



AGENDA

Planning Commission

6:30 PM - Thursday, September 19, 2019
 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 - 5	1. September 5, 2019 View Minutes	
	PUBLIC COMMENT - NON AGENDA <i>3 minutes per person / 5 minutes if representing an organization</i>	
	NEW BUSINESS	
6 - 37	2. Public Hearing and Deliberation - Site-Specific Land Use Map Amendment for Parcel 1241100042 UPDATED 9/9/19 - Additional Public Comment Received, see Exhibit 5 and 6. View Agenda Item	
	ADJOURNMENT	8:30 pm
	LONG TERM CALENDAR	
38	3. 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 Jaclyn Montanana at jmontanana@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

6:30 PM - September 5, 2019

City Hall Council Chambers, Sammamish, WA

Commissioners Present:

Chair Mark Baughman, Planning Commissioner, Position 6
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

Commissioners Absent:

Vice-Chair Eric Brooks, Planning Commissioner, Position 1
Rituja Indapure, Planning Commissioner, Position 7

Staff Present:

Deputy Director of Community Development David Pyle
Planning Manager Kellye Hilde
Principal Planner Dennis Osborn
Management Analyst Sara Estiri
Management Analyst Evan Fischer
Office Assistant Jaclyn Montanana

CALL TO ORDER

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

ROLL CALL

Roll was called.

APPROVAL OF AGENDA

Motion to approve the agenda for September 5, 2019 as distributed.

Motion carried with no objections

APPROVAL OF THE MINUTES

Motion to approve the minutes for July 18, 2019 as distributed.

Motion carried with no objections

PUBLIC COMMENT - NON AGENDA

Draft

Mary Wictor – 408 208th Ave NE Sammamish, WA 98074
 Topic: GIS Layers

NEW BUSINESS

Public Hearing and Deliberation - Technical Amendments to the Comprehensive Plan

Kellye Hilde, Planning Manager and Sara Estiri Management Analyst gave a presentation to the Planning Commission regarding minor corrections to the Comprehensive Plan.

Kellye Hilde took a moment to thank the applicant, Mary Wictor for proposing the corrections.

Public Hearing opened.

Mary Wictor – 408 208th Ave NE Sammamish, WA 98074
 Topic: Technical Amendments to the Comprehensive Plan

Public Hearing closed.

MOTION: Roisin O'Farrell moved to recommend to City Council the approval of technical amendments to the Comprehensive Plan as drafted in Exhibit 1 of the September 5, 2019 packet materials. Josh Amato seconded. Motion carried unanimously 5-0 with Vice-Chair Eric Brooks and Rituja Indapure absent.

Wireless Communication Facilities Code Update

Dennis Osborn, Principal Planner, gave a presentation regarding the Wireless Communication Facilities Code update which was followed by a presentation by Eileen Keiffer with Kenyon Disend regarding the legal issues associated with updating the code. Next, Patrick Andre, Independent Consultant, gave a presentation about 5G technology and the potential health effects. Finally, Brittany Port, the City's land use consultant, gave a presentation on the process being used to update the Wireless Communication Facilities Code.

PUBLIC COMMENT - AGENDA

Devandra Maharaj - Verizon Wireless
 Topic: Wireless Communication Facilities Code Update

Carol Tagayun - ATT&T
 Topic: Wireless Communication Facilities Code Update

Greggory Busch - AT&T
 Topic: Wireless Communication Facilities Code Update

MOTION: Larry Crandall moved to extend the meeting time until 9:00 PM. Roisin O'Farrell seconded. Motion carried unanimously 5-0 with Vice-Chair Eric Brooks and Rituja Indapure absent.

Linda Atkin - T-Mobile
 Topic: Wireless Communication Facilities Code Update

ADJOURNMENT

MOTION: Roisin O'Farrell moved to adjourn the September 5, 2019 meeting. Josh Amato seconded. Motion carried unanimously 5-0 with Vice-Chair Eric Brooks and Rituja Indapure absent.

Draft

The meeting adjourned at 8:40 PM.

Agenda Bill

Planning Commission Regular Meeting
September 19, 2019



SUBJECT:	Public Hearing and Deliberation - Site-Specific Land Use Map Amendment for Parcel 1241100042	
DATE SUBMITTED:	September 06, 2019	
DEPARTMENT:	Community Development	
NEEDED FROM COMMISSION:	<input checked="" type="checkbox"/> Action <input type="checkbox"/> Direction <input type="checkbox"/> Informational	
RECOMMENDATION:	Complete the Public Hearing and make a recommendation on the proposed Site-Specific Land Use Map Amendment to City Council.	
EXHIBITS:	Exhibit 1 - Public Comment and Response Exhibit 2 - AHBL Findings Exhibit 3 - Transportation Assessment Review Exhibit 4 - Potential Comp. Plan & Dev. Reg. Changes Exhibit 5 - QA and Comment Matrix Exhibit 6 - Public Comment	
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 checked="" type="checkbox"/> Community Livability	
<input type="checkbox"/> High Performing Government	<input type="checkbox"/> Culture & Recreation	
<input type="checkbox"/> Environmental Health & Protection	<input type="checkbox"/> Financial Sustainability	

NEEDED FROM COMMISSION:
Complete the Public Hearing and make a recommendation on the proposed Site-Specific Land Use Map Amendment.

KEY FACTS AND INFORMATION SUMMARY:
Summary Statement

Frank and Maureen Santoni (applicants), have submitted an application to change the future land use map designation of Parcel 1241100042 (22828 SE 6th Place) from TC-E to TC-A. In order to change the future land use map designation of this parcel, the City Council must adopt an amendment to the Comprehensive Plan's Future Land Use Map. If the amendment is adopted, the applicant will then be able to submit a Zone Reclassification Application to change the City's current zoning map, which is considered a Type 3 land use decision.

Background

The applicant's request for a Site-Specific Land Use Map Amendment was docketed by City Council on December 5, 2017 ([R2017-761](#)). However, the approved docket request did not proceed forward with staff and legislative review because of a year-long building moratorium ([O2017-445](#)) that was in place at the time of application and which limited the types of applications that were categorically exempt from the moratorium. Site-Specific Land Use Map Amendments were not included on the exemption list.

The applicant submitted their [Site-Specific Land Use Map Amendment & Zone Reclassification Application](#) on March 4, 2019. The application was deemed complete on March 27, 2019 and a [Notice of Application](#) was issued on April 10, 2019, followed by a 21-day public comment period that ended on May 1, 2019. The City received one comment regarding this application (Exhibit 1).

Once the application was deemed complete, the City's land-use review consultant, AHBL, provided a SEPA analysis to determine if additional environmental review was needed (Exhibit 2). AHBL found that the proposed land use designation would not create impacts beyond those initially studied in the [Final Environmental Impact Statement](#). Their sub-consultant, Heffron Transportation, reviewed the Traffic Assessment submitted by the applicant and recommended that a limited-scope traffic impact analysis be performed in conjunction with the Zone Reclassification Application (Exhibit 3). Staff also reviewed the Comprehensive Plan, the Town Center Sub-Area Plan, and Title 21B of the Sammamish Municipal Code to identify required changes should the proposal be approved (Exhibit 4).

While the application was under review, the City adopted [O2019-483](#), repealing Title 24 and replacing it with [Title 24A](#), which became effective on June 1, 2019. The application is still subject to the review criteria established under Title 24 but will follow the process outlined in Title 24A. The City attorney notified the applicant's attorney of this process change and presented two options for moving forward in regard to SEPA review:

1. Complete SEPA review for the Site-Specific Land Use Map Amendment; or
2. Complete SEPA review for the Site-Specific Land Use Map Amendment and Zone Reclassification concurrently, including a limited scope Traffic Impact Analysis required by the City as part of the Zone Reclassification SEPA review.

The applicant chose to move forward with the first option of completing the SEPA review for the Site-Specific Land Use Map Amendment. A Determination of Non-Significance was made and the City issued a [Notice of SEPA Determination](#) on June 25, 2019. The 14-day public comment period for the SEPA Determination ended on July 9, 2019, with no comments received.

Project Status

Staff have completed their review of the application materials, completed the public noticing requirements (Notice of Application and SEPA Determination), and are ready to present the applicant's Site-Specific Land Use Map Amendment proposal to the Planning Commission on September 19, 2019.

Lastly, this is not a city-initiated project proposal. This is a proposal initiated by the applicant and docketed by City Council for legislative review and consideration. Staff's role in this process is to provide all the information needed to either approve or deny the application including background information, SEPA analysis, potential impacts to the City's adopted plans and development regulations, and comments received through the associated public comment periods so that the Planning Commission can vote on a recommendation for City Council consideration.

Public Hearing

On September 19, 2019, the Planning Commission will complete the Public Hearing. Following the Public Hearing, the Planning Commission will make a motion, deliberate, and vote a recommendation to the City Council to either approve or deny the Site-Specific Land Use Map Amendment proposal based on the information provided by the applicant and analysis completed by staff.

Next Steps

The City Council will consider Planning Commission's recommendation and hold a Public Hearing in early November.

OTHER ALTERNATIVES CONSIDERED:

On September 19, 2019, the Planning Commission will complete a Public Hearing to consider a Site-Specific Land Use Map Amendment for Parcel 1241100042. Planning Commission will be asked to make a recommendation to City Council. Below are two options for consideration:

Option 1. Recommend approval of the application to change the future land use map for the parcel from TC-E to TC-A, as requested by the applicant.

Should this option be approved by City Council, it will change the Comprehensive Plan's Future Land Use Map and related documents outlined in Exhibit 4. Because this change would create an inconsistency with the current zoning map, the approval would be contingent on the subsequent approval of a zone reclassification (a Type 3 land use decision that follows the process detailed in [Chapter 20.05](#) SMC).

Option 2. Recommend denial of the application to change the future land use map for the parcel.

Should this option be approved by City Council, no changes will be made to the Comprehensive Plan and the parcel will remain in the TC-E zone.

RELATED CITY GOALS, POLICIES, AND MASTER PLANS:

[Comprehensive Plan Land Use Element](#)

[Town Center Background & Resources](#)

[Town Center Sub-Area Plan](#)

[Town Center Final Environmental Impact Statement](#)

Public Comment Received



Public Comment for ZONR2019-00061

Name	Daniel Hahm
Email	daniel.h.hahm@gmail.com
Comments	<p>I am against the zoning change by the applicant because they are trying to maximize profit from selling their home to commercial investors. The zoning applicant should be completed by a commercial builder so the people around know what is the proposal before approval. Their reasoning about being "force" to sell their place due to losing privacy They do not even share the same entrance road as the Sammamish townhomes nor is their house even remotely close to how houses are built these days. They did not even list their property as a single family which would sell right away with current market but why are they trying to change the zoning if it wasn't to max out on profit?</p>

You can [edit this submission](#) and [view all your submissions](#) easily.

Applicant Response

We do agree with Mr. Hahm that this property is best served to be developed by a commercial builder. The process of doing such, however, requires that the zoning be appropriate for the project. The current property owners have taken the steps to make that happen. Once the zoning is correct, a commercial builder can purchase the property and work with the City for the appropriate development. In 2008 when the zoning for Sammamish was determined this property would have been zoned TC-A3 but the owners were granted a "reserve" zoning of TC-E to allow them to stay in their home without undue tax burden. The TC-E zone was meant to be changed in the future to allow the Town Center to be developed according to the Town Center Plan. Knowing this history and the specifics of this parcel and the Town Center Plan is something that the current owners uniquely understand. It makes perfect sense that they put the effort into putting the zoning back into place. The appropriate zoning for this key Town Center property in the long term was intended to allow for the higher density planned for this area. With regards to selling the land with the up-zone in place and gaining a profit, this profit will not even begin to cover the costs, both in real dollars, and loss of time that the current owners have lost during their retirement years. The current owners lost their privacy when the adjacent development put 75 townhomes immediately along their property line with those units looking directly into their current house and lot. The existing house and acreage had been enjoyed for the privacy it afforded the owners. It seems reasonable that the owners of this property for 38 years should be able to realize some of the value of their land.

Thank you,
Frank and Maureen

PROJECT MEMO



To: Kellye Hilde and David Pyle
 from: Colin Poff and Brittany Port, AHBL
 Seattle - (206) 267-2425
 Date: June 11, 2019
 Project No.: 2180836.32
 Project Name: Santoni Rezone SEPA Review
 Subject: Santoni Rezone Application Environmental Review - Recommendation to SEPA Official

Summary

The City of Sammamish requested AHBL to conduct a third party review of the Santoni zoning reclassification and comprehensive plan amendment applications. Specifically, AHBL was asked to analyze the potential environmental impacts of the proposal and prepare a recommendation to the SEPA official as to whether additional environmental analysis of the proposed zoning reclassification is necessary to supplement the Environmental Impact Statement (EIS) that was prepared for the Town Center Plan. Review and processing of the zoning reclassification and comprehensive plan amendment applications as it pertains to consistency with the City's adopted development regulations and policy documents will be performed by the City.

AHBL reviewed documents prepared by the applicant and City documents in order to analyze the potential environmental impacts. The main concerns identified during scoping meetings with the City were the land use and transportation impacts potentially caused by the proposal. Most environmental impacts could be mitigated through the project level environmental review and the City's adopted codes and environmental regulations. For transportation impacts, AHBL contracted Heffron Transportation, Inc. to provide a third party review of the traffic impacts that were identified by the applicant in a traffic impact analysis prepared by Transportation Solutions, Inc.

Following analysis of the environmental documentation prepared for the zoning reclassification of the Santoni property and environmental documentation prepared by the City for the Town Center Plan, AHBL and Heffron have found that the proposed zoning reclassification would not likely result in probable significant adverse environmental impacts warranting additional environmental analysis be performed (such as a supplemental EIS to the Town Center EIS). Any proposed projects that result from the zoning reclassification of the property would be subject to environmental review under the State Environmental Policy Act where project specific impacts could be analyzed. The proposed zoning reclassification and comprehensive plan amendments are non-project actions. The purpose of a non-project action is to form the basis for later project review.

SEPA Requirements

The City of Sammamish issued a Final Environmental Impact Statement (FEIS) on October 2, 2007 for the Town Center Plan. The purpose of this FEIS was to analyze significant environmental impacts, discuss reasonable alternatives, and provide mitigation measures. Per Washington Administrative Code (WAC) 197-11-405, a supplemental EIS (SEIS) shall be prepared if:

- (a) There are substantial changes to a proposal so that the proposal is likely to have significant adverse environmental impacts; or
- (b) There is significant new information indicating, or on, a proposal's probable significant adverse environmental impacts.

The analysis below was undertaken to determine if the proposed zoning reclassification meets either of these criteria. A supplemental EIS serves to add information and analysis to an existing EIS, but is only necessary when new significant impacts become apparent.. There is no defined numerical standard or metric to determine when



the additional information is considered to have substantial environmental impacts. When details of a project change, such as the number of units or location of development, a SEIS is not necessary required; it is only when there is evidence of physical impacts created by the change that were not previously identified.

When additional information introduced that is considered to be minor, an addendum may be issued in lieu of a SEIS. An addendum is appropriate in cases where a proposal has been modified, but will not result in new significant adverse impacts. They may be used when new information does not change the analysis of likely significant impacts or alternatives in the original FEIS.

Framework of FEIS and Town Center Plan

The Town Center Plan FEIS makes assumptions about the full build out of the Town Center preferred alternative, in order to study the environmental impacts of those assumptions. The FEIS assumes 1,300 to 2,000 housing units; most of which are “medium intensity” midrise, as well as a mix of townhomes, and detached single family. The FEIS organizes the Town Center into four geographic regions; the Santoni parcel is within the southeast quadrant, which is estimated to produce a total of 362 units. An analysis of the development capacities for both the Town Center and the southeast quadrant are included in the next section of this memorandum. The preferred alternative planning concept map in Figure 2-1 of the FEIS (see attachment 1) categorizes the Santoni parcel as “Low Intensity – Town Houses”. The current zoning (see attachment 2), however, only allows for detached single-family uses.

The 2,000 units in the FEIS is essentially a development cap, and the Town Center Plan is clear that development over 2,000 units would require additional analysis of impacts. The Plan calls the 2,000 units an “upper limit” which “*means that maximum build-out allowed outright by zoning should remain within these limits.*” The allocated zoning in the Town Center allows for a maximum build-out of 1,656 units, as illustrated in figure 21B.25.040a of the Sammamish Municipal Code. Affordable Housing Incentives can be used to reach the 2,000 unit cap.

A director’s interpretation¹ adds clarification to this by stating that, “*additional environmental analysis and legislative action would be required to amend the current residential development limit beyond 2,000 units...*” The interpretation suggests that additional environmental analysis is required when the 2,000 unit limit is reached, but not necessarily when zoning capacity changes. This is similar to how commercial square footage is allocated in the town center; the FEIS studied a maximum of 400,000 square feet of commercial space, but the Sammamish Municipal Code allows for 600,000 square feet. The director’s interpretation states that additional environmental analysis is required prior to exceedance of the 400,000 square-foot threshold.

As stated above, the Town Center Plan refers to 2,000 units as an “upper limit.” The zoning in the town center was applied subsequent to the FEIS, and while the zoned capacity is very similar to the housing unit assumptions, it is not necessarily indicative of development that will occur in the Town Center, as discussed in the next section of this memo. Because of this, zoned capacity alone does not necessarily require additional environmental analysis; the need for a supplemental EIS is only required if it is found that a proposal is likely to have significant adverse environmental impacts.

¹ City-Initiated Director’s Interpretation for SMC 21B.25.030 & SMC 21B.75.020 dated May 2, 2017



Land Use Impacts

The Town Center Plan states that *“The City should periodically re-evaluate the development caps. It may be that the desirability of development in the Town Center and opportunities to mitigate potential impacts would make more intense development advantageous from a public standpoint. For example, the City might re-evaluate the caps when actual development reaches approximately one-third of the current maximum development cap.”* The Plan, which was adopted after the FEIS, appears to be written to allow some flexibility in the final development of the Town Center. The exact pace and location of development is not dictated by the FEIS or the Town Center Plan. The analysis below shows the potential build out under the current zoning compared to current development trends in the Town Center.

Development Capacity in Town Center - Zoning was established in the Town Center after adoption of the plan, and creates the capacity to build at the maximum development cap. Figure 21B.25.040a in the Sammamish Municipal Code shows the acreage of each zone, and the amount of housing units that could be built under the allocated zoning. This is reflected in Table 1 below. Affordable Housing Incentives may be used to exceed the allocated density and reach the 2,000 unit development cap.

Zoning Category	Acreage	Allocated Zoning	Possible Units (not including incentives)
TC A	55 acres	8	880 du
TC B	55 acres	8	440 du
TC C	24 acres	4	96 du
TC D	30 acres	8	240 du
Total Units			1,656

Table 1 - Zoning Capacity in Overall Town Center

Current Conditions in the Town Center - The Town Center refers to an implementation timeframe of 25 years (2007-2032). At halfway through this timeframe, residential development appears to not be on pace to achieve the 1,300-2,000 units that were assumed in the Town Center Plan. Table 2 below shows the four projects that have been permitted to date, three of which include residential development. The total units to date that have been built or are under construction is 326, or approximately 16% of the maximum development cap.

Project	Quadrant	Zoning	Allocated Density	Achieved Density	Units	Commercial Sq. Ft.
SAMM Apartments	NE	TC-A	16 du/acre	26 du/acre	92	14,245 sq. ft.
Sammamish Townhomes (Ichijo)	SE	TC-A	16 du/acre	17 du/acre	75	6,500 sq. ft.
The Village	NW	TC-B	8 du/acre	-	0	100,485 sq. ft.
Sky Sammamish	NW	TC-A	16 du/acre	96 du/acre	159	13,000 sq. ft.

Table 2 - Completed or Current Projects in Town Center

Development Capacity in the Southeast Quadrant - The FEIS organized the Town Center into quadrants and allocated residential units based on those divisions. The Santoni property is located in the southeast quadrant, which was allocated 362 units. The developable acreage of the properties located to the east of the Santoni property is impacted by a stream, wetland, and their associated buffers. Per SMC12B.25.080, the gross developable acreage excludes critical areas and their buffers, therefore, the presence of wetlands in the Southeast quadrant significantly reduces the maximum units possible under current zoning. A GIS Analysis of



maximum units within the southeast quadrant, when critical areas and buffers are excluded, is summarized in the table below.

Zoning	Gross Area (Acres) ²	Critical Areas (Acres)	Net Area (Acres)	Allocated Density (du/a)	Maximum Units
TC B	23.7	12.1	11.6	8	93
TC A-3	9.7	0.81	8.8	16	141.4
TC E	12.6	0	12.6	1	12.6
TOTAL	45.9	12.9	33.0		257

Table 3 – Maximum Units Possible in SE Quadrant Under Current Zoning

To date, only 75 units have been developed within this quadrant. All 75 of these units were developed as part of the Sannamish Townhomes (Ichijo) project directly to the north of the site. The applicant has indicated that they believe they could develop 38 units if rezoned to TC-A. It may be possible to exceed this number if incentives are used, however, the applicant is assuming they would develop to a similar density as the Sannamish Townhomes project to the north. Properties located to the south of the Santoni property include a church and four other properties zoned TC-E. Current trends indicate development is occurring slower in the Town Center than anticipated and it is not clear whether the current development market would warrant the use of incentives such as transfer of development rights (TDRs).

Overall, the zoning reclassification of the Santoni project does not introduce land use impacts that are not studied in the FEIS. The FEIS acknowledges *“transformation of the Town Center from a largely low-density suburban residential area to an urbanized neighborhood,”* and the proposed zoning reclassification is consistent with the land use patterns that are portrayed in the FEIS. The land use component of the FEIS assumes that 80% of housing typologies in the Town Center will be medium density multi-family or mixed-use, with smaller percentages in town houses, cottages, or ADUs. Single-Family homes are only assumed to be 5% of the Town Center. The Santoni property is located adjacent to medium and high-density properties to the north and east, and does not border properties that are outside of the Town Center. Other land use impacts may be regulated at the site development level through the application of design guidelines, landscaping requirements, and other development standards.



SE Quadrant of Town Center

Transportation Impacts

In association with the submitted SEPA checklist for this proposal, the applicant provided a Traffic Analysis prepared by Transportation Solutions, Inc. (TSI). The TSI assessment documents that the property could support

² Calculations are approximate. Parcels 124110-0023, 124110-0022 and 114110-0020 may have areas split between the southeast and northeast quadrants. All of parcels 124110-0023 and 124110-0022 were included in the analysis, and parcel 114110-0020 was excluded.



about 38 multifamily units (townhomes) and 23,000 square-feet of commercial space. Heffron Transportation reviewed the applicant's documents, as well as City documents, to answer two primary questions:

1. Did the *City of Sammamish Town Center Sub-Area Plan DEIS* and *FEIS* account for the additional trips that would be generated by this rezone?
2. Should any additional analysis be performed to address the site-specific impacts?

Heffron's analysis is summarized below. See Heffron's memorandum dated June 7, 2019 for a full analysis.

- Based on the assessment provided by PSI, which assumed 38 mid-rise housing units and 23,000 square feet of retail, the total project could generate 105 trips during the PM peak hour.
- The 2007 FEIS was based on older trip generation rates; two subsequent editions of the ITE Manual have since been released. Heffron found it appropriate to re-evaluate trip generation with updated information.
- TSI used the overall Town Center to estimate trips. Heffron recommended that all comparisons are made on a "quadrant" basis, since trip patterns and impacts are different for each quadrant.
- Heffron recommends that the City explore options to regulate and track zoning designation changes within the Town Center, as other developers may also request zoning reclassifications in the future, and the cumulative impacts need to be understood.
- At the time of development, the Santoni property will be subject to the City's concurrency requirements and impact fees.

Heffron finds that the FEIS did cover potential trips associated with the rezone. However, Heffron recommends a limited-scope traffic impact analysis be performed in conjunction with the rezone application review to look at quadrant impacts to intersections.

Other Project Impacts

As shown above, land use and transportation impacts are of primary concern in review of this zoning reclassification application. Other potential impacts, such as stormwater, utilities, and aesthetics, to name a few, are either adequately addressed in the existing EIS, or will be appropriately addressed and mitigated at project level review when the site develops. In addition, the Comprehensive Plan Amendment and Zoning reclassification will only be approved when criteria in SMC 24.14.040(2) and SMC 24.15.050(2) are met, which includes the provision that the change must be supported by functional plans and capital improvement programs. In addition, the City plans to meet with utility and service providers to ensure the change can be accommodated.

Utilities - According to the FEIS, there is currently adequate water supply to serve the Town Center under the Preferred Alternative." However, many properties are not connected to sanitary sewer. The FEIS states that sewer infrastructure will need to be upgraded to match the land use pattern of the development pattern. New development on this property would be required to connect to sanitary sewer. The FEIS states that no mitigation is needed, as "sewer service will be made available as needed". The new development would be required to comply with all sewer district guidelines, as well as adequate sewage disposal standards in SMC 21A.60.030. The development is also subject to connection fees to provide service to new uses and maintain system standards.



A meeting was held with the Sammamish Plateau Water and Sewer District to determine whether adequate capacity is available to serve the proposed site at the increased density. Representatives from the Water and Sewer District indicated that capacity is available to connect into the sewer system in 228th Street.

Public Services (Schools) – In the FEIS, the School District modeled approximately 281 new students based on the maximum build out of single family and multi-family units in the Town Center. However, the FEIS did not provide enrollment projections over the 25-year Town Center planning horizon; the district will plan construction based on capacity needed during upcoming school needs. All individual developments within the Town Center will be subject to school impact fees, providing a portion of funding to expand school facilities. Beyond that, the FEIS puts the onus on public agencies to find new funding sources over the 25 year horizon if necessary.

Aesthetics - Per section 3.8.1.1 of the FEIS, the southeast quadrant is envisioned for medium density multi-family, townhouses and neighborhood mixed use, visible from SE 8th street and 228th Ave SE. Figure 3-10 illustrates this kind of development (see attachment 3). Higher density buildings may require additional screening, however, those requirements come from the Sammamish Municipal Code or the design review process when the site is developed.

Water - The mitigation measures in place, such as implementation of a comprehensive stormwater system and preparation of a stormwater management master plan, account for a relatively minor increase in overall impervious surface coverage. At the development level, the project will have trigger minimum requirements to manage stormwater onsite in accordance with the adopted King County Surface Water Design Manual. Water quality may improve due to eliminating some agricultural use and from requiring connection to wastewater treatment.

Representatives from the Water and Sewer District have indicated that a 24” water main is present in 228th and has the capacity to serve the a development at the proposed intensity on the site. Any future development would be required to “loop” the water service through either the Sammamish Townhomes site or SE 8th Street.

Recommendation

The primary findings in this memo can be summarized as follows:

- Changing the zoning capacity of the Town Center does not necessarily require additional environmental review; environmental review is only required when the proposed changes are likely to cause adverse environmental impacts.
- The Town Center Plan sets 2,000 units as an “upper limit” for development. Halfway through the 20-year planning horizon for the Town Center, only 326 units have been constructed or proposed. The zoning reclassification would allow 38 new units under the allocated TC-A zoning, which is unlikely to create new adverse impacts that have not been accounted for in the original FEIS. The property could develop at a greater density if affordable housing or TDR incentives are applied, however, we believe impacts could be mitigated at the project level.
- The proposal is within the southeast quadrant of the Town Center and the FEIS allocates 362 units to the southeast quadrant. A GIS analysis shows that when critical areas and their buffers are excluded, the maximum development capacity in the southeast quadrant using the current allocated zoning is only



approximately 257 units. The proposal could create an additional 38 units under allocated zoning, still under the capacity identified in the FEIS.

- The FEIS did cover potential trips associated with the rezone. However, we recommend a limited-scope traffic impact analysis be performed in conjunction with the rezone application review to look at quadrant impacts to intersections.
- The FEIS addressed impacts to utilities associated with the rezone. In addition, representatives from the Water and Sewer District have indicated to City staff that should the proposed rezone be approved and the site developed at the proposed density, there would be capacity to serve the proposed development.

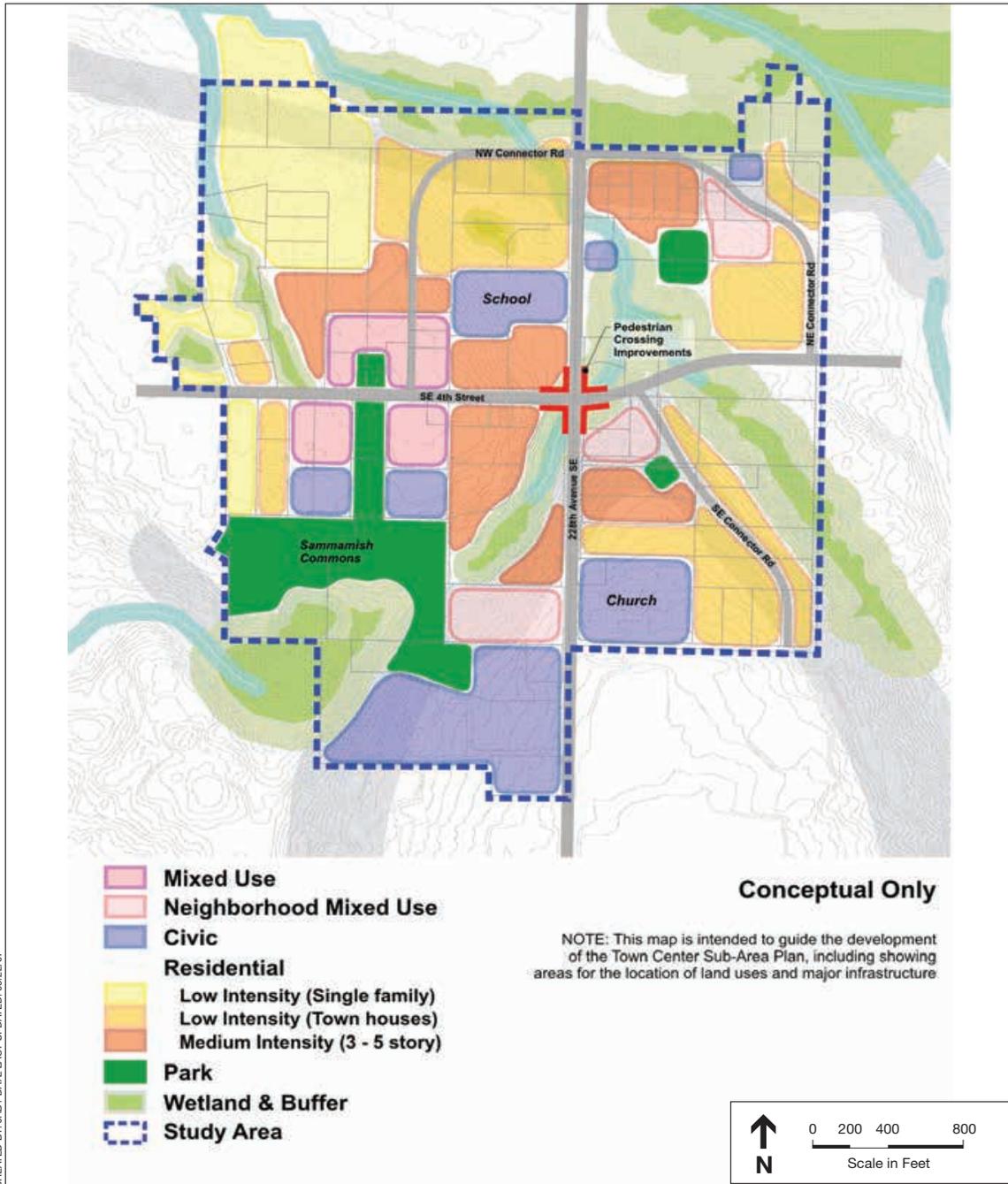
It is our analysis that the proposed Santoni Comprehensive Plan Amendment and Zoning Reclassification are not likely to have significant adverse environmental impacts. AHBL's recommendation to the SEPA official is that no supplemental FEIS is necessary at this time. We recommend that the SEPA official proceed with a non-project Determination of Non-Significance, or alternatively an addendum to the original FEIS to address changes in the proposed plan that do not result in additional environmental impacts. Further environmental review and mitigation may apply at the time of site development if a proposal exceeds SEPA exemption thresholds.

CP/BP

Attachments:

1. Figure 2-1 of FEIS
2. Town Center Zoning Map
3. Figure 3-10 of FEIS
4. Map of Critical Areas and Buffers Within SE Quadrant

Attachment 1

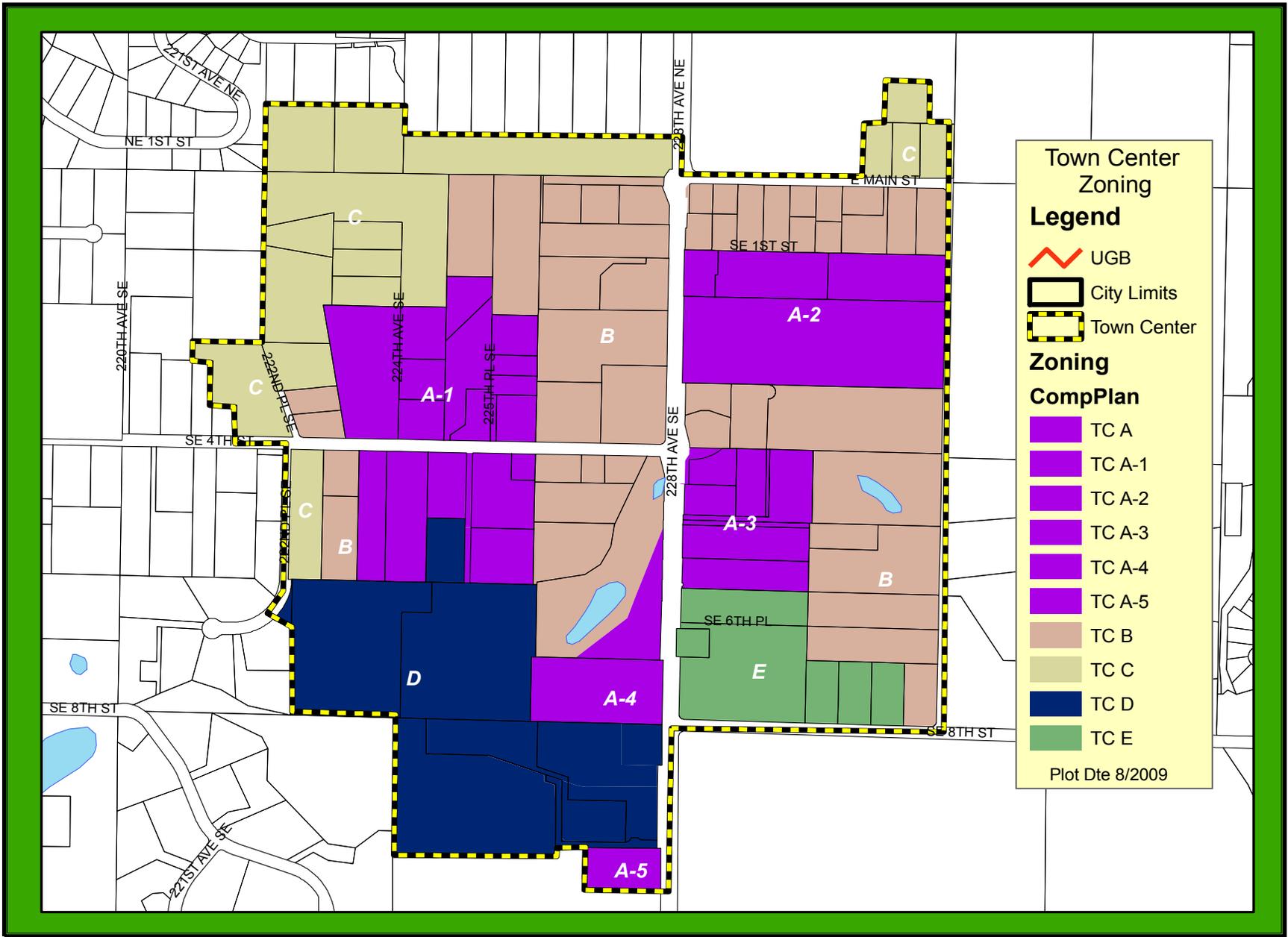


SOURCE: MAKERS architecture + urban design, 2007.

Sammamish Town Center Sub-Area Plan FEIS . 205164

Figure 2-1
 Town Center Preferred Alternative Planning Concept
 Sammamish, Washington

Attachment 2



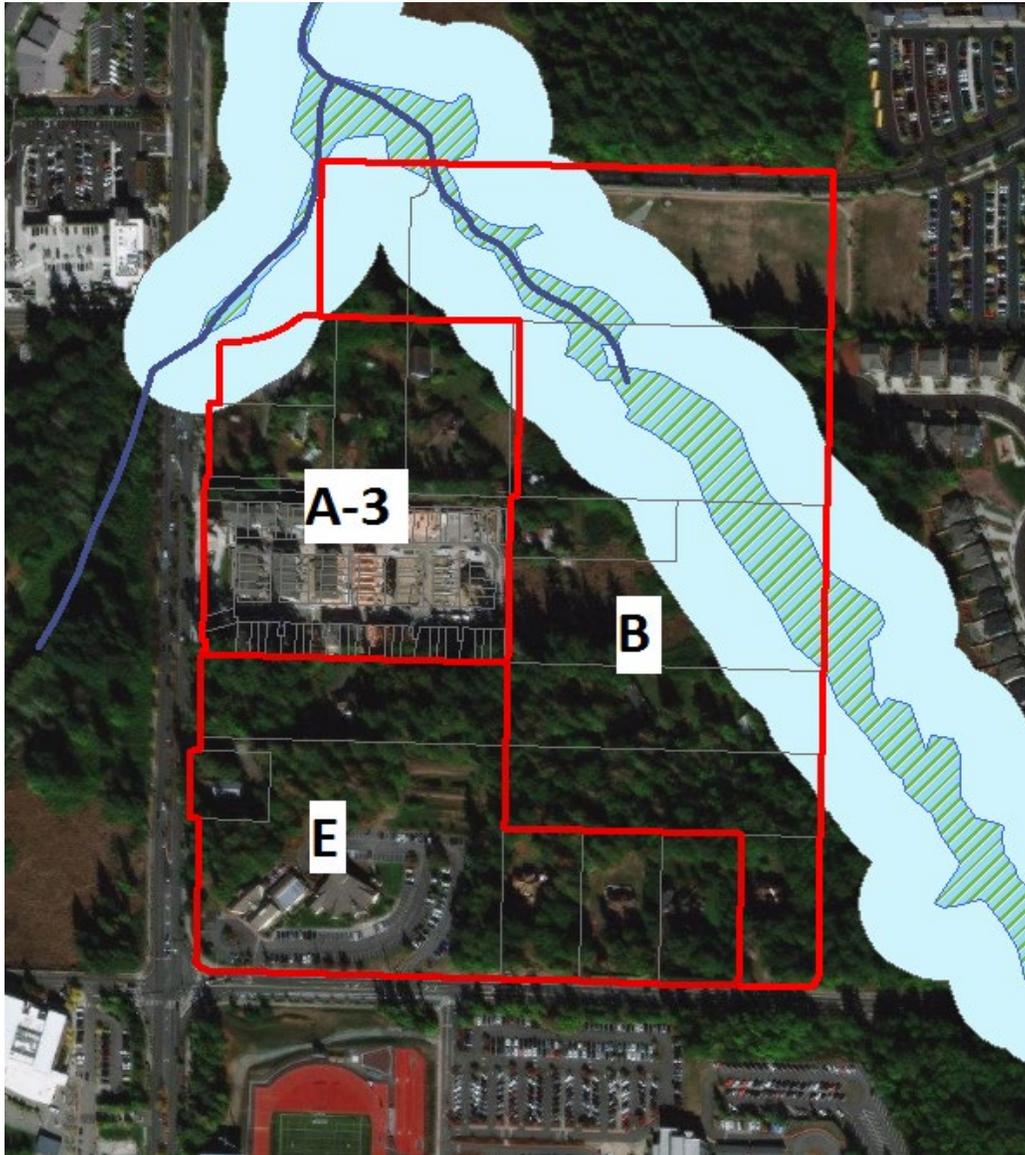
Attachment 3



Sammamish Town Center Sub-Area Plan FEIS . 205164
Figure 3-10
 Preferred Alternative Southwest and Southeast Quadrants
 Sammamish, Washington

SOURCE: The Transpo Group, 2007.

Attachment &





TECHNICAL MEMORANDUM

Project: Santoni Property – Land Use Designation Change
(Parcel 1241100042 – City of Sammamish)

Subject: Review of Traffic Assessment

Date: June 7, 2019

Author: Michelle M. Brown, ^{MMB} Senior Transportation Engineer
Marni Heffron, P.E., P.T.O.E.

Heffron Transportation, Inc. was asked by the City of Sammamish to review the Traffic Assessment completed for the Santoni Property (Parcel 1241100042 – at 22828 SE 6th Place) located within the Sammamish Town Center (TC) Sub-Area. Transportation Solutions, Inc. (TSI) completed a traffic assessment regarding this property to support a land use designation from TC-E to TC-A¹. According to information in the SEPA Checklist², the change in zoning could allow development of up to 38 mid-rise residential units and 23,000 sf of commercial space.

The two questions addressed in our review are:

1. Did the *City of Sammamish Town Center Sub-Area Plan DEIS* and *FEIS*³ account for the additional trips that would be generated by this rezone?
2. Should any additional analysis be performed to address the site-specific impacts?

1. Compatibility with Town Center EIS

The two-acre Santoni parcel is located east of 228th Avenue SE at SE 6th Place. The TSI assessment documents that the property could support about 38 multifamily units (townhomes) and 23,000 square feet of commercial space. It evaluated the commercial space as retail use since it has higher trip generation than other commercial uses (e.g., office). The SEPA Checklist documents that the “38 mid-rise residential units will generate approximately 21 PM peak hour trips and 210 daily trips. Associated retail uses of 23,000 square feet could generate approximately 84 PM peak hour trips and 840 daily trips.” Although the Traffic Assessment does not do the math, the total project could generate 105 trips during the PM peak hour.

TSI’s *Traffic Assessment* makes comparisons between the City’s traffic forecast model used for the Town Center DEIS and FEIS and the City’s latest 2018 traffic forecast model. It also makes a comparison between the overall Town Center estimated trip generation, with and without the added land uses that could be developed if the Santoni parcel were re-designated from TC-E to TC-A (higher density).

¹ *Traffic Assessment Relative to Land Use Designation Change for Parcel 1241100042*, TSI, February 27, 2019.

² Transmitted under cover from Williams Kastner and Gibbs, March 1, 2019.

³ City of Sammamish Town Center Sub-Area Plan DEIS (January 2007) and FEIS (October 2007).

Santoni Property – Land Use Designation Change
(Parcel 1241100042 – City of Sammamish)
Review of Traffic Assessment

The EIS analysis was based on older trip generation rates that were available when that analysis was prepared in 2007. Two subsequent editions of the Institute of Transportation Engineers (ITE) *Trip Generation Manual* have been released since 2007, each with additional study sites and different land use categories. Many rates documented in the most recent edition of the *Trip Generation Manual* (10th Edition, September 2017) are lower than in previous editions. There are several variables that have impacted these rate decreases, such as changes in mode choices and trip chaining (multiple stops on the same trip). Therefore, it is appropriate to re-evaluate the estimated trip generation for the TC FEIS (2007) with this updated information.

While the methodology that TSI used to compare overall Town Center trip estimates is acceptable, we recommend that all comparisons be made on a per “Quadrant” basis rather than to the Town Center as a whole since trip assignment patterns and intersection impacts would differ for each quadrant. The Santoni parcel is located in the designated SE Quadrant (per the FEIS).

While the Santoni project is small, other developers may also request changes in density based on the lower trip generation rates compared to what was used in the Town Center EIS. To prevent cumulative changes that would eventually exceed the Town Center plan, it is recommended that the City explore options to regulate and track the zoning designation changes within the Town Center Sub-Area as a whole and by quadrant. It is recommended the City impose a tracking mechanism to limit either project trips, or land use limits (number of residential units, or square footage of commercial space for example) based on the elements prepared within the FEIS. Other elements of the environment (services or school capacity) may also be affected by changes in density, even if the trips remain below those evaluated. Land use limits would address more than just transportation.

2. Site-Specific Impact Analysis

As stated in the TSI assessment, the additional development associated with the Santoni property would be subjected to the City’s concurrency requirements, and if passed then impact fees would be imposed. In addition, a project level SEPA analysis would be required along with any required mitigation not already addressed by concurrency, the Town Center plans, or impact fees. An analysis of the added project trips to the roadway network from the SE Quadrant should be evaluated.

In addition, since the actual development may change compared to what was analyzed in the FEIS; the City should also track the current zoning and related densities within the Town Center Sub-Area if additional land is to be re-designated.

3. Summary and Recommendations

Based on our review, we agree that the FEIS did cover the potential trips associated with the rezone. However, given that the site could generate more than 100 PM peak hour trips and the specific access needs for the site were not evaluated in the FEIS, we recommend a limited-scope traffic impact analysis (TIA) be performed. This would further support the rezone analysis as well as future development permits. This should include:

- A detailed project description including the total program that could be developed under the existing zoning designation and proposed zoning designation.
- Detail trip generation estimates for the site with and without the proposed zoning change.

Santoni Property – Land Use Designation Change
(Parcel 1241100042 – City of Sammamish)
Review of Traffic Assessment

- Verification that the total trips generated in the SE Quadrant with the proposed zoning change are within the preferred alternative land uses and assumptions as stated in FEIS Table 2-1 for the SE Quadrant (50,000 sf of commercial space and 362 housing units).
- Comparison of the proposed trip generation to the total trips generated in the SE Quadrant.
- A comparison of trip generation estimates for the SE Quadrant using the most recent *ITE Trip Generation Manual* (September 2017) versus the trip generation estimates in the 2007 TC FEIS.
- Traffic operations analysis of intersections affected by 10 or more AM and PM peak hour trips, as required by the City of Sammamish.
- Mitigation for adversely affected intersections (forecast to fall below the City’s level of service standards) not already addressed by concurrency, the Town Center plans, or impact fees.

MMB/mch

Santoni - Transportation Assessment Review - 6-7-19.docx

Potential Changes Required Pending Approval of Site-Specific Land Use Map Amendment for ZONR2019-00061

COMPREHENSIVE PLAN

- Map revision of Figure LU-1 (Future Land Use Map) in [Land Use Volume I](#), page 33.
- Map revision of Background Figure LU-3 (Existing Sammamish Zoning Designations and Acreage) in [Land Use Volume II](#), page LU.12.

TOWN CENTER PLAN

- Map revision of [Figure 11. Town Center Planning Concept](#) on page 16.
- Map revision of [Figure 21. Town Center zones](#) on page 25.
- GIS research needed for potential updates to [Figure 22. Illustrating base and maximum residential development allocations for the Town Center zones](#) on page 28.

TITLE 21B SAMMAMISH MUNICIPAL CODE (TOWN CENTER DEVELOPMENT CODE)

- GIS research needed for potential updates to [SMC 21B.25.040\(1\)](#)

No.	Source	Name	Questions and Comments	Staff Response to Questions
<i>09/19/2019 - Planning Commission Public Hearing</i>				
1	GP	A. Richards	With the significant density increase, is there more information about how many affordable housing units are attached as a condition of this proposal, if any? If there is no plan for this additional requirement, why not?	<p>This land-use map amendment proposal addresses how the parcel can be developed in the future as a result of a land-use designation change. The number of housing units would be addressed as part of a development proposal submitted to the City and reviewed for compliance with the Town Center land-use regulations. With that said, proposed development within the Town Center sub-area is required to provide 10% affordable housing. To date, the first wave of Town Center development has resulted in 55 affordable housing units that are a mix of rental and for-sale homes.</p> <p>City staff, pending consultation with the City attorney, will be presenting different options for Planning Commission review and recommendation and City Council consideration and decision. Should the City Attorney agree with our approach, one of the options presented by staff will relate to ensuring that additional affordable housing beyond the required 10% is included in future development on this parcel.</p> <p>The list of options will be reviewed by the Planning Commission at their September 19, 2019 regular meeting prior to the public hearing, deliberation and recommendation to City Council. The Planning Commission meeting packet will be posted on the City's website on September 13, 2019 at https://www.sammamish.us/government/commissionsboards/planning-commission/. These same options along with Planning Commission's recommendation, will be presented to City Council on November 5, 2019.</p>
2	GP	A. Richards	Is there a wetlands on this piece of land? If so, is the wetlands excluded from calculations when determining the TC-A dwelling requirements (i.e. Does it only apply to buildable land on the site, or does 1 acre of wetlands allow another 16-40 units elsewhere on the property?)	<p>The Critical Areas Affidavit submitted by the applicant as part of their application states that there are no known critical areas on the proposal site, which includes wetlands. Additionally, GIS data from King County shows that there are no wetlands on this parcel. Further environmental study will be required as part of a land-use application for any proposed development of this property. Pursuant to Sammamish Municipal Code (SMC) 21B.25.080, gross developable acreage in Town Center excludes critical areas and buffers. Should wetlands be discovered on the parcel, those areas would be subtracted from the total area of the parcel. The remaining area would then be used to calculate the number of units allowed by the zoning designation.</p>
3	GP	A. Richards	Is there a specific plan for housing layout at this density as yet? How is the developer ensuring that the canopy remains as much as possible?	<p>The land-use map amendment proposal only changes how the land can be used in the future. There is currently no planned development (including housing layout) for this parcel. Should a developer be interested in developing this parcel sometime in the future, the developer will be required to submit a tree retention plan that demonstrates compliance with SMC 21B.35.200.</p>

No.	Source	Name	Questions and Comments	Staff Response to Questions
<i>09/19/2019 - Planning Commission Public Hearing</i>				
4	GP	A. Richards	Is there any TC per acre designations between A and E? What is the reasoning behind such a large density increase request being allowed? Is there a limit as to how many levels a density increase request can go?	Town Center includes 5 different land use zones, each with different requirements. The table included in SMC 21B.25.030 provides a detailed breakout of the per acre designations within each of these zones.
5	GP	A. Richards	How will this development attach to 228th? Is there a new traffic light planned? Recent developments on that block and the other side of Eastside Catholic have led to an increase in U turns at odd places between traffic lights - will this additional density add to current traffic confusion in this way?	This proposal only changes how the parcel can be used in the future. The parcel currently connects to 228th via SE 6th Place. When development is being proposed, the developer will be required to address the connection to 228th as well as any traffic mitigation identified during project review.
6	PC	J. Amato	I've seen quite a few comments on Facebook about the vacancy rate of the apartment buildings within Sammamish, specifically related to the town center area. Do you have any data on this?	Data estimates related to rental vacancy for the City as a whole are available and assessed as part of our housing analysis. Rental vacancy information specific to Town Center apartment buildings is not something that the City tracks. This would need to be obtained directly from the property management companies.
7	PC	J. Amato	It looks like that lot could be within either the low intensity or medium density area on the concept map (https://www.sammamish.us/attachments/pagecontent/38262/Adopted%20Town%20Center%20Plan.pdf). Which one?	Both concepts are low-intensity residential. The difference is that the concept map shown on page 10 of the Town Center Plan is the Preferred Alternative studied under the Final Environmental Impact Statement (FEIS) and the plan shown on page 16 is a land-use planning concept that was further developed as part of the planning efforts for the Town Center Plan. The latter of the two concepts led to the development and adoption of the Town Center Subarea zoning map which identifies the parcel as TC-E or one residential unit per acre.
8	PC	J. Amato	It looks like there is concept road called "SE Connector Road". Do you know what is going on with that? Is that a city expense or developer expense? Is it just a concept or is there a plan for it?	The SE Connector is a planned road that is identified in both the Town Center Plan and Chapter 21B of the Sammamish Municipal Code and will be built as part of a future development project. This road is not identified on the City's Transportation Improvement Plan (TIP).
9	PC	J. Amato	Is there a tree count for the lot we're reviewing?	No. A tree survey is not required as part of a site-specific land-use map amendment application.

No.	Source	Name	Questions and Comments	Staff Response to Questions
<i>09/19/2019 - Planning Commission Public Hearing</i>				
10	PC	J. Amato	If no tree count, can there be, and can we have information about what would happen to our canopy cover if all those trees were removed and what it would be if a likely scenario were to happen?	Should someone be interested in developing this parcel sometime in the future, they will be required to submit a tree retention plan that demonstrates compliance with SMC 21B.35.200.
11	PC	J. Amato	I've seen that "mass grading" is no longer permitted. In practice, what does that mean for a potential project here assuming the highest intensity use were to be built?	For the highest intensity use in the Town Center such as a mixed-use, multi-family or a commercial building, there is an exception for on-site excavation or fill authorized by a valid building permit or a commercial site development permit.
12	PC	J. Amato	What length of time are we looking at before anything happens to this lot?	Assuming that the site-specific land use map amendment gets approved by Council, the associated rezone could likely take another 3-6 months. To our knowledge, there is no developer overseeing this project and no development is currently being proposed, so the length of time is unpredictable.
13	PC	J. Amato	With the concurrency regulations in place now, how will that impact what happens to the lot and when?	After an applicant has had their pre-application meeting and before any other permit can application can be submitted (such as a Preliminary Subdivision, UZDP, or a Binding Site Plan, etc.), they must obtain a traffic concurrency certificate. The type of development being proposed, the City's concurrency regulations, and what projects are included in the traffic model may all impact the applicant's ability to obtain the traffic concurrency certificate.
14	PC	J. Amato	If the city does not change the zoning, does that open the city up to potential litigation?	The City has followed all codified procedures related to this application and process, working closely with the City Attorney. City Council has the ability to approve, deny or modify all Comprehensive Plan Amendment applications. Based on these facts, we do not believe that denying this request opens the City up to potential litigation.

No.	Source	Name	Questions and Comments	Staff Response to Questions
<i>09/19/2019 - Planning Commission Public Hearing</i>				
15	PC	J. Amato	<p>Was there an assumption in the town center plan that one day it would be upzoned when the owners were ready? If so, was there a plan for what it would be upzoned to and where was that recorded? Perhaps worded differently: How does their zoning change request align with the town center plan?</p>	<p>City staff look to what is codified and to official planning documents like the Comprehensive Plan and the Town Center sub-area plan for this type of direction. Unfortunately none of these documents provide much direction in terms of how and when any re-zoning of the Town Center E zone should occur.</p> <p>Comprehensive Plan LU.11 - The reserve zone (TC-E) allows current uses to remain while preserving the opportunity for future development.</p> <p>Sammamish Town Center Plan (pg. 29) - E zone designation could only be changed through future amendment to the Comprehensive Plan.</p> <p>SMC 21B.10.070 – Reserve Zone (TC-E) - (1) The purpose of the reserve (TC-E) zone is to allow current uses to remain while preserving the opportunity for future development. These purposes are accomplished by allowing for single detached dwelling units.</p> <p>(2) Use of this zone is appropriate for lands designated by the Comprehensive Plan and Town Center Plan as Town Center E. (Ord. O2010-293 § 1 (Att. A))</p> <p>The Town Center Plan does recommend that the City periodically re-evaluate development caps for Town Center (page 29) and gives some suggestions of when that could be done.</p>
16	GP	S. Stevens	<p>I was informed by a resident that there's an important Planning Commission meeting next week regarding the potential altering of the land use for parcel number 124110042 from TC-E to TC-A, changing the permissions from only being able to build one dwelling unit per acre to up to 16-40 dwelling units per acre?</p> <p>Did I get that right?</p> <p>If not, would you please inform me what exactly is being proposed? I want to fully understand.</p> <p>Thank you for your time.</p>	<p>What you heard is correct, the applicant is proposing to change the designation of their property from TC-E to TC-A on the Comprehensive Plan's Future Land Use Map. Both the allocated density and the maximum density (the maximum density that could be achieved beyond the allocated density by the utilization of the affordable housing pool and/or the Transfer of Development Rights program) for TC-E are 1 dwelling unit per acre.</p> <p>The allocated density for TC-A is 16 dwelling units per acre, with the maximum density being 40 dwelling units per acre.</p> <p>You can read more about the application and view the associated materials here.</p> <p>The Planning Commission Public Hearing for this application is tonight at 6:30 p.m. should you wish to comment.</p>

*(S = Staff; GP = General Public; PC = Planning Commission; CC = City Council)

No.		Name	Questions and Comments
<i>09/19/2019 - Planning Commission Public Hearing</i>			
1	A. Richards	<p>I'm concerned at the minimum 16 per acre designation, at potentially 60 ft, with 0 ft setback. Our neighborhoods can sustain higher density as can the town center, but this seems against the character of our city as it currently stands and as the Town Center envisions it.</p> <p>There is a broad range of possibilities in the "new" designation – there's a ton of difference between 16 houses per acre with commercial and 40 houses per acre without commercial for instance, in look and feel, and possibility of tree retention on the property. The zero setback on a relatively high piece of land would be jarring and contrary to the character of the city. I understand a lot of this is "next stage" – but looking at the Town Center plan as a whole, I can't see how this relatively small piece of land developed as requested could fulfill the open space criteria that is the crux of the town center plan.</p> <p>Additionally, my concern is that, with the high density living adjacent to SE 6th, the proposed density will severely impact this section of road unless an "adequate road access" caveat is put upon this approval (such as a dedicated slip lane onto 228th at the front of the property), even before any developer attempts to bring a proposal forward. Its location so close to the intersection of SE 8th, it would potentially pose quite a danger if 228th was left as is, given the speed limit and turn speed of those turning from SE 8th to 228th north. The adjacent development does not have this kind of traffic related forethought, such as a slip lane / entrance area not requiring a severe turn into a narrow road, which will exacerbate the potential issues caused by two higher density developments next to each other.</p> <p>I have personally driven to the SE 6th location in the past – access to the road from the north requires a U turn at SE 8th, which is difficult to navigate to those using the slip lane from that already busy intersection. Turning into SE 6th is hair raising, to say the least, as traffic is heavy in that area. The sight lines from SE 6th as it is currently are not great and the speed and visibility of traffic along that section prevents reliably safe turning without impeding traffic flow.</p>	
2	S. Stanley	<p>I would like to state my opposition to changing the Comprehensive plan from TC-E to TC-A. We are over developing the city without regard for public services such as roads and schools. Continuing development in this manner will overtax already crowded schools and increase the congestion on our roads. The additional tax revenue that the city will get is not worth making it unpleasant to live in Sammamish. We have been overdeveloping our fine city for about 20 years now. Let's stop. If I had wanted to live in Redmond or Bellevue, I would have purchased a house or condo there. I came to Sammamish because of its blend of natural areas with the community and lack of high rise apartments and buildings.</p>	
3	M. Shayer	<p>I join many community residents in feeling deep concern for the safety of our city. Ignoring engineering reports the city itself had requested in determining the traffic patterns for our streets can lead to the death or serious injury through increasing traffic accidents affecting Sammamish's families. While developers and some engineers may consider that simply a cost of city growth, I believe that careful and appropriate city planning can mitigate bad results, and that we have not previously had enough thoughtful planning here in Sammamish.</p> <p>A rush to make money, to turn a 1-lot site to a 419-lot site, should not be the concern of a planning commission. The concern should be for the good of the residents, through development in proportion to the resources the city currently has available. The developers should be secondary, and the lives and safety of citizens should be primary.</p> <p>Engineering provides safety. Without applying careful engineering standards roads and bridges could fail, and lives forever impacted by the pain and hardship of accidents and death. The stewardship of this city is in your hands. If we do not have the infrastructure to support development, why are our representatives supporting it? It is time for our elected representatives to stand up to the developers and safeguard the safety and beauty of our community!</p>	

No.	Name	Questions and Comments
<i>09/19/2019 - Planning Commission Public Hearing</i>		
4	L. Di Lauro	<p>My name is Lisa Di Lauro and I live just north of Safeway in the Inglewood Glen development. I am unable to attend this Thursday's meeting due to a prior commitment.</p> <p>I have owned Pine Lake Pet Sitting for over 20 years and the Santonis have been one of my earliest clients. I know how quiet and peaceful their home was for so many years. The townhouses next door disrupted all that. Their privacy is gone and their sense of security. When they are away and I am taking care of things I move a car around so it looks like they are home and make sure there are no packages on the front porch. I fully support and understand their need to change the zoning on their property. It is not a huge piece of land and needs to be part of the Town Center as was originally intended. I am very glad that in their new home they will still be a part of the Sammamish community.</p> <p>Thank you for considering my comment.</p>
5	D. Darnell	<p>It is with great fear that I write to you about the possible decision to be made on Thursday regarding the one property that wants to increase the allowable houses on the acreage. Specifically: The proposed amendment would change the Comprehensive Plan's Future Land Use Map designation for parcel number 124110042 from TC-E to TC-A.</p> <p>This is insanity. Changing this acreage from allowing 1 dwelling per acre to 16-40 per acre is absolutely unacceptable at this point in our city.</p> <p>Have you SEEN the DESTRUCTION on 214th street for the sickening Carrier Development!!? Before your meeting, drive by this clear cut. You must do this! It is so important as members of the planning commission to drive all around and see what is happening with the developments. When I drove down 214th and saw the destruction, I sat in my car and cried. Cried for the stupidity of the city staff that has allowed this kind of development to happen. Cried for the city that I once knew in 2003 when I moved here and bought an old 1976 house, in order to not support new development. Cried for the trees. The big, beautiful trees that are giving us oxygen and health. The big, beautiful trees that we are all so incredibly lucky to live near. Few places have such gorgeous, tall and lush landmarks such as we do with these huge, old trees. I had to cry.....how can we be so short-sighted? WHY are developers wielding such selfish, horrible power in our city? WHY do money and greed ruin beautiful places?</p> <p>This decision on Thursday has to be based on what is GOOD FOR OUR CITY. NOT what is good for developers, not what is good for the city staff or what is good for the owners of this land.</p> <p>I hear all the time that people who are retiring feel they should be able to sell their land for lots of money and have an excessive number of houses built on that land in order to make more money.</p> <p>Not in a single document does it ever say that a landowner is entitled to millions of dollars when they choose to sell and move away. They will still make a great amount of money with just one or two houses being built. It is NOT our responsibility or duty to make sure that people get to make millions of dollars off of their land, especially at the expense of the trees, wildlife and quality of life for the rest of us! All of these landowners who argue this need to have a large retirement nest egg then move away to a different town, and we are stuck with the mess!</p> <p>I am so grateful for the Frog Pond owner and the owners across from Big Rock park for having their generosity and love for our city, and for not succumbing to this unbridled greed.</p> <p>If you want to be shocked by a similar development with "ONLY" 12 houses, go down 24th Ave Se. There had been</p>

No.		Name	Questions and Comments
<i>09/19/2019 - Planning Commission Public Hearing</i>			
6	S. Hamilton	<p>Denise Parnell posted on Facebook some commentary about this and indicated she emailed the Planning Commission in opposition. Her Facebook post included a lot of conclusions that are simply wrong. Here is what I posted in response to Denise.</p> <p>You completely misunderstand this request.</p> <p>This dates to the creation of the Town Center Plan.</p> <p>I was on the planning commission at the time and participated in this Zone E decision.</p> <p>Zone E was a mechanism to protect five landowners whose King County zoning (adopted when Sammamish was incorporated) was R-1 (one unit per acre) from being taxed at "highest and best use" by the assessor after the Town Center Plan was adopted.</p> <p>It was *always* intended that these properties would revert to the underlying new zoning when these property owners were ready to move. This is how the Planning Commission decided, this is how the City Council decided.</p> <p>The number of units was included in the original Environment Impact Study analysis. There is nothing new here and this is certainly not about making someone millions.</p> <p>This was about protecting people from being taxed out of their homes at the time.</p> <p>In other words, Commissioners, this was a "Reserve Tract" zoning. This was a "paper mechanism" to protect these homeowners, some of whom were retired, from being forced out of their homes by higher taxes.</p>	
7	S. Salinas	<p>I am not able to attend today's meeting because of other commitments but I want to express that I am opposed to the proposed amendment that would change the subject parcel from TC-E to TC-A.</p> <p>Changing this acreage from allowing 1 dwelling per acre to 16-40 per acre is absolutely unacceptable at this point in our city. Our schools are overcrowded, traffic in the city is worse and all the trees and wildlife are suffering from our poor decisions.</p> <p>Please take in consideration my opinion as a resident of Sammamish in any future decision you take about this subject.</p>	

No.		Name	Questions and Comments
<i>09/19/2019 - Planning Commission Public Hearing</i>			
8	S. Hamilton	<p>I will add one more thing.</p> <p>After reviewing the documents in your packet for tonight’s meeting, it is important to note that the Santonis have met all legal requirements; their rezone request complies with the FEIS and it complies with the original intent of the Town Center Plan.</p> <p>None of the comments opposing this upzoning has cited any legal reason to refuse the application. I will also note that the Santoni response about losing privacy is not a legal basis to grant the zoning.</p> <p>As a Commissioner, and on the Commissions and the Planning Advisory Board which wrote the city’s first Comp Plan, we proceeded on legal requirements as the underlying basis for our actions. Proponents or opponents citing their positions were weighed carefully but those citing Code, RCW, WAC or Case Law carried the greatest weight. The Santonis have complied with every requirement presented by the city, the Town Center Plan and the FEIS.</p> <p>Any dispute over the traffic analysis that may be suggested is one that is challenged at permitting, not at this stage.</p>	
9	C. Price	Please see Exhibit 6.	
10	Lake Washington School District	Please see Exhibit 6.	

Public Comment - Exhibit 6

From: [David Pyle](#)
To: [Planning Commission](#)
Cc: [Kellye Hilde](#); [Miryam Laytner](#)
Subject: FW: Santoni Public Comment
Date: Thursday, September 19, 2019 1:30:16 PM
Attachments: [image003.png](#)
[Public Comment Regarding the Santoni Rezone Request and Land Map Change.pdf](#)
[Santoni rezone request ZONR2019.pdf](#)
Importance: High

From: Kim Stevenson <kimstevenson@johnlscott.com>
Sent: Thursday, September 19, 2019 12:31 PM
To: Christie Malchow <cmalchow@sammamish.us>; Karen Moran <kmoran@sammamish.us>; Jason Ritchie <jritchie@sammamish.us>; RValderamma@sammamish.us; Chris Ross <cross@sammamish.us>; Pam Stuart <pstuart@sammamish.us>; Larry Patterson <LPatterson@sammamish.us>; Mark Baughman <mbaughman@sammamish.us>; Melonie Anderson <manderson@sammamish.us>; ddonavan@sammamish.us; Debbie Beadle <dbeadle@sammamish.us>; Andrew Zagars <azagars@sammamish.us>; Tom Hornish <thornish@sammamish.us>; Avril Baty <ABaty@sammamish.us>; David Pyle <dpyle@sammamish.us>; Jasvir Singh <jsingh@sammamish.us>; Tracy Cui <tcui@sammamish.us>
Cc: chris.alpinetree@gmail.com; Bill Stern <bjsterno@msn.com>
Subject: Santoni Public Comment
Importance: High

CAUTION: This email originated from outside the City of Sammamish. **Do not click links or open attachments** unless you recognize the sender and know the content is safe.

Hi,

Chris Price (homeowner) is currently out of town and has asked me to forward the two attachments for the Santoni Public Comment in preparation for tonight City Council Meeting.

Thank you,

Kim Stevenson


 STEVENSON



Intentional Excellence ~ Uncompromising Representation

John L. Scott Real Estate – 16564 Cleveland St. Suite H, Redmond, WA 98052

(Cell) 425-890-8070 www.KimStevensonRealEstate.com

Public Comment - Exhibit 6

Public Comment Regarding the Santoni Rezone Request and Land Map Change

ZONR2019-0061

September 19, 2019

To:

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cmalchow@sammamish.us

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I support the Santoni rezone request.

Please see the attached comment sheet for my reasoning.

Thank you,

Chris Price

Santoni rezone request ZONR2019-0061

I own the property located immediately adjacent to the Santoni property which is to the North of mine. The address is 22807 SE 6th Pl. The parcel number is 124110-0039. I've attached the property detail.

There are 2 reasons why this rezone should be allowed:

Financial Loss

When the Town Center Plan was approved, I believe my property was the only one in the TC ready for development. I had the TC SEPA review, traffic concurrency, no wetlands, no seismic area, was hooked up to public Water and Sewer and had a new road with curbs, sidewalks and gutters in place. I felt the opportunities the TC plan provided would help offset the financial losses I had incurred.

By assigning my property TC E zoning the City effectively lowered my property value, since it could not be developed, even with a MIL unit.

I would propose that my zoning be changed along with the Santonis. This would help cure the hardship I've incurred due to the City's activities. Providing usable zoning with this modification would also help the City meet its GMA targets.

If you notice on the map, my westerly property line intrudes into the city ROW along 228th. Changing zoning and the map itself would also be a good time to tackle that problem by putting that strip in City ownership. I would be amenable to that as long as I could retain the density associated with that strip.

Rectify Zoning inconsistencies

From the beginning of TC planning activities, staff, the commission and consultants recommended a simple approach to the zoning part of the plan. At the very first design charrette, that was open to the public, the idea of a "wedding cake" zoning approach was emphasized. That concept was almost completely adhered to until the adoption of the plan. I'm sure you are familiar with this concept whereby you put the highest density zoning in the middle and the radiate outward in concentric circles with progressively less dense zoning. During the TC planning process a small minority of property owners convinced the City to deviate from its Wedding Cake plan and to insert an E zone with no justification nor logic that I am aware of. At the time there was also some discussion of the planning commission's involvement in this process.

All of the E zoning should be removed as it serves no useful purpose that I can see. Any preferential parcel treatment that an E zone might indicate should be eliminated.

As far as the application process itself it concerned it doesn't seem to make sense that a repeating of all the study work done for the Town Center Plan is superfluous. Both the Santoni property and my own were studied as part of the TC plan. I don't believe that any significant changes to the parcels have occurred since then. I believe the TC plan provides the authority for Staff to make a decision such as this without Council approval?

Thank you for reviewing my comments,
Chris Price
425-864-1762



Public Comment - Exhibit 6

Support Services Center
 15212 NE 95TH Street • Redmond, WA 98052
 Office: (425) 936-1100 • Fax: (425) 883-8387
www.lwsd.org

September 19, 2019

VIA EMAIL

PlanningCommission@sammamish.us

Members, Planning Commission
 City of Sammamish
 801 228th Ave SE
 Sammamish, WA 98075

RE: Santoni – Site Specific Land Use Map Amendment for Parcel No. 1241100042

Dear Members of the Planning Commission:

The Lake Washington School District (the “District”) submits these comments regarding the above-referenced proposal (the “Proposal”). The District serves the portion of the City that includes the property subject to the Proposal. Given current school capacity challenges, the District has concerns regarding any proposed action that would facilitate more intensive residential development in the City that exceeds the growth currently planned. We would like the Planning Commission to give strong consideration to infrastructure needs that also serve Lake Washington School District.

Recent and planned development has resulted in ongoing rapid and significant enrollment growth in the District. Our schools are at capacity even with recently completed new and expanded school projects. The core infrastructure at our schools is overtaxed and many of our schools simply have no space for additional portables. Schools serving the area including and near the property subject to the Proposal are no exception to the District-wide capacity challenges. Using current projections based on pipeline and planned development through 2030, and in consideration of currently planned school capacity projects in this area, we expect the area’s schools to be short of capacity for approximately 100 elementary students. The middle school level is at capacity and the area high school will be at capacity in the near term. The District is working hard to address school infrastructure needs in a rapidly growing environment.

The Proposal, allowing for more intensive development than that currently planned for, could significantly impact the District’s capacity challenges and further compromise our ability to support the City’s permitted and planned growth. We appreciate our ongoing partnership with the City and welcome the opportunity to be part of the planning process and provide additional information on how the proposed changes impact the District. Thank you for the opportunity to comment.

Sincerely,

A handwritten signature in blue ink, appearing to read "Brian Buck", with a stylized flourish at the end.

Brian Buck
 Director, Support Services

cc: Rick Rudometkin, City Manager

PLANNING COMMISSION AGENDA CALENDAR

Date	Time	Type	Staff	Topics
September 19	6:30 PM	Regular Meeting	Kellye Hilde Miryam Laytner	Public Hearing/Deliberation: Comprehensive Plan Amendments – Land Use Map
October 3	Cancelled	Regular Meeting		
October 8	6:30 PM	Special Joint Meeting w/City Council	Miryam Laytner Sara Estiri Kellye Hilde	Work Session: 2020 Comprehensive Plan Amendments – Docket Requests Presentation: Planning Commission Recommendation – Urban Forest Management Plan
October 17	6:30 PM	Regular Meeting	David Pyle Dennis Osborn	Work Session: Wireless/Small Cell Technology Regulation Update
November 7	6:30 PM	Regular Meeting	Miryam Laytner Sara Estiri	Public Hearing/Deliberation: 2020 Comprehensive Plan Amendments – Docket Requests
November 21	6:30 PM	Regular Meeting	David Pyle Dennis Osborn	Public Hearing/Deliberation: Wireless/Small Cell Technology Regulation Update
December 5	6:30 PM	Regular Meeting	Kellye Hilde Evan Fischer	Presentation: Planning Commission 2019 Year in Review/ 2020 Year in Advance