

City of Sammamish Planning Commission



Regular Meeting

January 18, 2018

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
January 18, 2018 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: January 4, 2018	
PUBLIC COMMENT: Non Agenda (3 minutes per person / 5 minutes if representing an organization)	
<u>OLD BUSINESS</u>	
Housing Strategy Update	6:45 pm
• Work Session	
PUBLIC COMMENT: Agenda (7 minutes per person)	
PLANNING COMMISSION LIAISON REPORT	8:25 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
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
February 15	Cancelled	Regular Meeting		
February 27	5.30 PM	Special Meeting w/ Parks Commission	Angie Feser	Training Session: How to Run Excellent Commission Meetings Using Robert's Rules of Order
March 1	6:30 PM	Regular Meeting	Doug McIntyre ARCH Staff	Work Session: Housing Strategy Update
			David Goodman Doug McIntyre	Work Session: Overview of SMC 21A.45 and SMC 21.B.45 – Signage Regulations
March 15	6:30 PM	Regular Meeting	David Goodman Doug McIntyre	Work Session: Signage Code Update
April 5	6:30 PM	Regular Meeting	Doug McIntyre ARCH Staff	Work Session: Housing Strategy Update
April 19	6:30 PM	Regular Meeting	David Goodman Doug McIntyre	Public Hearing / Deliberation: Signage Code Update



MINUTES OF THE MEETING

MEETING SUMMARY

Regular Bi-monthly Meeting
Thursday, January 4, 2018, 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

COMMISSIONERS ABSENT

Nancy Anderson, Pos. 7

STAFF PRESENT

Angie Feser, Parks and Recreation Director, Parks and Recreation
Jeffrey Thomas, Community Development Director, Community Development
Doug McIntyre, Senior Planner, Community Development
Kevin Johnson, Planning Commission Coordinator, 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 January 4, 2018 meeting agenda. The meeting agenda was approved as distributed.

APPROVAL OF THE MINUTES

Chair Collins moved to approve the December 7, 2017 meeting minutes. The meeting minutes were approved as distributed.

PUBLIC COMMENT: NON-AGENDA

No Public Comment

OLD BUSINESS 6:35 PM ([Bookmarked Video Link](#))

Draft Parks, Recreation and Open Space (PRO) Plan

Angie Feser, Parks and Recreation Director presented the Parks, Recreation, and Open Space (PRO) Updated Plan to the Planning Commission. The PRO Plan provides the framework for addressing strategic growth, development and improvement of the City's parks and recreation system to address the specific needs of the community. The PRO Plan is part of the City's Comprehensive Plan and is accompanied by a Comprehensive Plan Amendment to ensure consistency with the updated PRO Plan. Doug McIntyre, Senior Planner provided further information regarding the Comprehensive Plan Amendment to the Commission.

Link to packet material can be found [here](#)

Public Hearing

Public Hearing opened at 7:18 PM and closed at 7:18 PM ([Bookmarked Video Link](#))

No Public Comment

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

Commissioner Petrich moved to recommend City Council adopt the 2018 PRO Plan update, as presented. Seconded. Commission began deliberation.

Commissioner Garrison moved to amend the main motion to include language that increases the emphasis on the environment and preservation of lands, include a map showing these areas, clarify existing maps, and include more information on cultural activities. Seconded. **FAILED 1:5** Chair Collins, Vice Chair Crandall, and Commissioners Garrison, Petrich, & O'Farrell dissenting.

Vice-Chair Crandall moved to approve the main motion as presented. Seconded. **APPROVED 4:2** Commissioners Garrison and Brooks dissenting.

Vice-Chair Crandall moved to recommend City Council approve the associated Comprehensive Plan Amendment to the Parks element for consistency with the 2018 Pro Plan. Seconded. **APPROVED 5:1.** Commissioner Garrison dissenting.

Chair Collins adjourned the meeting at 8:04 PM.

Chair: Shanna Collins

PC Coordinator: Kevin Johnson

[Video Audio Record 1/04/2018](#)

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



PLANNING COMMISSION AGENDA ITEM

January 18, 2018

SUBJECT

Work Session #2 for the Sammamish Housing Strategy Plan update

STAFF CONTACTS

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Arthur Sullivan, Program Manager, ARCH
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NEEDED FROM PLANNING COMMISSION

- Action
- Direction
- Information

SUMMARY STATEMENT

City staff have held a Housing Strategy Plan kick-off meeting (September 6, 2017) and the first work session (December 7, 2017) with the Planning Commission. The purpose of those meetings was to begin to educate the Planning Commission on the basics of the Housing Strategy Plan and what the general scope of the update will be. Staff also asked the Planning Commission to provide specific direction on what type of housing data they wanted to see as well as their general ideas on how to conduct public outreach and the stakeholders they felt were important to engage. Planning Commission input has been incorporated into a draft Communications and Outreach Plan (summarized in Exhibit 1) and a list of the potential data points that will be provided in upcoming meetings (Exhibit 2).

The intent of Work Session #2 is to report back on, and then confirm, the feedback from the Commission about the type and amount of housing data it desires (Exhibit 2) as well as the level of public outreach to be conducted (Exhibit 1). City and ARCH staff will then be able to design specific outreach efforts with the Planning Commission in subsequent meetings and begin to progress toward substantive work on housing strategies. City and ARCH staff will present information to help guide the Commission's discussion.

PROCESS AND BACKGROUND

The purpose and objective of a Housing Strategy Plan is to guide the implementation of the goals and policies adopted in the Housing Element of the Comprehensive Plan. The City of Sammamish's Housing Strategy Plan has not been updated since 2006. An updated Housing Strategy Plan is needed to help the City implement the policies it adopted as part of the Housing Element of the Comprehensive Plan in 2015, later amended in 2016 to respond to a Growth Management Act (GMA) compliance challenge. The Housing Strategy Plan serves as

a work plan that helps staff transform policies into near-term actions and determine priorities for the preferred strategies. The Housing Strategy Plan is not an action plan, nor is it a policy document in and of itself.

Meeting Recap and Learning Achievements To-Date:

1. September 6, 2017 (Project Kick-off) – Staff walked the Planning Commission through the basic purpose of a Housing Strategy Plan, including some of the elements of the City’s existing Housing Strategy Plan from 2006, as well as the Commission’s role in the update of the Housing Strategy Plan. Another objective of this meeting was to build the Commissioners’ understanding of Sammamish housing policy, the planning framework that we work within, and ultimately the manner in which those affect the housing supply. A final intent of this meeting was to inform the Commission of the players involved in housing and the extent to which the City can affect change in the housing supply.
2. December 7, 2017 (Work Session #1) – Planning Commission took the next step in understanding the Housing Strategy Plan at the first work session. There was a heavier focus on data about Sammamish’s housing needs and characteristics. Furthermore, specific information was provided to the Planning Commission regarding strategies that are in the current Housing Strategy Plan and strategies that other local jurisdictions use. Planning Commission learned about how staff transforms housing policy into actionable strategies that can be implemented in the short term.

The Planning Commission is gradually progressing from learning and gathering information on Sammamish housing policy to conducting substantive work related to housing strategies. The direction provided by Planning Commission in Work Session #2 will commence the process of designing public outreach efforts. From there, Planning Commission and staff will collaborate to synthesize public input to transform community desires into strategies that can be implemented in the short term or studied for future implementation.

In developing a Housing Strategy Plan, the Planning Commission should consider the City’s role in housing and the strategies and tools that can be used to address housing on a City-wide basis (refer to Work Session #1 held on December 7, 2017). Planning Commission must understand that under this effort, the City is not attempting to solve all problems related to residential growth, but rather identifying the strategies and actions that align with our policies which we want to analyze further in the short term. The policy direction established in the Comprehensive Plan is broad and covers a twenty-year timeframe; the Housing Strategy Plan will distill that into the most important actions to be taken in a shorter timeframe of roughly five years.

DIRECTION NEEDED AND NEXT STEPS

Following a staff presentation, the Planning Commission will hold a discussion on the Housing Strategy Plan. There are two items that staff needs Planning Commission to provide specific direction on:

1. In regard to public outreach, Planning Commission is asked to confirm that the summarized approach in Exhibit 1 is appropriate and matches the expectations of the level of engagement for the Housing Strategy Plan.
2. The Planning Commission will confirm the type of information they want to know by providing confirmation of the data points (shown in Exhibit 2) that are desired. The list of potential data points is extensive and the intent is for Planning Commission to ask for the right amount of data that will facilitate a thorough discussion on housing.

Additionally, while Planning Commission is not being asked to provide direct input on the categories or themes of the Housing Strategy Plan update at this point in the process, Exhibit 3 provides a brief comparison of the 2006 Housing Strategy Plan with the Comprehensive Plan Housing Goals so that Planning Commission

can begin to consider how the 2018 Housing Strategy Plan will be organized. This is important because the manner in which the City categorizes its housing strategies affects implementation, prioritization, and timing.

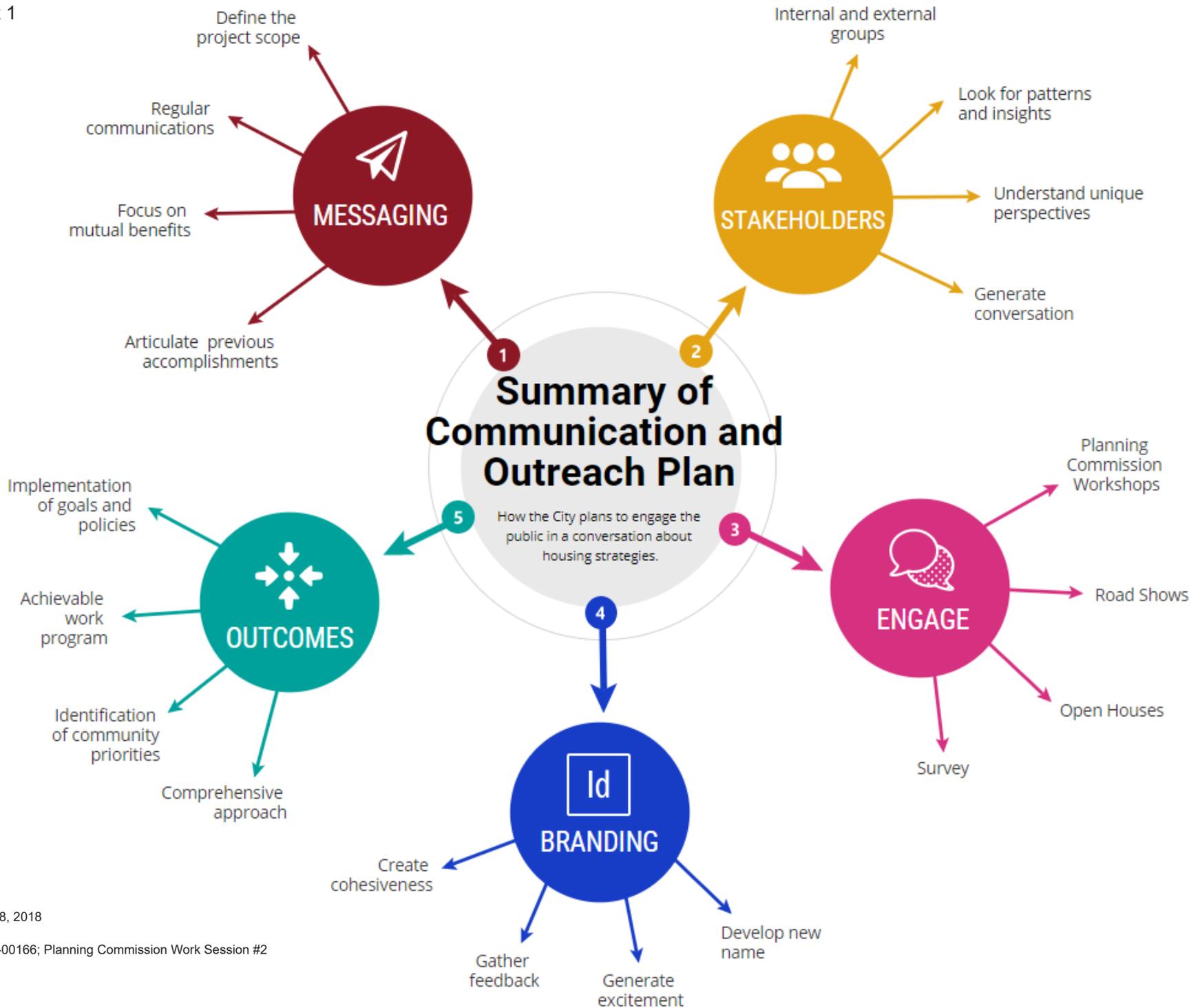
Staff will use this input to develop the presentation and materials for the February 1, 2018 meeting with Planning Commission, which is the next opportunity to discuss the Housing Strategy Plan. Additional details will continue to be provided on the schedule for accomplishing this update and the major milestones in the process. The planning process is expected to take a total of approximately twelve months, with adoption of the updated Housing Strategy Plan expected toward the end of 2018.

EXHIBITS

1. Summary of Communication and Outreach Plan
2. List of Potential Data Points
3. Preliminary Categories
4. Question and Answer Matrix

Summary of Communication and Outreach Plan

Exhibit 1



Typical Data Points Reported in Housing Strategy Plan Updates						
No.	Data Point	Any Data Subsets?	Geographic Constraints?	Planning Commission Desired at 12/7/17 Mtg.?	Notes about Planning Commission Comments	Other Notes
1	Population					
2	Population Age		Sammamish			
3	Race and Ethnicity		Sammamish			
4	Foreign-born Population		Sammamish	Yes		
5	Households by Household Size		Sammamish			
6	Households with Limited English Proficiency		Sammamish			
7	Household Incomes		Sammamish			
8	Households Below Poverty Level		Sammamish			
9	Elderly Households Below Poverty Level		Sammamish			
10	Employment by Industry Sector		Sammamish			
11	Households Receiving Supplemental Security Income		Sammamish			
12	Population in Group Quarters		Sammamish			
13	One-Night Count of Unsheltered Homeless Individuals		East King County			
14	Housing Types		Sammamish			
15	Single- and Multi-Family Building Permits					
16	Tenure (Homeownership)					
17	Housing Units by Year Built					
18	Workers by Residence and Workplace Geography			Yes	PC connected this (in terms of traffic) with growth, capacity, etc.	
19	Residential Capacity by Housing Type	Single-Family, Multi-Family-only, Mixed-Use		Yes	PC focused on existing capacity and remaining capacity	
20	Residential Growth Targets			Yes	PC interested in allocating growth target across income levels	
21	Affordable Housing Needs by Household Income		Sammamish, King County	Yes		<30% AMI, 30-50% AMI, 50-80% AMI, 80-100% AMI, >100% AMI
22	Housing Affordability Limits by Household Size and Housing Unit Size	Maximum monthly housing costs; Maximum affordable home purchase		Yes		<30% AMI, 30-50% AMI, 50-80% AMI, 80-100% AMI, >100% AMI
23	Sample Salaries for Selected Jobs		King County			Provides context to different affordability levels
24	Actual and Affordable Rents, 2000 to Present	Average rents for 2-bedroom apartments/family of 3; Affordable rents at 50% AMI, 80% AMI	Sammamish, East King County, King County			
25	Actual and affordable sale prices in Sammamish, 2000 to present	Average prices for detached homes, condos; Affordable prices at 100% AMI	Sammamish, East King County, King County			
26	Cost burdened households in Sammamish by tenure and household income, 2012	Cost-burdened, severely cost-burdened; Homeowners, Renters				<30% AMI, 30-50% AMI, 50-80% AMI, 80-100% AMI, >100% AMI
27	Homeless persons by last city of residence and household type, 2017	Unaccompanied minors, families with children under 18 years, families with no children under 18 years, individual adults	East King County			
28	Homeless children counted by school districts, 2010 to 2015	Lake Washington Schools, Issaquah Schools	School District			
29	Household Types in Sammamish, 2015	Living alone, married without children, married with children, single parent with children, other	Sammamish			
30	Other demographics by household income and tenure, 2012	At least one person with a disability, elderly households, small/large families, at least one child 6 years or younger, families with sub-families; Renter, all households				<30% AMI, 30-50% AMI
31	Workers by annual wage by city, 2016		Sammamish, King County			<\$25,000, \$25,000-\$50,000, \$50,000-\$75,000, >\$75,000

32	Jobs-Housing Ratio by City			Yes		
33	Existing household and housing sizes, 2016	One-, two-, three-, four-, five or more-person households; One, two, three, four, five or more bedrooms				
34	Affordable housing units created by ARCH cities	Trust fund: families, senior, special needs; Incentives: <50% AMI, 50-80% AMI; Section 8 vouchers, other subsidies	East King County			
35	Market-rate, affordable, multi-family units developed, by city					
36	Licensed Assisted Living Units, Nursing Homes, and Adult Family Homes by city and Medicaid contract					
37	ADUs permitted by ARCH cities		East King County			
Information that Planning Commission Asked About that is Not Typically Kept						
1	Short-term rental housing units	This could be difficult data to obtain				
2	Vacant, investor-owned housing units	ARCH has vacancy data of for-rent and for-sale housing units, but does not track information about the owners. ARCH also has estimates of renter-occupied, single-family homes, but the question was about vacant homes.				
3	Housing preferences of demographic groups	It might be easy to find descriptions by "pundits," but actual research would take more effort. Urban Land Institute and academic papers are possible sources				

Categories (Themes) of Housing Strategy Plan		
2006 Housing Strategy Plan	Comprehensive Plan Housing Element Goals	2018 Housing Strategy Plan
Neighborhood Quality	Neighborhood Vitality and Character	Note that these categories are yet to be determined, but should align with direction provided by the Housing goals in the Comprehensive Plan
Types, Variety, and Amount of Housing	Housing Supply and Variety	
Housing Affordability	Housing Affordability	
Special Needs Housing	Housing for People with Special Needs	
Regional Efforts	Regional Collaboration	
Local Implementation/Oversight	Monitoring	

No.	Planning Commission Questions and Comments	Staff Response to Planning Commission Questions and Comments
Regarding September 6, 2017 Planning Commission meeting		
1	What does "TC-H" mean?	Town Center - High Priority
2	What does "OC-M" mean?	Other Centers - Medium Priority
3	Which zones are subject to Bullet Point 2 on Page 8 of the HSP?	The bullet point reads, "Mixing attached and detached housing in appropriately zoned areas. (LUP 7.4)" which refers to a land use policy about coordinating land use characteristics with planning for the City's road and trail system. This strategy would be applicable to all zones throughout the City, with specific emphasis on the high and medium density urban residential zones (e.g. R-6 and higher) and Town Center.
4	Strategy BII.2 references low-income populations being served, but the low-income box is not checked.	Noted. This was an oversight in the development of the 2006 Housing Strategy Plan.
5	Does Exhibit 4 of the September 6, 2017 Packet represent existing strategies?	Exhibit 4 of the September 6, 2017 Packet is a summary of the actions taken by the City since the adoption of the 2006 Housing Strategy Plan, consistent with the direction established in the adopted Housing Strategy Plan.
Regarding December 7, 2017 Planning Commission meeting		
6	How do we get one attached unit?	This question is in reference to Chart S-3 of the Housing Needs Assessment in Exhibit 5. The column should state, "2 - 19, attached."
7	Are townhomes and apartments allowed in all zones?	Townhomes and apartments are allowed in all zones except certain Town Center zones (i.e. TC-C [apartments only are not permitted] and TC-E [neither townhomes nor apartments are permitted]). It should be noted that there are certain development conditions applied to these types of housing products in certain zones; for instance, in the commercial zones, these residential products are only allowed as part of a mixed-use development.
8	Clarify which zones are considered medium density (question is asked in relation to housing for people with special needs at Page II-6 of Exhibit 5)	R-4, R-6, and R-8 are considered the City's medium density zones. These zones allow densities at between four dwelling units per acre to eight dwelling units per acre.
9	In relation to Housing Policy H.2.5, when the City talks about promoting smaller housing types (e.g. cottages, duplexes, efficiency studios, and townhouses), are these always detached housing types?	In many cases these are attached housing types, however, they can also be detached. For example, a cottage is typically a detached unit, while townhomes are attached.
10	Is the Planning Commission just reviewing the Housing Strategy? What other documents will we be reviewing as part of this planning project?	The Planning Commission will be reviewing and updating the Housing Strategy Plan only; however, the Commission should be intimately familiar with other housing documents, including the Sammamish Comprehensive Plan, the Housing Needs Assessment, and other related documents. Please be sure not to fall into one of the "Planning Commission Pitfalls" of not answering the question at hand, which was discussed at the training on How to Run Excellent Commission Meetings Using Robert's Rules of Order held on September 26, 2017. The Planning Commission must be sure to answer the question at hand and not stray too far from the topic.
11	Is there a square footage limit for cottage housing?	There is a square footage limit of 1,200 square feet for a cottage unit (800 square feet limit for main floor). However, there are no lot size restrictions.
12	Can you provide a description of zero lot line?	Zero lot line is a configuration where the house and/or garage are built up to one of the side property lines, providing the opportunity for more usable side yard space. This is a strategy that helps to diversify the housing stock in that it is often found in more dense developments.

13	Can the Planning Commission determine the percentage of housing be allocated to a certain income level?	Not under the effort to update the Housing Strategy Plan. The Planning Commission has already addressed this issue via the Sammamish Comprehensive Plan Housing Element, reviewed and approved by the City Council at the end of 2016 in response to a Growth Management Hearings Board (GMHB) Order. Included in that effort was substantive language stating that Sammamish strive for a proportionate share of the county-wide need for affordable housing, which equates to 16% of the total housing stock available for moderate-income households, 12% available to low-income households, and 12% available to very low-income households. These figures are not the subject of the Housing Strategy Plan update. However, the Planning Commission will consider strategies related to increasing the supply of affordable housing in Sammamish that is available to all income levels.
14	How does SEPA determine income level?	SEPA review includes questions about housing affordability for applicable projects, including questions about the income levels targeted by the housing project. The questions on the SEPA Checklist do not indicate what the exact parameters for high-, medium-, and low-income housing are; however, common practice is to refer to Countywide Planning Policy definitions for these levels of affordability, which translate to greater than 100% (high), 50-80% (moderate), and 30-50% (low) and 30% or less (very low) of the area median income (AMI), by household size.
15	Are ADU's allowed in the City of Sammamish?	Yes, Accessory Dwelling Units (ADUs) are permitted in the City's R-1 through R-18 zones, as well as all Town Center zoning designations except TC-D. ADUs have specific permitting requirements.
16	Do we have an opportunity to participate in the discussion about growth?	Yes, the City's growth is always a subject to discuss with the Planning Commission. Please note that the question being asked for this planning effort is specifically for housing. The discussion about growth, while relevant, is far more complex and includes other topic areas such as transportation, jobs, the environment, and many more. The intent of this exercise is to address how, within the overall planned housing growth, the City best addresses its housing goals and policies. The City's growth targets are established in the Comprehensive Plan, and are not part of the Strategy Plan update.
17	Are we on target to meet our growth targets?	This is a simple question with a relatively complex answer. The short answer is that the Growth Management Act (GMA) growth targets are the baseline (or minimum) amount of zoned residential capacity necessary to be compliant with the GMA and the County-wide Planning Policies (CPPs). The City needs to have at least enough zoned capacity to meet the assigned growth target, however actual growth can exceed that target (in both dwelling units and employment). Additionally, growth targets should not be viewed as a debit account in which, once a certain threshold is reached, it is zeroed out. The City currently has sufficient zoned capacity to meet its overall housing growth target.
18	What are the changing preferences for the younger generations?	Conventional wisdom says that younger generations (e.g. Millennials) are more open to a diverse range of housing types and products, including micro-units, cottages, townhomes, or multi-family units. This is partly a function of rising housing costs and a willingness to stay mobile for job opportunities, but also reflects a long-term trend or shift in preferences and the desire to live in more urban areas that are closer to employment, entertainment, and recreation. However, preferences are less clear when speaking of homeownership vs. renting. More research is needed to more accurately define what this means for Sammamish.
19	Can we rebuild neighborhoods without impacting unbuilt land?	Yes, neighborhoods can be rebuilt and revitalized over time as the housing market evolves and land economics change. However, this is not the City's role in housing, as the City is responsible for setting the regulatory framework for housing while the private market builds and redevelops land. Cities may have some indirect impact on such redevelopment such as through investment in infrastructure to accommodate redevelopment, land banking in order to consolidate smaller land parcels to facilitate redevelopment, and partially funding affordable housing
20	Can we consider a connection between the housing strategy and the human services group?	Yes. Initial efforts have been made to establish a plan to reach out to many of the stakeholder groups involved in human services.
21	What do people want when they move to Sammamish - stakeholder meetings with real estate agents, relocation specialists, HOAs	This is a crucial question that will be part of our outreach efforts. This information will help inform the strategies that are developed (or revised) under the effort to update the Housing Strategy Plan. Many stakeholders will need to be asked to answer this question so that the City can obtain a comprehensive view of what makes Sammamish an attractive housing market.

22	Would like to see examples of housing strategies from outside of our region; San Francisco, Silicon Valley, etc.	We can do some research into strategies used by other metropolitan areas to expand our knowledge base; however, the most important data and research will come from local information and data. It should also be noted that many local programs were influenced by researching efforts in other regions of the state and country.
23	Include adults special needs groups on the stakeholders group list such as ARC.	Special Needs Housing is included in the existing Housing Strategy Plan and will be a component of the update effort. Special Needs Housing is a critical component of a housing strategy so that Sammamish can address the diverse needs of its residents.
24	Do we have data on short term rental housing? Are short term rentals an issue?	The City does not have specific data on short term rentals (e.g. AirBNB, VRBO, etc.). Short term rentals are typically blamed for taking rental units out of the permanent rental category, reducing the amount of rental housing available to permanent residents and artificially increasing rental costs on the whole. This issue has not emerged in Sammamish; however, that is not to say that it will not be a future issue.
25	Do we have data on vacant homes owned by investors? Are these type of properties posing a problem for our community?	The City has data on vacancy rates in the 2015 Housing Needs Assessment included in the Comprehensive Plan. It is possible that investment properties are an issue, but we do not have data that tells us for certain.
26	Having the Community become more comfortable with growth by including design standards that require better integration of new homes/development into existing neighborhoods.	The Planning Commission will be reviewing and updating the Housing Strategy Plan only. Through the strategy plan, the Commission can recommend a design standards strategy and what level of priority the city should give relative to other strategies. That would make design standards a future work item whose timing would be based on how it is rated relative to other strategies. It may be included, for example, as a future code amendment effort under a separate legislative review process.
27	What type of housing data does Sammamish track?	The City uses data collected and synthesized by ARCH and other agencies (e.g. King County, HUD, Department of Commerce). ARCH routinely reports single- and multi-family permitted units, housing prices and affordability, homelessness, and other housing-related data, as well as employment, wages, and demographic data. ARCH also collects data from third parties on items such as rent and sale prices, changes in median income and local salaries, overall housing development. ARCH also collects information including locally available affordable housing, funding spent by communities to support affordable housing, and pricing/rent levels of new multifamily housing. Data will be provided in a future meeting on the Housing Strategy Plan.
28	Written comments and suggestions from Commissioner Crandall submitted via email on 12/10/17 (summarized): (1) One suggestion is to have as much contact with the public and stakeholder groups as possible. It was implied that maybe the Planning Commission should designate liaison(s) to these groups. I would suggest at least two Members of the Planning Commission be appointed to serve in this liaison capacity with each identified group. (2) I would recommend that the Planning Commission form a Housing Subcommittee of three members. Along those lines after the beginning of the year if possible a communication conduit be established between the Planning Commission Housing Subcommittee and a similar City Council Subcommittee.	The comments are noted and will be incorporated to the extent possible.