



# City Council Joint Study Session with Planning Commission

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## AGENDA

December 4, 2017

4:30 pm – 6:30 pm

### Call to Order

**Estimate time**

### Topics

- Discussion: 2018 Comprehensive Plan Amendments – Docket Requests

**4:30 pm**

### Adjournment

**6:30 pm**





# Memorandum

**Date:** December 4, 2017

**To:** City Council

**From:** David Goodman, Management Analyst, Community Development

**Re:** 2018 Docket Proposals

**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 designation of an individual's or group of individuals' property.

On December 5, the City Council will determine which proposals will be placed on the 2018 docket and undergo legislative review.

**Background:** The first step in the Comprehensive Plan amendment process is setting the "docket." Through this process, the City Council will identify the proposals that will go through to a legislative review the following year; proposals that are not approved will not advance to legislative review. 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
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 and Capital Facilities Plans

#	Applicant	Comprehensive Plan Chapter	Proposal Summary
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	Update 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 future land use designation of parcels 0524069071, 0524069096, 0524069047 from R-1 to R-4
9	Janis Seil	Land Use Element – Future Land Use Map	Change future land use designation of parcel 0224069017 from R-4 to NB
10	Frank Santoni	Land Use Element – Future Land Use Map	Change future land use designation of parcel 1241100042 from TC-E to TC-A
11	Jolie Imperatori	Land Use Element – Future Land Use Map	Change future land use designation of parcels 2325069039, 2325069083, 2325069024, 2325062024, 2325069040 from R-1 to R-4

On November 16, the Planning Commission recommended that the City Council place proposal #s 1, 2, 3, 4, 5, 6, 7, 8, and 10 on the 2018 docket and advance them to legislative review.

**Financial Impact:** No financial impact is associated with setting the docket. However, completing a full review of those proposals which are not already on the City’s 2017-18 work plan may require additional funds.

**Action Requested:** No action is required at this time. On December 5, the City Council will open a public hearing regarding the 2018 docket, and will determine which proposals will advance to the legislative review stage.

**Attachments:**

1. Information Sheets on 2018 Comprehensive Plan Docket Proposals
2. Staff and Planning Commission Recommendations on 2018 Comprehensive Plan Docket Proposals



**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 228<sup>th</sup> Ave SE and the west-bound side of NE Inglewood Hill Road. The other three areas of the intersection of 228<sup>th</sup> and NE Inglewood Hill Road are occupied by commercial properties; to the west and north of the property are





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 212<sup>th</sup> Avenue SE. Parcels 0524069096 and 0524069047 (owned by Mrs. Romeo) are directly to the north of parcel 0524069071, separated by SE 12<sup>th</sup> 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 212<sup>th</sup> Avenue SE, while parcel 0524069096 is vacant. Parcel 0524069096 contains a wetland on the western third of the property.



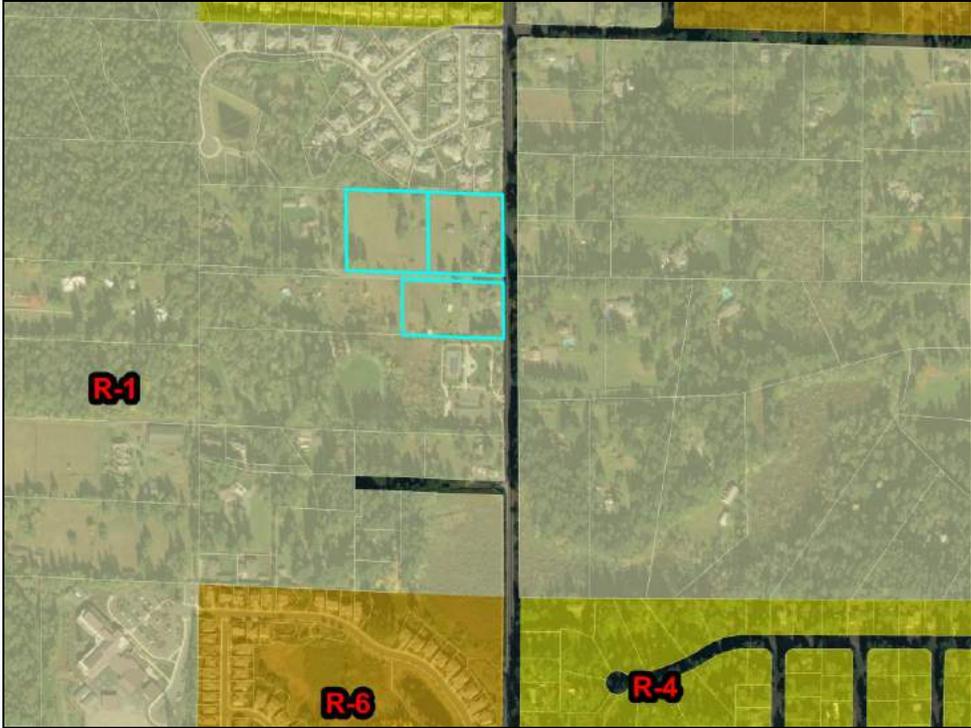


Figure 3: Existing Zoning



**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 24<sup>th</sup> 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.



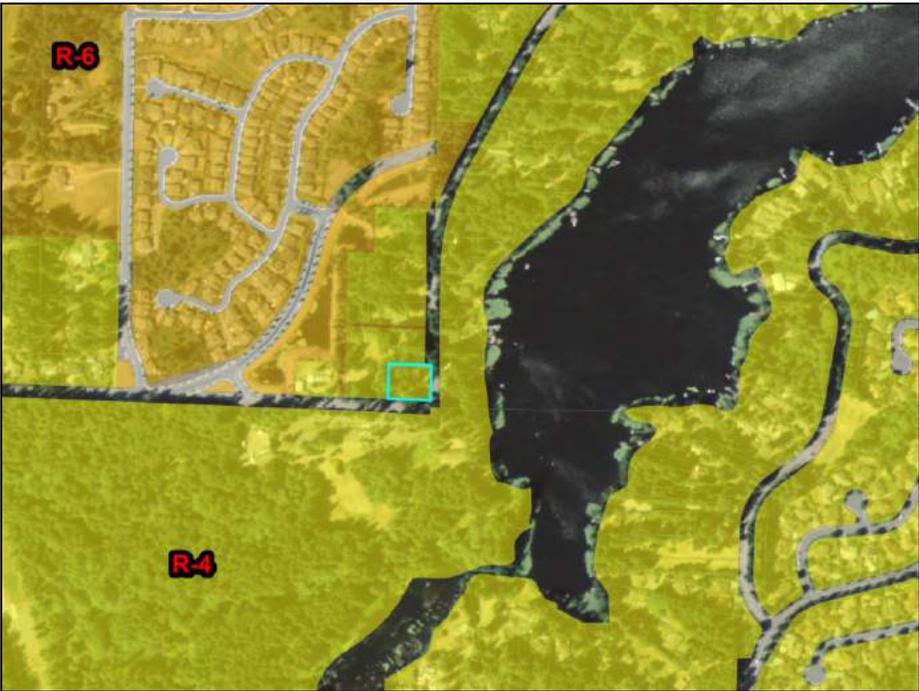


Figure 3: Existing Zoning



**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 228<sup>th</sup> Ave SE; the single-family home on the property is accessed by SE 6<sup>th</sup> Pl, a private street with right-in right-out access to 228<sup>th</sup> Ave SE, which serves 2 other properties.



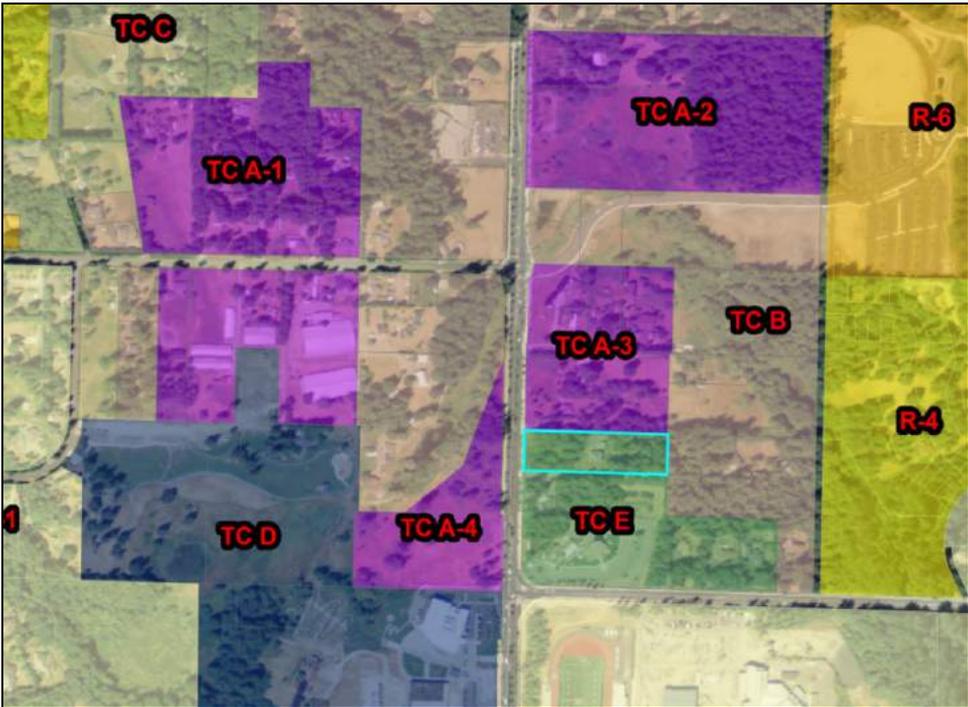


Figure 3: Existing Zoning



**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 244<sup>th</sup> 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.



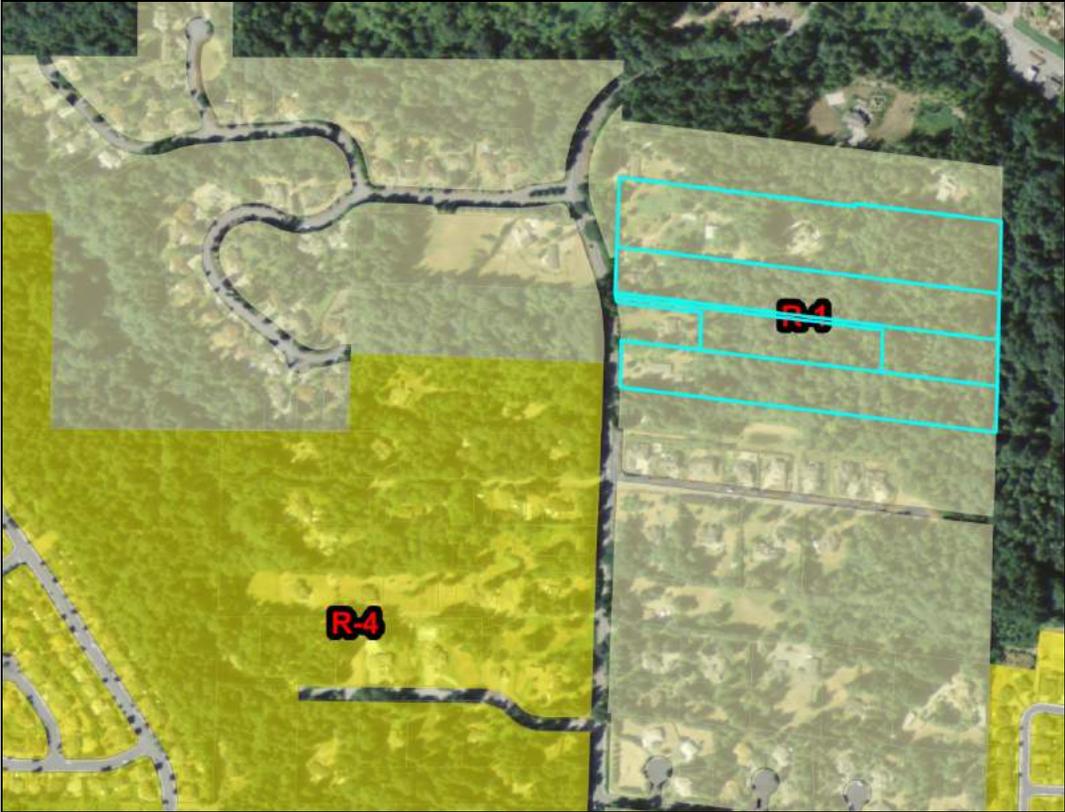


Figure 3: Existing Zoning

EXHIBIT 1

#	Applicant	Description	Staff Recommendation	PC Recommendation
1	City Manager's Office	Change future land use designation of Recreation Center property from R-12/18 to CB	Recommend	Recommend
2	Dept of Parks and Recreation	Update to the Parks, Recreation, and Open Space (PRO) Plan	Recommend	Recommend
3	Dept of Community Development	Fix for School Impact Fees and Capital Facilities Plans	Recommend	Recommend
4	Dept of Community Development	Update to Housing Strategy Plan	Recommend	Recommend
5	Dept of Public Works	Update to Traffic Impact Fee, Update 20-year CIP	Recommend	Recommend
6	Dept of Public Works	Placeholder for potential changes in concurrency metrics and LOS standards	Recommend	Recommend
7	Don Gerend	Eliminate story limits in TC-A Zone	Do not recommend	Recommend
8	Jim Bachesta	Change future land use designation of parcels 0524069071, 0524069096, 0524069047 from R-1 to R-4	Do not recommend	Recommend
9	Janis Seil	Change future land use designation of parcel 0224069017 from R-4 to NB	Do not recommend	Do not recommend
10	Frank Santoni	Change future land use designation of parcel 1241100042 from TC-E to TC-A	Recommend*	Recommend
11	Jolie Imperatori	Change future land use designation of parcels 2325069039, 2325069083, 2325069024, 2325062024, 2325069040 from R-1 to R-4	Do not recommend	Do not recommend

\*Recommended to be considered with all Town Center E-Zone parcels.

