



AGENDA

Planning Commission Regular Meeting

6:30 PM - Thursday, September 6, 2018

City Hall Council Chambers, Sammamish, WA

Page		Estimated Time
	CALL TO ORDER	6:30 pm
	ROLL CALL	
	APPROVAL OF AGENDA	
	APPROVAL OF THE MINUTES	
3 - 7	2. July 19, 2018 Meeting Minutes View Meeting Minutes	
	PUBLIC COMMENT - NON AGENDA <i>3 minutes per person / 5 minutes if representing an organization</i>	
	NEW BUSINESS	
8 - 17	3. 2018 Comprehensive Plan Docket Item: Amendments to the Capital Facilities Element View Agenda Item	
	ADJOURNMENT	8:30 pm
	LONG TERM CALENDAR	
18	4. View Calendar	

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.

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MINUTES

Planning Commission Regular Meeting

6:30 PM - July 19, 2018

City Hall Council Chambers, Sammamish, WA

Commissioners Present:

Chair Shanna Collins, Planning Commissioner, Position 3
Eric Brooks, Planning Commissioner, Position 1
Roisin O'Farrell, Planning Commissioner, Position 2
Jane Garrison, Planning Commissioner, Position 5
Mark Baughman, Planning Commissioner, Position 6
Rituja Indapure, Planning Commissioner, Position 7

Commissioners Absent:

Vice Chair Larry Crandall, Planning Commissioner, Position 4

Staff Present:

Planning Manager Kellye Hilde
Senior Planner Doug McIntyre
Management Analyst Sara Estiri

CALL TO ORDER

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

ROLL CALL

Roll was called.

APPROVAL OF AGENDA

MOTION: Chair Shanna Collins moved to amend the July, 19, 2018 meeting agenda to include agenda specific public comment during the non-agenda comment period. Roisin O'Farrell seconded. Motion carried unanimously 6-0 with Vice Chair Larry Crandall absent.

MOTION: Mark Baughman moved to approve the July, 19, 2018 meeting agenda as amended. Rituja Indapure seconded. Motion carried unanimously 6-0 with Vice Chair Larry Crandall absent.

APPROVAL OF THE MINUTES

July 5, 2018 Regular Meeting

MOTION: Rituja Indapure moved to approve the minutes from the July, 5, 2018 meeting as distributed. Mark Baughman seconded. Motion carried unanimously 6-0 with Vice Chair Larry Crandall absent.

Draft**PUBLIC COMMENT - NON AGENDA**

Paul Stickney – 504 228th Ave SE
Topic: Housing Strategy and Comprehensive Plan Amendment

Deb Sogge – 704 228th AVE NE
Topic: Housing Strategy

Karen Macknight – 22329 NE 28th St.
Topic: Housing Strategy

Julio Richburg – 1312 229 PL NE
Topic: Housing Strategy

Peyton Stever _ 165 96th NE 84th Court Redmond
Topic: Housing Strategy

Mary Wictor – 408 208th Ave NE
Topic: Housing Strategy and Comprehensive Plan Amendment

Harry Shedd – 2313 Sahalee Dr E
Topic: Housing Strategy and Comprehensive Plan Amendment

Karen Harry – 23684 SE 32nd Way
Topic: Housing Strategy and Comprehensive Plan Amendment

Public Comment was closed

OLD BUSINESS

Deliberation and Recommendation: Sammamish Home Grown - A Plan for People, Housing, and Community and the associated Comprehensive Plan Amendment

Doug McIntyre Senior Planner, Arthur Sullivan ARCH Program Manager, and Mike Stanger Housing Planner of ARCH presented the draft 2018 Housing Strategy, Sammamish Home Grown - A Plan for People, Housing, and Community. The Planning Commission opened public comment and took testimony from the public on the Plan. After closing the public comment, Planning Commission considered the proposal, began deliberations and vote on a formal recommendation.

Commission began deliberation

Rituja Indapure moved to recommend City Council Adopt Sammamish Home Grown - A Plan for People, Housing, and Community and the associated Comprehensive Plan Amendment as presented by staff. Jane Garrison seconded.

MOTION: Rituja Indapure moved to amend the main motion to revise bullet point three under examples for Strategy A.3: Subdivision Code - Provisions related to neighborhood design to “Review street tree

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standards within neighborhoods.” Mark Baughman seconded. Motion carried unanimously 6-0 with Vice Chair Larry Crandall absent.

MOTION: Rituja Indapure moved to amend the main motion to revise bullet point five under examples for Strategy A.3: Subdivision Code - Provisions related to neighborhood design to “Require variety in housing sizes in long subdivisions (e.g. for each 5BR there must be one 3BR).” Chair Shanna Collins seconded. Motion carried unanimously 6-0 with Vice Chair Larry Crandall absent.

MOTION: Rituja Indapure moved to amend the main motion to revise bullet point four under examples for Strategy D.2: Senior Housing to “Housing options and services, including property tax exemptions, that enable seniors to stay in their homes or neighborhoods. Roisin O’Farrell seconded. Motion carried unanimously 6-0 with Vice Chair Larry Crandall absent.

MOTION: Roisin O’Farrell moved to amend the main motion to revise the priority of Strategy B.4: Transit Oriented Housing Development from medium to high. Rituja Indapure seconded. Motion carried unanimously 6-0 with Vice Chair Larry Crandall absent.

MOTION: Jane Garrison moved to amend the main motion to revise bullet point nine under examples for Strategy A.2: Sub-Area Plans to “Consider future planning trends in the development of sub-area plans to meet neighborhood needs.” Roisin O’Farrell seconded. Motion carried unanimously 6-0 with Vice Chair Larry Crandall absent.

MOTION: Jane Garrison moved to amend the main motion to add an example under Strategy A.5: Provide Infrastructure Improvements that contribute to Neighborhood Enhancement that states “Consider that retention ponds be designed to enhance the natural surroundings and the proposed development, creating an amenity that is both safe and attractive.” Roisin O’Farrell seconded. Motion carried unanimously 6-0 with Vice Chair Larry Crandall absent.

MOTION: Mark Baughman moved to extend the meeting until 9:00 pm. Roisin O’Farrell seconded. Motion carried unanimously 6-0 with Vice Chair Larry Crandall absent.

MOTION: Jane Garrison moved to to amend the main motion to remove locational criteria from the description of Strategy B.3: Mixed Use Design Standards. Roisin O’Farrell seconded. Motion carried unanimously 6-0 with Vice Chair Larry Crandall absent.

MOTION: Eric Brooks moved to extend the meeting until 9:15 pm. Mark Baughman seconded. Motion carried unanimously 6-0 with Vice Chair Larry Crandall absent.

MOTION: Jane Garrison moved to amend the main motion to add an example under Strategy A.2: Sub-Area Plans that states “Require that all sub-area plans, Town Center, commercial centers, and residential neighborhoods be developed or evaluated along with the next Comprehensive Plan Update and shall include housing balance and densities that reflect future trends as well as the needs of local citizens.” Roisin O’Farrell seconded. Motion carried unanimously 6-0 with Vice Chair Larry Crandall absent.

MOTION: Mark Baughman moved to to amend the main motion to add an example under Strategy A.2: Sub-Area Plans that states “Prioritize all planning, incentives and related City ordinance changes in a way that ensures any increases in total housing planned or required in the City are focused on multi-family housing in centers and planned neighborhood sub-areas, not in additional new single-family homes.” Rituja Indapure seconded. Motion carried unanimously 6-0 with Vice Chair Larry Crandall absent.

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MOTION: Eric Brooks moved to extend the meeting until 9:30 pm. Roisin O'Farrell seconded. Motion carried unanimously 6-0 with Vice Chair Larry Crandall absent.

MOTION: Chair Shanna Collins moved to amend the main motion to add text within the plan that captures the two bullet points added to Strategy A.2: Sub-Areas Plans. Rituja Indapure seconded. Motion carried unanimously 6-0 with Vice Chair Larry Crandall absent.

MOTION: Eric Brooks moved to amend the main motion to add an example to Strategy A.2: Sub-Area Plans that states "Focus on the provision of net-zero buildings and building techniques in Sammamish." Rituja Indapure seconded. Motion carried unanimously 6-0 with Vice Chair Larry Crandall absent.

MOTION: Eric Brooks moved to amend the main motion to add an example to Strategy A.2: Sub-Area Plans that states "Focus on community and environmental health in sub-area planning." Chair Shanna Collins seconded. Motion carried unanimously 6-0 with Vice Chair Larry Crandall absent.

MOTION: Eric Brooks moved to amend the main motion to eliminate Strategy A.8: Historic Preservation and add an example to Strategy A.4: Housing Repair and Preservation that states "Support the preservation of the City's historically significant housing." Chair Shanna Collins seconded. Motion carried unanimously 6-0 with Vice Chair Larry Crandall absent.

MOTION: Chair Shanna Collins moved to amend the main motion to accept the changes recommended by staff for Strategies C.2 and C.3. Jane Garrison seconded. Motion carried unanimously 6-0 with Vice Chair Larry Crandall absent.

MOTION: Rituja Indapure moved to recommend City Council Adopt Sammamish Home Grown - A Plan for People, Housing, and Community and the associated Comprehensive Plan Amendment as amended. Jane Garrison seconded. Motion carried unanimously 6-0 with Vice Chair Larry Crandall absent.

MOTION: Eric Brooks moved to extend the meeting until 9:37 pm. Roisin O'Farrell seconded. Motion carried unanimously 6-0 with Vice Chair Larry Crandall absent.

****Planning Commission directed staff to add the following information to the Recommendation Memo (Commissioner Baughman, specifically provided the direction, but concurrence was obtained):**

- The Planning Commission acknowledges that implementation of many of the proposed strategies and actions in the recommended Housing Strategy will necessitate traffic impact studies as part of the implementation. The Planning Commission discussed and considered traffic as part of deliberations, but specific traffic outcomes will need to be studied and resolved as part of the implementation process.
- The Planning Commission acknowledges that it is not yet resolved whether the GMA requires development to be stopped as a result of traffic concurrency failed, OR if it requires that municipalities take specific proactive steps to accommodate growth related infrastructure. The Planning Commission has developed this Housing Strategy Plan based on the assumption that growth within Sammamish will continue, and the strategies proposed are intended to improve the outcome of that growth.

*****Commissioner Baughman Correction (No motion or vote because correction only):**

- B.5 Example – revise to state, "Improve docket process for screening rezone applications to be based on community goals and needs."

This reflects a more accurate representation of what Commissioner Baughman intended the example to

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be when he requested the addition of this example at a previous meeting.

ADJOURNMENT

MOTION: Eric Brooks moved to adjourn. Mark Baughman seconded. Motion carried unanimously 6-0 with Vice Chair Larry Crandall absent.

The meeting was adjourned at 9:37 PM

Agenda Bill

Planning Commission Regular Meeting
September 06, 2018



SUBJECT:	2018 Comprehensive Plan Docket Item: Amendments to the Capital Facilities Element	
DATE SUBMITTED:	August 20, 2018	
DEPARTMENT:	Community Development	
NEEDED FROM COMMISSION:	<input checked="" type="checkbox"/> Action <input type="checkbox"/> Direction <input type="checkbox"/> Informational	
RECOMMENDATION:	Deliberation and Recommendation: Proposed amendments to the Capital Facilities Element of the Comprehensive Plan	
EXHIBITS:	Strikethrough-Underline Text - Capital Facilities Element Amendments	
BUDGET:		
Total dollar amount	N/A	<input type="checkbox"/> Approved in budget
Fund(s)	N/A	<input type="checkbox"/> Budget reallocation required
		<input checked="" type="checkbox"/> No budgetary impact
WORK PLAN FOCUS AREAS:		
<input type="checkbox"/> Transportation	<input type="checkbox"/> Community Safety	
<input type="checkbox"/> Communication & Engagement	<input type="checkbox"/> Community Livability	
<input checked="" type="checkbox"/> High Performing Government	<input type="checkbox"/> Culture & Recreation	
<input type="checkbox"/> Environmental Health & Protection	<input type="checkbox"/> Financial Sustainability	

NEEDED FROM COMMISSION:

Deliberation and Recommendation: Amendments to the Capital Facilities Element

KEY FACTS AND INFORMATION SUMMARY:

In 2017, the Planning Commission recommended and the City Council approved placing a proposal on the Comprehensive Plan docket that would amend the Capital Facilities Element to clarify that school district Capital Facilities Plans are adopted into the Comprehensive Plan by reference, and do not require an amendment each time they are updated and adopted by City Council.

The Growth Management Act (GMA) enables school districts to collect impact fees on new development. These impact fees, which are levied at different rates for new single-family and new

multi-family units, are collected to fund capital projects that accommodate the additional demand that the new development places on the school district's facilities. The impact fee rates are determined by a formula, codified in Sammamish Municipal Code 21A.105.100, which takes into account site acquisition costs, construction costs, other tax revenue streams, and the district's established "student factor," which estimates how many additional students each new dwelling unit will send to each elementary, middle, and high school. (As an example, the Lake Washington School District's impact fees for 2018 are \$11,954 per each new single-family unit and \$733 per each new multi-family unit.) The impact fee rate is contained in each district's six-year Capital Facilities Plan, an annually-updated document that is approved by the School Board and includes information on the calculation of the district's student factor, summarizes current facility and student capacities, lists future facility expansions and projected construction plans, and lays out a six-year financing plan.

The GMA authorizes cities to collect school impact fees on behalf of school districts, which the City of Sammamish does for Lake Washington, Issaquah, and Snoqualmie Valley School Districts. The City remits all school impact fees to these Districts on a monthly basis. Pursuant to the GMA, the City must reference each district's Capital Facilities Plan in the Capital Facilities Element of the Comprehensive Plan in order to collect school impact fees for the districts. The City Council may then adopt an ordinance approving the new school impact fee rate, which becomes effective on January 1 of the following year. The Sammamish City Council's practice has been to annually adopt these Capital Facilities Plans as amendments to the Comprehensive Plan, a process that, while extremely cautious in terms of meeting the legal requirements of the GMA, is time-consuming, process-heavy, and ultimately unnecessary because the GMA simply states that the Capital Facilities Plan must be "addressed by a capital facilities plan element." In practice, this means that the Capital Facilities Element may simply make reference to the school districts' Capital Facilities Plans, and does not necessarily need to be amended every time a new Capital Facilities Plan is adopted by City Council. The reason that the City has made it a practice to adopt the districts' Capital Facilities Plans as amendments to the Comprehensive Plan is partly because the text of the Schools section in Volume II of the Capital Facilities Element is vaguely worded regarding which versions of the districts' Capital Facilities Plans it references. The purpose of this docket item is to remove that ambiguity and make clear that the Capital Facilities Element incorporates the latest version of the school district Capital Facilities Plan as adopted by the City Council, eliminating the need to adopt a Comprehensive Plan amendment every year.

The amendments proposed as part of this docket item include the following:

- Amend Policy CF.1.4 in Volume I of the Capital Facilities Element to clarify that school district Capital Facilities Plans are incorporated by reference into the Comprehensive Plan, meaning that the most recent versions of the school districts' Capital Facilities Plans adopted by the City Council are considered to be part of the Comprehensive Plan.
- Amend the Schools section of Volume II of the Capital Facilities Element to remove text summarizing the school districts' 2014 Capital Facilities Plans that were in effect at the time the last full update of the Comprehensive Plan was adopted, and re-state that the most recent version of the Capital Facilities Plans adopted by the City Council are considered to be part of the Comprehensive Plan.

Next Steps

The Planning Commission will hold a public hearing and take testimony from the public on the proposed amendments to the Capital Facilities Element of the Comprehensive Plan. After closing the public hearing, Planning Commission will consider the proposal, deliberate, and vote on a formal recommendation of action to the City Council. The City Council is scheduled to review amendments to the Capital Facilities Element on October 1 and 2, 2018.

FINANCIAL IMPACT:

Not applicable

OTHER ALTERNATIVES CONSIDERED:

Not Applicable

RELATED CITY GOALS, POLICIES, AND MASTER PLANS:

The Capital Facilities Element of the City's Comprehensive Plan is consistent with the guidelines established by the Growth Management Act.



Please look for this icon for goals and policies that focus specifically on sustainability and healthy communities.

conservation of resources both support cost savings for users and providers. Ideally this will add up to an effective investment of public dollars by providing the best service possible for the longest period of time possible for the lowest cost.

The Growth Management Act establishes five requirements for this element, which are to 1) provide an inventory of facilities, 2) list a forecast of needs, 3) show proposed locations and capacity of planned facilities, 4) provide a financing plan for needed facilities, and 5) reassess planned facilities if they cannot be provided and paid for. The process of addressing these five requirements helps us make wise use of city funds by organizing and prioritizing projects. The Capital Facilities Element Background Information contains the background data and analysis that provide the foundation for the Capital Facilities Element goals and policies.

Goals and Policies

- Goal CF.1 Provide capital facilities and public services necessary to support existing and new development envisioned in the land use element.
- Policy CF.1.1 Plan capital facilities that have the capacity and are located to serve existing development and future growth planned in the Land Use Element.
- Policy CF.1.2 Provide all capital facilities necessary to support related services that are the responsibility of the City, including transportation, parks, police, surface water management, city hall and public works.
- Policy CF.1.3 Coordinate with other agencies for their provision of water, sewer, fire protection, schools, library and transit.
- Policy CF.1.4 Incorporate by reference, to the extent not inconsistent or in conflict with ~~the~~ city plans or regulations, the following plans: ~~which are considered to be incorporated into the Sammamish Comprehensive Plan by reference. The plans may be amended as needed to reflect changing development trends or to update the plans as new facilities are constructed.~~
 - a Schools: Issaquah School District Capital Facilities Plan, Lake Washington School District Capital

Based on the assumptions described in the Land Use Element, the City has development capacity to meet the adopted 2035 targets of 4,640 houses and 2,088 jobs.



Sammamish City Hall

Facilities Plan, and Snoqualmie Valley School District Capital Facilities Plan

- b Water: Sammamish Plateau Water and Sewer District Water Comprehensive Plan; and Northeast Sammamish Sewer and Water District Water Comprehensive Plan
- c Sewer: Sammamish Plateau Water and Sewer District Comprehensive Wastewater Plan, and Northeast Sammamish Sewer and Water District Sewer Comprehensive Plan
- d Transportation: Looking to the Future: Six-Year Transit Development Plan (for Metro), PSRC Transportation 2040 Plan and Sound Transit TOD Program Strategic Plan and Long-Range Plan.

Policy CF.1.5 Participate in processes for determining the location of capital facilities of regional or statewide importance.

Policy CF.1.6 Ensure appropriate mitigation if Sammamish is selected as a site for a regional or statewide capital facility, or is otherwise impacted by a regional or statewide facility's development, expansion or operation.

Elizabeth Blackwell
Elementary School



CF.16

Sammamish Comprehensive Plan
Capital Facilities Background Information
~~October 2015-December X, 2018~~

Capital Projects

There are no capital projects for capital facilities for fire and emergency medical response.

Funding

No funding is projected because there are no capital projects for fire and emergency medical response.

Schools

The City of Sammamish is served by the Lake Washington School District #414 (LWSD), the Issaquah School District #411 (ISD), and the Snoqualmie Valley School District #410 (SVSD) for public elementary, junior and high school education.

~~Summaries of the Capital Facility Plans of each school district are presented below:~~ The complete Capital Facility Plans of the three school districts, as amended and adopted by the City Council, are adopted by reference in this Capital Facilities Plan Element of the City of Sammamish. Each district's complete CFP contains detailed information regarding school facility development and impact fees, including: planning in each district.

a) Deficiencies in facilities serving existing development and the means by which existing deficiencies will be eliminated within a reasonable period of time;

b) Additional demands placed on existing facilities by new development; and

c) Additional facility improvements required to serve new development.

~~The City of Sammamish adopted its school impact fees beginning in September of 1999 to fund capital facilities within these school districts.~~

CF.17

Sammamish Comprehensive Plan
Capital Facilities Background Information
October 2015-December X, 2018

Issaquah School District

Source: 2014 Capital Facilities Plan, July 9, 2014

Inventory of Existing Facilities

Currently, using the 95% utilization factor, the District has the capacity to house 15,560 students in permanent facilities and 3,340 students in portables.

Forecast of Future Needs

The projected student enrollment for the 2019-2020 school year is expected to be 18,388 which leaves a permanent capacity deficit of 1,633.

Capital Projects

Background Table CF-9

Issaquah School District Capital Improvement Projects: 2013-2018

PROJECT	COST (\$)
	2013-2018
Issaquah Middle School	62,500,000
Issaquah High School	2,000,000
Liberty High School	65,200,000
Maywood Middle School	12,500,000
Clark Elementary	19,500,000
Tiger Mountain	3,925,000
Apollo Elementary	7,720,000
Issaquah Valley	8,485,000
Sunny Hills	27,200,000
Portables	3,150,000
TOTAL	211,730,000

CF.18

Sammamish Comprehensive Plan
Capital Facilities Background Information
October 2015-December X, 2018

Funding

The Issaquah School District, with voter approval, has front funded all the projects. The Six-Year Finance Plan also lists \$500,000 of School Impact Fees:

Lake Washington School District

Source: Six-Year Capital Facilities Plan 2014-2019, May 19, 2014

Inventory of Existing Facilities

School capacity is based on the district standard of service and the existing inventory of available classrooms, including both permanent and relocatable (portable) classrooms. The district's overall total capacity is 27,761, including permanent capacity of 24,832 and 2,929 in relocatables. Student headcount enrollment as of October 1, 2013 was 26,220.

Forecast of Future Needs

From the 2012 school year through 2021, the district expects enrollment to increase by over 4,000 students. The district experienced actual growth of 825 students in 2013. During the six-year window from 2013 to 2019, enrollment is projected to increase by 2,826 students to a total of 29,046. An additional 705 students are expected from 2019 to 2021.

CF.19

Sammamish Comprehensive Plan
Capital Facilities Background Information
October 2015-December X, 2018

Capital Projects

Completed projects would result in student enrollment exceeding permanent capacity by 1,164 students in 2019.

Background Table CF-10
Lake Washington School District Capital Improvement Projects: 2014-2020

PROJECT	COST (\$)
	2014-2020
New-Redmond Ridge East Elementary	38,300,000
New-North Redmond Elementary	37,100,000
New-Kirkland Area Elementary	37,100,000
Addition-Lake Washington High School	31,500,000
New-Redmond Area Middle School	72,000,000
Mod-Juanita High School	156,500,000
New-Westside STEM focused school	40,500,000
Portables	7,900,000
TOTAL	420,900,000

Funding

The Six-Year Finance Plan states that the projects are expected to be secured through Impact and Mitigation Fees:

Snoqualmie Valley School District
Source: Capital Facilities Plan 2014, June 12, 2014

Inventory of Existing Facilities

The District's current overall permanent capacity is 6,891 students (5,069 in permanent classrooms and 1,822 in portable classrooms). October enrollment for the 2013-14 school year was 5,985 full time equivalents ("FTE").

Forecast of Future Needs

FTE enrollment is projected to increase by 19% to 7,142 in 2019.

The District has continuing permanent capacity needs at all levels. Even after the annexation of Snoqualmie Middle School, the anticipated construction of a new middle school and an additional elementary school, the District will have continuing permanent capacity needs. Those additional capacity needs will need to be

CF.20

Sammamish Comprehensive Plan
 Capital Facilities Background Information
 October 2015-December X, 2018

addressed in the short-term with relocatables. The District currently has 26.4% of its classroom capacity in relocatable classrooms. With the addition of relocatable classrooms and the construction of two new facilities, the District would have 22.6% of its classroom capacity in relocatable classrooms in 2019, assuming older relocatable classrooms are not removed from service. The District will continue to work towards reducing the percentage of students housed in relocatable classrooms.

Capital Projects

Background Table CF-11
 Snoqualmie Valley School District Capital Improvement Projects: 2014--2019

PROJECT	COST (\$)
	2014-2019
New Snoqualmie Middle School	58,800,000
Elementary School #6	36,900,000
Portables	1,200,000
Mount Si High School	190,000,000
TOTAL	286,900,000

Funding

The Six-Year Finance Plan lists \$90,775,000 of Bonds, \$3,925,000 of State Match, and \$2,200,000 of Impact Fees. The Mount Si High School project will be funded by the 2015 Bond for \$190,000,000.

PLANNING COMMISSION AGENDA CALENDAR

Date	Time	Type	Staff	Topics
June 21	5:00 PM	Special Meeting w/ Parks Commission	David Goodman Parks Staff	Work Session: Urban Forest Management Plan
	6:30 PM	Regular Meeting	PW Staff PW Staff	Public Hearing / Deliberation: Comprehensive Plan Amendments – Concurrency Public Hearing / Deliberation: SMC Amendments – Concurrency
July 5	6:30 PM	Regular Meeting	Doug McIntyre Miryam Laytner ARCH Staff	Public Hearing / Deliberation: Housing Strategy Update
July 19	6:30 PM	Regular Meeting	Doug McIntyre Miryam Laytner ARCH Staff	Deliberation: Housing Strategy Update
August		No Meetings		
September 6	6:30 PM	Regular Meeting	David Goodman	Public Hearing / Deliberation: Capital Facilities Element Updates - School Impact Fees
September 20	6:30 PM	Regular Meeting	David Goodman	Work Session: Urban Forest Management Plan
October 4	Cancelled	Regular Meeting		
October 18	6:30 PM	Regular Meeting	Doug McIntyre Miryam Laytner	Work Session: 2019 Comprehensive Plan Amendments – Docket Requests