. TYPES, VARIETY AND AMOUNT OF HOUSING: LAND USE REGULATIONS							
1. **ADUs** Track production of ADUs and evaluate effectiveness of land use regulations in encouraging production while balancing maintaining neighborhood compatibility. Explore other actions for encouraging additional creation. Actions may include: (HP-19, HP-10) • streamlined permits • revise existing ADU regulations (more flexible, less restrictive, reduce procedural requirements) to encourage additional ADU creation while addressing neighborhood compatibility • Make ADU permits available on mybuildingpermit.gov	X			X	X		M
2. **Mixed Use Design Standards** Develop mixed use design standards and development regulations in City centers, including Inglewood, Pine Lake and the Town Center planning area. Consider issues such as: (LUP-2.4, LUP-2.6, LUP-3.12, LUP-7.5, HP-3, HP-6, HP-9) • Attractive street fronts with human scale (MF) (LUP-2.4) • Connecting walkways (LUP-2.4) • Horizontal façade regulations to ensure variation in façade, rooflines and other building design features to give a residential scale and identity to MF (LUP 7.5) • Adaptive re-use of existing structures • Innovative design techniques (LUP-2.6) • promote public notification and community participation / input (HP-3)	X				X	X	H H M L TC-H/OC-M on-going
3. **Incentives to Expand Housing Choice** Provide incentives for diverse housing	X			X	X	X	

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opportunities that meet community needs. (LUP-1.4, LUP-2.2, LUP-1.5, LUP 2.5, LUP-2.6, LUP-2.7, HP-6, HP-20, LUP-3.5)							
Housing to consider include:							
a. **Diverse housing opportunities in City centers** that may include MF, mixed use and mixed income residential located close to services and arterials (e.g. Inglewood, Pine Lake, the Sammamish Commons SSA, and properties along 228th that may be affected by the Sammamish Commons). Incentives may be considered for community friendly development in centers, such as innovative design, walkway connections, public open spaces, below grade parking and ground floor commercial.							TC-H/OC-M
b. **Affordable or Workforce Housing** including MF close to services and arterials, such as near Inglewood Center, Pine Lake center, and Sammamish Commons SSA.							TC-H/OC-M due to timing
Incentives to consider include:							
• flexible development standards, e.g. reduced/flexible minimum lot area, setbacks, lot dimensions, height regulations or transitional area buffers. Provide residential density incentives where project demonstrates clear and compelling need and public benefit (LUP-3.5)							M
• height incentives, e.g. allowing modified Type V wood frame construction up to 5 stories in R-6 & R-8 (current limits 35'); R-12 & R-18 (current limits 60')							M
• innovative parking designs							H
• strategic capital investments, infrastructure improvements							H
• State provision (RCW 84.14) to allow 10 year multifamily tax exemptions in Urban Centers. (HP-6, HP-20)							L
• permit expediting, streamlined administrative process							L
4. **Innovative Housing** Provide regulatory flexibility to allow innovative housing compatible with SF neighborhoods or SF transition areas. Housing types may include accessory units, small lot SF, attached SF, carriage houses or cottages, townhouses, manufactured housing; and multiplexes ("great-house" that resembles a SF unit). (LUP 1.1, LUP 7.4, HP-6, HP-10, HP-11, HP-12). Strategies	X			X	X	X	

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may include: • Innovative Housing Demonstration Projects • Mixing attached and detached housing in appropriately zoned areas. (LUP 7.4)							M H
5. **Transit Oriented Housing Development** Consider potential sites and appropriateness of land use regulations that could allow for Transit Oriented Housing Development (TOHD) near existing or planned transportation facilities. (LUP-1.4, LUP-2.2, LUP 2.5, LUP-2.6, HP-9)	X				X	X	H
6. **Manufactured Housing** Allow manufactured housing in all residential zones consistent with Senate Bill 6593 (enacted 2004) that requires local governments to regulate manufactured housing in the same manner as other housing. (HP-12)	X				X	X	**Done**
7. **Flexible Subdivision and Short Plat Standards** Evaluate effectiveness and flexibility of subdivision and short plat standards to allow clustering of new residential development as a means of protecting environmentally sensitive areas. In addition to clustering, consider the following: (HP-3, HP-8) • Integrate different housing types and densities within projects • density averaging • shared driveways • small lot and zero lot line development	X					X	M
8. **Minimum Density Requirements** Adopt minimum density requirements to the R-8, R-18, NB, CB and O zones.	X				X	X	**Done**
9. **Growth Phasing for Residential Development** Adopt residential development growth phasing that guides the location and timing of residential growth, recognizing environmental capacities and level of service standards, while providing for residential housing targets, including affordable housing. Account for on-going review. (LUP-3.4)	X				X	X	**Done**
10. **Criteria to Allow MF Zoning Increase** Establish criteria for evaluating rezone requests that would establish "demonstration of a clear and compelling need and public benefit"; as well as location criteria; e.g. should be located close to arterials served by public transit and within walking distance of commercial activities, parks and recreational facilities. (LUP-3.5, LUP 7.6, HP-7, HP-21)	X		X	X	X	X	H

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	Update	Action	Low	Mod	Med	Mkt	
BII. TYPES, VARIETY AND AMOUNT OF HOUSING: DIRECT AND INDIRECT FORMS OF ASSISTANCE							
1. **ADUs** Develop education and community outreach efforts to increase production of ADUs.	X			X	X		H
2. **Support Ownership Opportunities** Support innovative programs to support ownership housing for low, moderate, and middle income households (e.g. owner-built housing, shared housing, 1st time homebuyer assistance programs, manufactured housing communities, price-restricted ownership, small lot and multiplex SF). Innovative programs may include: (HP-23)		X		X	X	X	
• Habitat for Humanity (assisted by ARCH HTF)							H
• WSHFC 1st time homebuyer state bond mortgage programs							H
• WSHFC/ARCH/KC Homebuyer Assistance Program (assisted by ARCH HTF)							H
• Manufactured Housing Community Preservationists (assisted by ARCH HTF)							L
3. **Capital Investments to Support Mixed-Use and Mixed Income Housing** Include investment strategies, e.g. planned and existing infrastructure, for Town Center planning area that adequately encourages mixed use and mixed income residential neighborhoods. (LUP-1.4, LUP-2.2, LUP 2.5, LUP-2.6, LUP-2.7, HP-9)		X			X	X	H
4. **Technical Assistance and Education** Provide technical assistance to establish innovative and diverse housing concepts. City actions may include (HP-22):			X	X	X	X	
• housing tours for public officials and interested citizens that recognize good quality design, reasonable construction costs, and community acceptance in housing projects							On-going
• information workshops to increase developer interest and capacity for innovative, well designed infill housing							M
• Print ads to promote housing choice and diversity							M
• residential design awards that recognize good quality design, reasonable construction costs, and community acceptance in housing projects							M

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STRATEGY (Related Housing Element Policy)	`Land Use Code	Council	Population Served				Priority
	Update	Action	Low	Mod	Med	Mkt	
C. HOUSING AFFORDABILITY (HP-14, HP-15, HP-16, HP-17, HP-18, HP-19, HP-20, HP-21, HP-22, HP-23, HP-24)							
Housing Affordability Objectives and Desired Outcomes:							
Housing Affordability policies support opportunities to preserve and develop housing in the City and region to meet the needs of all economic segments of the community. The plan includes policies, incentives, regulations and programs appropriate to local housing conditions to accommodate the City's share of housing affordable to low and moderate-income households, consistent with regional housing targets. Affordability targets are to be achieved in a variety of ways including accessory dwelling units, preservation of existing housing, and working with regional groups that support affordable housing. These options are to include design and review processes with the objective of providing affordable housing options while fitting into existing neighborhood character.							
CI. HOUSING AFFORDABILITY: LAND USE REGULATIONS							
1. **Criteria for Rezones requiring Affordable Housing** Establish standards and criteria for rezones to require providing affordable housing on or off-site. Criteria to include clear and compelling need and public benefit. (LUP-3.5, HP-7, HP-21)	X			X	X		H
2. **Zoning to allow Range of Housing Affordability** Establish a range of residential densities to meet community housing needs and considering compatibility with the character of the City. (LUP 8.2)	X			X	X	X	H
3. **Dispersed Affordable Housing** Through zoning and subarea planning ensure that affordable housing is dispersed throughout the community. (HP-15)	X			X	X		H

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4. **Procedures and Regulations** Streamline review procedures and regulation to minimize unnecessary costs and time delays. Balance this objective with maintaining opportunities for public involvement and review, public safety, and other explicitly stated City policies. Actions may include: (HP-17)	X		X	X	X	X	
• **Fees.** Evaluate the cumulative impact of fees, including off site mitigation, to reduce negative impacts to housing costs without unduly compromising environmental protection, public safety, design, and public review.							L
• **Permit process.** Evaluate timeliness of permit process to reduce negative impacts to housing costs without unduly compromising environmental protection, public safety, design, and public review.							H-in process
• Review **land use code** for redundant or overly restrictive regulations, particularly those which result in increased housing costs. Examples may include: allow rounding up of mf units at a lower fraction; increasing the distance between streetlights, reducing rights-of-way and street widths.							L
• Review **administrative procedures** for ease of administration and consistency with procedures used in other jurisdictions.							L
CII. HOUSING AFFORDABILITY: DIRECT AND INDIRECT FORMS OF ASSISTANCE							
1. **Applications to other Funders** Provide support for funding applications and other efforts by market and not-for-profit developers to build new or rehabilitate existing housing. Support efforts of affordable housing agencies and social and health service agencies to address housing needs for all economic segments of the population. (HP-16, HP-24)		X	X	X			on-going
2. **Direct assistance for affordable housing.** Explore potential for a more dedicated revenue source that could be targeted toward affordable housing. Examples may include: (HP-22)		X	X	X			L
• cash mitigation from new developments							
• portion of sales or property tax from new residential construction							
3. **Impact Fee Reductions** Consider waiving or reducing fees for affordable housing. Examples may include permit fees, impact fees, hook-up fees. (HP-20, HP-22)		X	X	X			M

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STRATEGY (Related Housing Element Policy)	`Land Use Code Update	Council Action	Population Served Low	Mod	Med	Mkt	Priority
• evaluate which fees and if done programmatically or case-by-case							
4. **Homebuyer Assistance** Promote homebuyer assistance programs offered by lenders and public agencies. Activities may include: (HP-23) • housing fairs • distribute homebuyer program info (Sammamish website, City newsletter/press release, brochure display)				X	X		L

D. SPECIAL NEEDS HOUSING (HP-25, HP-26, HP-27)

Special Needs Housing Objectives and Desired Outcomes:

Special Needs Housing policies support equal and fair housing access for all members of the community, including individuals with special needs. City's codes and ordinances provide the necessary flexibility for group homes, home based care or other housing options for persons with special needs.

The plan recognizes that providing housing for persons with special needs often requires regional partnerships, such as Sammamish's participation with the King County Consortium and ARCH.

DI. SPECIAL NEEDS HOUSING: LAND USE REGULATIONS

1. **Dispersed Special Needs Housing** Through zoning and subarea planning, ensure special needs housing is dispersed throughout the community. (HP-25)	X		X	X			L
2. **Fair Housing Act Consistency** Review group homes standards for consistency with the Federal Fair Housing Act. Ensure codes provide opportunities for special needs housing, including emergency housing, transitional housing, assisted living, independent living, family based living and institutions. (HP-27, HP-10) • evaluate that provisions allow for reasonable accommodation • provide regulatory flexibility to promote independent living (HP-10) • ensure that assisted housing and group homes are treated the same as housing of a similar size and density • ensure policies do not preclude special needs housing from any residential zoning districts	X		X	X			M

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	Update	Action	Low	Mod	Med	Mkt	
• evaluate residential regulations to ensure they allow group living situations • to avoid excluding those with disabilities, ensure that land use code definitions (disability, residential care facilities) are current to ADA/FHA							on-going
3. **Senior Housing** Review senior housing land use regulations. Ensure that regulations support senior housing and recognize smaller household sizes, which may include: (HP-27) • reduced parking requirements • intensity of development (e.g. density bonus or relaxed density standard) • recognize different and emerging types of senior housing and account for different levels of need and impact on the community	X			X	X	X	M
4. **Homeless Encampments** Review existing TUP regulations and consider criteria, process and conditions for homeless encampments. (HP-27)	X		X				H
DII. SPECIAL NEEDS HOUSING: DIRECT AND INDIRECT FORMS OF ASSISTANCE							
1. **Applications to Funders** Provide support for funding applications and other efforts by market and not-for-profit developers, housing agencies, and social and health service agencies, to build new or rehabilitate existing special needs housing. (HP-26)		X	X	X			on-going

E. REGIONAL EFFORTS (HP-28, HP-29, HP-30, HP-31, HP-32, HP-33, HP-34)

Regional Efforts Objectives and Desired Outcomes:

Regional Efforts policies support a coordinated, regional approach to meeting housing needs; particularly housing for persons with special needs or lower income families. Policies include support of regional housing coalitions and innovative public-private partnerships that are consistent with the City's land use policies.

E. REGIONAL EFFORTS (HP-28, HP-29, HP-30, HP-31, HP-32, HP-33, HP-34)							
1. **Countywide Planning Policies** Coordinate with countywide housing policy and analysis, such as updates to Countywide Planning Policies. (HP-30)	X		X	X	X	X	on-going

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	Update	Action	Low	Mod	Med	Mkt	
2. **Housing Balance** Work cooperatively with other jurisdictions to achieve a regional fair share housing balance and maximize housing resources, e.g. ARCH. (HP-34)		X	X	X	X	X	on-going
3. **Regional Land and Housing Monitoring** Collect housing information on a regular basis needed for regional Benchmarks, Buildable Lands and OFM housing reports. (LUP 16.2, HP-28HP-36, HP-37)			X	X	X	X	on-going
4. **Regional Housing Finance Strategy** Work with other jurisdictions to develop and implement a new regional housing finance strategy. (HP-29).		X	X	X	X		on-going
5. **Federal Housing Legislation** Review, and as appropriate, provide comment on county, state and federal legislation affecting housing in Sammamish. (HP-32)		X	X	X	X	X	on-going

F. LOCAL IMPLEMENTATION / OVERSIGHT

(HP-35, HP-36, HP-37, HP-38, HP-39)

Implementation Objectives and Desired Outcomes:

Implementation policies focus on review and update of the housing plan and development standards in order to measure their effectiveness in meeting the housing needs of Sammamish residents. Plan implementation may be through sub-area and special district planning, through a housing strategy plan, regulatory amendments, residential development growth management tools, and other amendments to development permit processes that are participatory, timely, predictable and fair to all affected parties.

1. **Single Family Neighborhoods** Monitor zoning guidelines and development to ensure single-family dwellings are the principal use in the City's established single family neighborhoods. (LUP 8.3)	X					X	on-going
2. **Monitor Innovative Housing Development** Review effectiveness of housing regulations and approval process to allow/encourage a variety of housing types to meet community housing need. Innovative housing types may include: Accessory units; small lot SF; attached SF; carriage houses or cottages; townhouses; mixed use residential; multiplexes ("great-house" that resembles a SF dwelling unit); manufactured housing; and Transit oriented housing development. If a need is	X				X	X	future work item

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determined, consider incentives and programs to encourage, e.g. BI.3, BI.4. (LUP 1.1, LUP 7.4, HP-6, HP-9, HP-10, HP-11, HP-12)							
3. **ARCH Housing Trust Fund** Participate in local, interjurisdictional programs, such as the ARCH Housing Trust Fund, to coordinate and distribute funding of affordable and special needs housing. (HP-31, HP-34)		X	X	X	X		H
4. **Housing Supply** Monitor development and evaluate the affects new regulations and/or rezones may have on the housing supply/land capacity, and the community vision. Monitor progress in meeting housing needs and report to City Council. (HP-13, HP-36, HP-37)				X	X	X	on-going
5. **Public Land Survey** Develop and maintain an inventory of surplus and underutilized public lands. Review survey to determine if such lands are suitable for housing and other public uses. (HP-36,HP-38)			X	X	X	X	on-going
6. **Infrastructure Improvements** Monitor infrastructure improvements and maintenance in residential neighborhoods consistent with City's Capital Facilities and subarea plans. (HP-39)		X	X	X	X	X	on-going
7. **Housing Strategy Plan** Prepare a Housing Strategy Plan to develop strategies to address low and moderate income housing targets consistent with the Countywide policies. Update every three years. (HP-14, HP-35)		X	X	X	X	X	in process
8. **Housing Element Updates** Review and update the Housing Element at the time of the Comprehensive Plan Update. (HP-35)	X		X	X	X	X	on-going