



# AGENDA

## Planning Commission

6:30 PM - Thursday, July 18, 2019  
 City Hall Council Chambers, Sammamish, WA

Page		Estimated Time
	<b>CALL TO ORDER</b>	<b>6:30 pm</b>
	<b>ROLL CALL</b>	
	<b>APPROVAL OF AGENDA</b>	
	<b>APPROVAL OF THE MINUTES</b>	
3 - 5	1. June 20, 2019 Meeting Minutes <a href="#">View Meeting Minutes</a>	
	<b>PUBLIC COMMENT - NON AGENDA</b> <i>3 minutes per person / 5 minutes if representing an organization</i>	
	<b>NEW BUSINESS</b>	
6 - 9	2. Public Hearing and Deliberation - Amendments to the Environment and Conservation Element <a href="#">View Agenda Item</a>	
	<b>ADJOURNMENT</b>	<b>8:30 pm</b>
	<b>LONG TERM CALENDAR</b>	
10	3. <a href="#">View Calendar</a>	

**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 Sara Estiri at sestiri@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.*

**Draft**



## MINUTES

### Planning Commission

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6:30 PM - June 20, 2019

City Hall Council Chambers, Sammamish, WA

**Commissioners Present:**

Vice-Chair Eric Brooks, Planning Commissioner, Position 1  
Larry Crandall, Planning Commissioner, Position 5  
Josh Amato, Planning Commissioner, Position 4  
Mark Lewis, Planning Commissioner, Position 3  
Roisin O'Farrell, Planning Commissioner, Position 2  
Chair Mark Baughman, Planning Commissioner, Position 6  
Rituja Indapure, Planning Commissioner, Position 7

**Commissioners Absent:**

**Staff Present:**

Planning Manager Kellye Hilde  
Management Analyst Sara Estiri  
Management Analyst Evan Fischer

**CALL TO ORDER**

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

**ROLL CALL**

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Roll was called.

**APPROVAL OF AGENDA**

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**Motion to approve the June 20, 2019 meeting agenda as distributed.**

Motion carried with no objections.

**APPROVAL OF THE MINUTES**

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**Motion to approve the June 6, 2019 meeting minutes as distributed.**

Motion carried with no objections.

**PUBLIC COMMENT - NON AGENDA**

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Karen Hering – 2313 Sahalee Dr. E Sammamish, WA 98074

Topic: Happy Birthday Message

**Draft**

Mary Wictor – 408 208th Ave NE Sammamish, WA 98074

Topic: Rainfall for Sammamish Plateau

Paul Stickney – 22626 NE Inglewood Hill Rd Sammamish, WA 98074

Topic: Zackuse Basin Plan

## **OLD BUSINESS**

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Public Hearing and Deliberation - Urban Forest Management Plan

Kellye Hilde, Planning Manager and the City's consultant Ian Scott with the Davey Resource Group gave a presentation to the Planning Commission on the proposed draft of the Urban Forest Management Plan.

Public Hearing opened.

Jan Bird – 3310 221st Ave SE Sammamish WA 98075

Topic: Urban Forest Management Plan

Sharon Stinebus – 24933 SE 14th Street Sammamish, WA 98074

Topic: Urban Forest Management Plan

Karen Hering – 2313 Sahalee Dr. E Sammamish, WA 98074

Topic: Urban Forest Management Plan

Mary Wictor – 408 208th Ave NE Sammamish, WA 98074

Topic: Urban Forest Management Plan

Paul Stickney – 22626 NE Inglewood Hill Rd Sammamish, WA 98074

Topic: Urban Forest Management Plan

Public Hearing closed.

Commission began deliberation.

**MOTION: Josh Amato moved to recommend to City Council the approval of the Urban Forest Management Plan as drafted in Exhibit 3 and further amended by the Planning Commission in Exhibit 2 of the June 20, 2019 packet materials. Mark Lewis seconded.**

**MOTION: Josh Amato moved to amend the main motion to remove the amendment number 16 from the Exhibit 2. Larry Crandall seconded. Motion carried unanimously 7-0.**

**MOTION: Rituja Indapure moved to amend the main motion by adding the Exhibit 4. Vice-Chair Eric Brooks seconded. Motion carried unanimously 7-0.**

**Draft**

**MOTION:** Larry Crandall moved to recommend to the City Council adopt the proposed Urban Forest Management Plan, the main motion, as amended. Rituja Indapure seconded. Motion carried unanimously 7-0.

**ADJOURNMENT**

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**MOTION:** Vice-Chair Eric Brooks moved to adjourn. Josh Amato seconded. Motion carried unanimously 7-0.

The meeting adjourned at 7:58 PM

# Agenda Bill

Planning Commission Regular Meeting  
July 18, 2019



<b>SUBJECT:</b>	Public Hearing and Deliberation - Amendments to the Environment and Conservation Element														
<b>DATE SUBMITTED:</b>	June 27, 2019														
<b>DEPARTMENT:</b>	Community Development														
<b>NEEDED FROM COMMISSION:</b>	<input checked="" type="checkbox"/> Action <input type="checkbox"/> Direction <input type="checkbox"/> Informational														
<b>RECOMMENDATION:</b>	Complete the Public Hearing and make a recommendation to City Council on amendments to the Environment and Conservation Element of the Comprehensive Plan as it relates to the Urban Forest Management Plan.														
<b>EXHIBITS:</b>	<a href="#">Exhibit 1 - Comprehensive Plan Amendments</a>														
<b>BUDGET:</b>	<table border="0"> <tr> <td>Total dollar amount</td> <td>N/A</td> <td><input type="checkbox"/></td> <td><b>Approved in budget</b></td> </tr> <tr> <td>Fund(s)</td> <td>N/A</td> <td><input type="checkbox"/></td> <td><b>Budget reallocation required</b></td> </tr> <tr> <td></td> <td></td> <td><input checked="" type="checkbox"/></td> <td><b>No budgetary impact</b></td> </tr> </table>			Total dollar amount	N/A	<input type="checkbox"/>	<b>Approved in budget</b>	Fund(s)	N/A	<input type="checkbox"/>	<b>Budget reallocation required</b>			<input checked="" type="checkbox"/>	<b>No budgetary impact</b>
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<b>WORK PLAN FOCUS AREAS:</b>	<table border="0"> <tr> <td><input type="checkbox"/>  Transportation</td> <td><input type="checkbox"/>  Community Safety</td> </tr> <tr> <td><input type="checkbox"/>  Communication &amp; Engagement</td> <td><input checked="" type="checkbox"/>  Community Livability</td> </tr> <tr> <td><input type="checkbox"/>  High Performing Government</td> <td><input type="checkbox"/>  Culture &amp; Recreation</td> </tr> <tr> <td><input checked="" type="checkbox"/>  Environmental Health &amp; Protection</td> <td><input type="checkbox"/>  Financial Sustainability</td> </tr> </table>			<input type="checkbox"/> Transportation	<input type="checkbox"/> Community Safety	<input type="checkbox"/> Communication & Engagement	<input checked="" type="checkbox"/> Community Livability	<input type="checkbox"/> High Performing Government	<input type="checkbox"/> Culture & Recreation	<input checked="" type="checkbox"/> Environmental Health & Protection	<input type="checkbox"/> Financial Sustainability				
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**NEEDED FROM COMMISSION:**  
 Complete the Public Hearing and make a recommendation on amending the Environment and Conservation Element of the Comprehensive Plan as it relates to the Urban Forest Management Plan.

**KEY FACTS AND INFORMATION SUMMARY:**  
Summary Statement  
 In 2018, the Planning Commission recommended and the City Council approved placing a proposal on the annual docket to amend the Environment and Conservation Element to update Policy EC.10.10 and to add a dynamic reference to the Urban Forest Management Plan (UFMP). The proposed

amendments (Exhibit 1) will ensure that the UFMP is appropriately referenced in the Comprehensive Plan and that there's consistency between the two documents.

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

- Amend Policy EC.10.10 in Volume I of the Environment and Conservation Element to revise and remove outdated references.
- Add an Urban Forest section to Volume II of the Environment and Conservation Element and include text summarizing the purpose of the UFMP and add a dynamic reference to the adopted Plan.

**Public Hearing**

On July 18, 2019, the Planning Commission will complete the Public Hearing. Following the Public Hearing, the Planning Commission will make a motion, deliberate, and vote on a recommendation to City Council to amend the Environment and Conservation Element of the Comprehensive Plan.

**Recommended Motion:** Move to recommend to City Council the approval of amendments to the Environment and Conservation Element of the Comprehensive Plan as drafted in Exhibit 1 of the July 18, 2019 packet materials.

**RELATED CITY GOALS, POLICIES, AND MASTER PLANS:**

[Comprehensive Plan Policy EC.10.10](#) - Create and support a robust and comprehensive Urban Forestry Management Plan starting in 2016.



Fall street trees near  
 Inglewood Middle School  
 (credit: Sammamish Friends)



Evergreen trees on  
 228th Ave SE

*Policy EC.10.3 Maintain and enhance a street tree maintenance program. Use trees and other vegetation, both native and non-native, as appropriate, in all restoration.*

*Policy EC.10.4 Encourage community residents and property owners to preserve the green and wooded character of existing neighborhoods.*

*Policy EC.10.5 Within the city, allow off-site options for replanting and restoration where not feasible on-site in order to meet tree retention requirements and achieve tree canopy coverage and storm water capture.*

*Policy EC.10.6 Develop and enforce effective regulatory penalties and practices for unauthorized removal or damage of trees.*

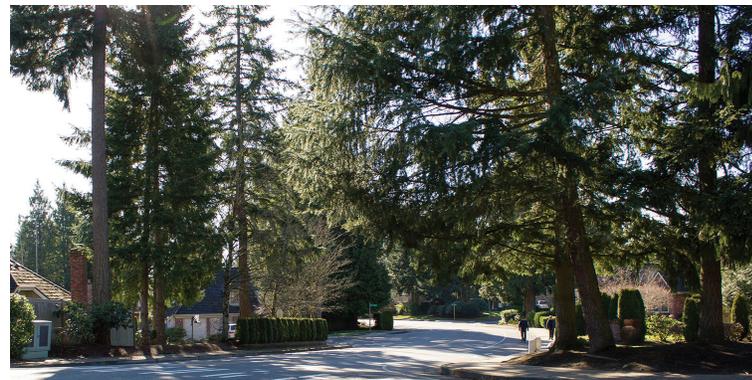
*Policy EC.10.7 Prioritize restoration and enhancement of environmentally critical areas and buffers, with the aim of enhancing ecosystem function.*

*Policy EC.10.8 Consider incentivizing retention of trees on existing lots, prioritizing clusters and/or a continuous canopy with trees on adjacent lots when feasible.*

*Policy EC.10.9 Promote regulatory tools that take into consideration the case-by-case context-sensitive nature of tree retention and canopy coverage.*

*Policy EC.10.10 ~~Create and s~~Support and implement the ~~a robust and comprehensive~~ Urban Forest Management Plan starting in 2016.*

*Policy EC.10.11 Develop incentives to prioritize the retention of high value trees, including heritage and/or landmark trees.*



Residential tree  
 coverage

## EC.22

Sammamish Comprehensive Plan  
Environment & Conservation Background Information  
Amended January 2020 ~~October 2015~~

of buildings and other structures. They provide engineering design values based on the 2008 USGS National Seismic Hazard Maps probabilistic and deterministic ground motion parameters for designing structures.

- 2009 NEHRP Recommended Seismic Provisions for New Buildings and Other;
- Structures, FEMA P-750 ("2009 NEHRP Provisions");
- 2010 Minimum Design Loads for Buildings and Other Structures, ASCE 7-10;
- ("2010 ASCE-7 Standard"); and
- 2012 International Building Code.

These three similar manuals represent the best available engineering for seismic design of structures. The 2006 Geologic Map of King County is another BAS document. (Booth & Wisler 2006). It shows detailed soil types and the zone of the Seattle Fault. The purpose of the map is for more general geology uses, but it appears to be consistent with 2004 Liquefaction Susceptibility Map in terms of the location of soil types susceptible to liquefaction and the location of peat deposits.

Development in designated seismic hazard areas is addressed in the City's Environmentally Critical Areas regulations, SMC 21A.50.

### Urban Forest

The purpose of the Urban Forest Management Plan (UFMP) is to provide a policy guide for managing, enhancing, and growing trees in the City of Sammamish over the next twenty (20) years. The plan includes long-range goals and objectives to promote resilience, species diversity, and sustainable canopy cover.

Complete information about the City of Sammamish Urban Forest Plan can be found at this link:

<http://www.sammamish.us>

## PLANNING COMMISSION AGENDA CALENDAR

Date	Time	Type	Staff	Topics
<b>August</b>		No Meetings		
<b>September 5</b>	6:30 PM	Regular Meeting	Sara Estiri  David Pyle Dennis Osborn	Public Hearing/Deliberation: Comprehensive Plan Amendments – Technical Items  Presentation: Wireless/Small Cell Technology
<b>September 19</b>	6:30 PM	Regular Meeting	Kellye Hilde Miryam Laytner  David Pyle Dennis Osborn	Public Hearing/Deliberation: Comprehensive Plan Amendments – Land Use Map  Work Session: Wireless/Small Cell Technology Regulation Update
<b>October 3</b>	Cancelled	Regular Meeting		
<b>October 8</b>	6:30 PM	Special Joint Meeting w/City Council	Jeff Thomas Miryam Laytner  Jeff Thomas Kellye Hilde	Work Session: 2020 Comprehensive Plan Amendments – Docket Requests  Presentation: Planning Commission Recommendation – Urban Forest Management Plan
<b>October 17</b>	6:30 PM	Regular Meeting	David Pyle Dennis Osborn	Public Hearing/Deliberation: Wireless/Small Cell Technology Regulation Update