

**CITY OF SAMMAMISH
WASHINGTON
RESOLUTION NO. R2013 - 561**

**A RESOLUTION OF THE SAMMAMISH CITY COUNCIL RELATED TO TOPICS FOR
CONSIDERATION IN THE 2015 COMPREHENSIVE PLAN REWRITE ALSO KNOWN
AS “SAMMAMISH 2035”**

WHEREAS, Sammamish adopted the city’s first Comprehensive Plan in 2003 (Ord. 2003-130) in accordance with the provisions of the Growth Management Act (GMA, RCW 36.70A.040); and

WHEREAS, the GMA requires cities in King County to review and revise their Comprehensive Plans by June, 2015 and every eight years thereafter with updated twenty-year growth targets and new or revised policies as needed (RCW 36.70A.130); and

WHEREAS, this work program item has been known as the 2015 Comprehensive Plan Rewrite (CPR) and by the proposed name of “Sammamish 2035”; and

WHEREAS, the GMA requires a number of mandatory elements such as Land Use and Transportation to be included in a local Comprehensive Plan, and also provides for locally chosen additional elements; and

WHEREAS, three new elements (Economic Development, Shorelines and Sustainability) have been identified for inclusion in Sammamish 2035; and

WHEREAS, in the last few years the City Council has identified a number of topics for review and consideration as a part of the Sammamish 2035 process; and

WHEREAS, in 2013 the City Council Community and Economic Development Committee has identified several economic development topics for review and consideration as a part of the Sammamish 2035 process; and

WHEREAS, city code provides for solicitation and review of proposals from private parties to amend the city Comprehensive and this process is known as the annual docket; and

WHEREAS, in September 2013 the City solicited proposed comprehensive plan amendment docket requests for consideration in the Sammamish 2035 process, and those requests have been evaluated by city staff and are also included in Attachment A; and

WHEREAS, the City Council has directed staff to schedule in early 2014 an opportunity for the Council to review the adopted Vision Statement and provide additional policy direction for the Sammamish 2035 process, and to solicit input from the Planning Commission in doing so; and

WHEREAS, the Sammamish 2035 process includes an extensive Public Involvement Plan (PIP), with outreach to residents, businesses, organized stakeholder groups and younger people through a variety of methods; and

WHEREAS, following public input and review of proposed revised elements of the new Plan, the Planning Commission is charged with developing a recommendation to the City Council; and

WHEREAS, the City Council has allocated resources in the adopted city budget to complete the Sammamish 2035 process based on a scope of work developed by staff; and

WHEREAS, it is anticipated that through the public process additional topics for consideration in Sammamish 2035 may be proposed and if pursued may also require additional resources to complete the necessary analysis and documentation; and

WHEREAS, staff should continue to provide the City Council with analysis and recommendations as to topics for consideration in the overall scope of work; and

WHEREAS, a working schedule for Sammamish 2035 has been developed and has been reviewed by the City Council in considering this resolution; and

WHEREAS, the city intends to make best efforts to complete the Sammamish 2035 process as shown on the working schedule, and the City Manager and staff will keep the City Council apprised on a regular basis of progress.

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

Section 1. City Council Included Topics. Staff is directed to include the list of topics shown in Attachment A in the Sammamish 2035 scope of work. For those topics requiring additional resources, staff is directed to return with a cost estimate in the first quarter of 2014 for City Council review and further direction.

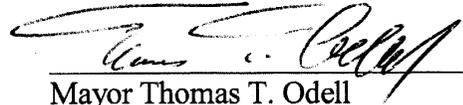
Section 2. Topics Not To Be Included. The City Council has considered the list of topics in Attachment B and concluded that they should not be included in the Sammamish 2035 scope of work at this time.

Section 3. Effective Date. This resolution is effective immediately upon adoption.

Section 4. Severability. Should any section, paragraph, sentence, clause or phrase of this Resolution, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this Resolution 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 Resolution or its application to other persons or circumstances.

**ADOPTED BY THE CITY COUNCIL AT A SPECIAL MEETING THEREOF ON
THE 10th DAY OF December, 2013**

CITY OF SAMMAMISH



Mayor Thomas T. Odell

ATTEST/AUTHENTICATED:

Melonie Anderson, City Clerk



Approved as to form:



Mike Kenyon, City Attorney

Filed with the City Clerk: November 27, 2013
Passed by the City Council: December 10, 2013
Resolution Number: R2013-561

Attachment A: Preliminary List of City Council Approved Scope of Issues for Comprehensive Plan Rewrite

Policy Topic	Policy Direction	Staff Comment	Resources Needed	Council Direction
1. Housing	A. Expand policies that promote housing type diversity, especially for seniors	<ul style="list-style-type: none"> Can be considered in Housing Element 	Already included	Include
	B. Review affordable housing requirements, emphasize incentives	<ul style="list-style-type: none"> Can be considered in Housing Element 	Already included	Include
	C. Comprehensive Tent City Ordinance	<ul style="list-style-type: none"> Review Land Use and Housing Element Goals and Policies to include supportive policies 	Already directed by Council	Include
	D. Look at incentives to include affordable housing in residential projects over a certain size, e.g. over 9 homes.	<ul style="list-style-type: none"> Include in review of Housing Element Review available relevant economic and demographic to determine level of need for affordable housing 	Medium	Include
2. Environment & Sustainability	A. Maintain strong environmental protections	<ul style="list-style-type: none"> Review goals and policies in current Plan Identify new policies in Sustainability Element 	Already included	Include
	B. Consider policies promoting new technologies (smart metering, electric fleets, grey water systems)	<ul style="list-style-type: none"> Research supportive policies from other jurisdictions 	Uncertain, likely low	Include

Attachment A: Preliminary List of City Council Approved Scope of Issues for Comprehensive Plan Rewrite

3.	Land Use	<p>A. Consider policies to maximize site use while protecting environmental quality</p>	<ul style="list-style-type: none"> Research code examples, design techniques; derive potential policies 	Uncertain, likely low	<p>Combine with study of R-1 zone directed by motion passed by CC 12/3/13: As part of the Comprehensive Plan Rewrite, assess the pros and cons of essential elements of the R-1 zone to ensure it accomplishes the goals and objectives to protect the environment, and include density calculation as part of the review.</p>
		<p>B. Explore potential locations for hotels/other lodging.</p>	<ul style="list-style-type: none"> Review locations of commercial zones, allowed uses in current zones Develop policies to promote new lodging uses 	Uncertain, likely medium	<p>Include. Extensive study is not requested. Smaller effort—add hotel as land use category in some zones.</p>
		<p>C. Review tree retention policies and replanting policies. Also consider additional incentives.</p>	<ul style="list-style-type: none"> Can be considered in Land Use Element 	Uncertain, likely low	<p>Include. Look at adding penalties for people who cut trees without required permits and increasing retention requirements in residential subdivisions to 30%. Also consider a scheme to shift cost of retaining trees to homeowners.</p>
4.	Klahanie PAA	<p>Include Klahanie PAA pursuant to adopted Council resolution</p>	<ul style="list-style-type: none"> Since effort would be large, staff recommend awaiting result of annexation vote 	High	<p>Include Klahanie PAA, but do not begin work until after the vote on annexation.</p>

Attachment A: Preliminary List of City Council Approved Scope of Issues for Comprehensive Plan Rewrite

5.	2015 Docket Proposals	A. Timmerman Rezone	<ul style="list-style-type: none"> Recommend against advancing If City Council would like to study further, recommend considering area-wide rezone 		(Combine with study of R-1 zone directed by motion passed by CC 12/3/13)
		B. Conley/Reid	<ul style="list-style-type: none"> Recommend against advancing If City Council would like to study further, recommend considering area-wide rezone 		
6.	Pilot programs	Identify when a pilot program is appropriate, objectives of specific pilot program, criteria for selection of project best suited to test program, etc.	<ul style="list-style-type: none"> Can be considered in Land Use Element 	Low	Include: Develop guidance or selection criteria for acceptance of applications for pilot programs.
7.	Notch UGA change	Pursue amendment to Urban Growth Area boundary with King County in 2016	<ul style="list-style-type: none"> Review relevant changes to ownership since 2012 Consider policies related to UGA change proposals 	Uncertain, likely medium	Include
8.	Wildlife habitat	Review policies that support wildlife protection	<ul style="list-style-type: none"> Review peer jurisdictions Consider relationship to recent ECA work 	Uncertain, likely low	Include
9.	Transportation and Infrastructure	A. Do not neglect utilities and infrastructure	<ul style="list-style-type: none"> Include in Utilities and Public Services Element 	Already included	Include
		B. Promote complete streets, enhance internal connectivity of non-motorized facilities	<ul style="list-style-type: none"> Include in Transportation Element 	Already included	Include

Attachment A: Preliminary List of City Council Approved Scope of Issues for Comprehensive Plan Rewrite

		C. Coordinate with water and sewer districts to ensure plans are consistent	<ul style="list-style-type: none"> Required by state law 	Already included	Include
10.	Citizen Survey	Incorporate data from recent citywide survey	<ul style="list-style-type: none"> Can be included in the PIP process 	Already included	Include
11.	Town Center/Economic Development	A. Reducing the 10% affordable housing mandate and 10% optional element in Town Center	<ul style="list-style-type: none"> Would require review of Town Center Plan; existing Housing Element goals 	Medium	Include. Look at using incentives in lieu of mandates for affordable housing.
		B. Look at imposing 5 % affordable housing mandate and 5% discretionary affordable housing element in other subarea plans (Pl Center and Samm. Highlands SC).	<ul style="list-style-type: none"> Subarea plans out of scope, per CC consensus at 12/3/13 meeting 	Medium	Include. Look at using incentives in lieu of mandates for affordable housing.
		C. Review Town Center Plan. Revisit vision, identify elements to be reviewed. Consider implications of changes on land use, environmental regulations.	<ul style="list-style-type: none"> Include discussion of plan changes during review of Land Use and Environment & Conservation Elements. Need to conduct public outreach, gather public input on vision ideas. 		Include. Holistically review and include appropriate scoping elements. Work shall be completed as a part of the comprehensive plan rewrite.
		D. Consider redistributing the commercial square footage allowances across the five A-zoned mixed-use areas	<ul style="list-style-type: none"> Requires property owner and public input, traffic study 	Medium	Include
		E. Consider rezoning selected A and B zones to better concentrate mixed uses in fewer areas	<ul style="list-style-type: none"> Requires property owner and public input, traffic study 	Medium	Include

Attachment A: Preliminary List of City Council Approved Scope of Issues for Comprehensive Plan Rewrite

	F. Review and potentially revise affordable housing requirements	<ul style="list-style-type: none"> Similar to items 10 A-B above 	See item 10 A-B	Include	
	G. Review list provided by Scott Hamilton regarding flexibility in commercial zones; Allow hardware stores in commercial zones	<ul style="list-style-type: none"> Include policy issues in review of Land Use Element Some suggestions may be regulatory 	Uncertain, likely low	Include	
	H. Consider policies to expand services and jobs	<ul style="list-style-type: none"> Need transportation and land use analysis 	Uncertain, likely medium	Include	

Attachment B: Other Potential Comprehensive Plan Rewrite Scope Items:

1) *Declined for inclusion by City Council, or 2) directed by the City Council to be completed through efforts separate from the Comprehensive Plan*

	Policy Topic	Policy Direction	Staff Comment	Resources Needed	Council Direction
1.	Land Use	<p>A. Research need and consider policies to promote compatibility between adult homes, schools, and churches and surrounding residential uses.</p> <p>B. Rezone of properties in No Disturbance area to R-1 and whether there should be any change to allow development in the No Disturbance zone</p> <p>C. Rezone of properties on slopes over 15% to R-1</p> <p>D. Regulation with reasonable requirements those uses which are not residential which are permitted in residential zones under preemptive State law, including adult homes, churches, etc. Adding additional commercial zoned areas and permitted uses in those areas</p>	<ul style="list-style-type: none"> • Can be considered in Land Use Element • Policies must be consistent with state law and other legal requirements. • Would require significant outreach, consultation with affected property owners and analysis • Would require study; can be considered Environment & Conservation Element • CC declined to include in scope at previous meeting 	<p>Uncertain, likely medium</p> <p>Medium</p> <p>Medium</p> <p>N/A</p>	<p>Staff to report on peer city codes that address these issues</p> <p>Do not include</p> <p>Do not include</p> <p>See item 1A above.</p>

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2.	Environment & Sustainability	A. Consider lower impact fees for more tree retention	<ul style="list-style-type: none"> Combines impact fee system with tree retention 	Uncertain, likely high	Do not include (other aspects of tree retention included in scope)
		B. Review buffer requirements around environmentally critical areas	<ul style="list-style-type: none"> May be regulatory instead of policy issue ECA recently completed using BAS 	Uncertain, likely high	Do not include
		C. Look at eliminating Low Impact Development ordinance and adding a new one	<ul style="list-style-type: none"> Add to review of Sustainability Element 	Low	Coordinate through separate effort
3.	Transportation and Infrastructure	Policies to promote improved transit for local residents	<ul style="list-style-type: none"> Create list of supportive policies Review regional transit service provider plans 	Medium	Do not include
4.	Parks	A. Expand uses at Sammamish Landing; develop equestrian facility; add senior/activity center to Big Rock Park; find use for YMCA property next to PLMS; coordinate with school districts and neighboring cities on regional competitive pools	<ul style="list-style-type: none"> Review policy language related to Parks Many of these ideas may be more appropriate for capital plan discussions 	Uncertain, likely medium	Coordinate through separate effort
		B. Look at a city wide policy for ADA access to all parks with minimum standards and standards that are	<ul style="list-style-type: none"> Research existing federal and state requirements May be better addressed through 	<i>(Separate effort from Comprehensive Plan.)</i>	Coordinate through separate effort

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		desirable but not mandated	separate development regulation change		
		C. Take a citywide, 30,000 foot look at all of our parks' master plans and re-assess whether as a whole they are desirable or if there should be some modifications to make some of them more modest.	<ul style="list-style-type: none"> Parks, Recreation and Open Space Plan completed in 2012—may address some concerns 	(Separate effort from Comprehensive Plan.)	Coordinate through separate effort
5.	Aldarra Golf Club and Boeing property	Review land use and zoning designations	<ul style="list-style-type: none"> Previously studied in 2007 Unsure of land owner interest and goals 	Uncertain, likely medium	Do not include
6.	Pine Lake Village	Undertake new subarea planning process	<ul style="list-style-type: none"> Future action 	High	Coordinate through separate effort
7.	Sammamish Highlands	Undertake new subarea planning process	<ul style="list-style-type: none"> Future action 	High	Coordinate through separate effort