



AGENDA

Planning Commission

6:30 PM - Thursday, July 16, 2020

City Hall Council Chambers, Sammamish, WA

Page

Estimated
Time

CALL TO ORDER

6:30 pm

MEETING ACCESSIBILITY

Pursuant to the Governor's emergency Proclamation 20-25, the City is unable to provide an in-person location for the public to listen to the virtual Planning Commission meeting this evening. Meetings are still accessible to the public and public comment is able to be submitted.

To View Live:

- City Website: www.sammamish.us/tv21
- City Facebook: www.facebook.com/CityofSammamishWA/
- Comcast Channel 21 (within Sammamish only)

To View Later: Meeting videos are available the day after the meeting:

- City Website: www.sammamish.us/tv21
- YouTube: www.youtube.com/channel/UCouPqQz1MSudhAdgiriLC8A
- Comcast Channel 21 (within Sammamish only)

ROLL CALL

APPROVAL OF AGENDA

APPROVAL OF THE MINUTES

4 - 5

1. March 5, 2020

[View Meeting Minutes](#)

PUBLIC COMMENT - NON AGENDA

Pursuant to the Governor’s emergency Proclamation 20-25, the City is unable to provide an in-person location for the public to listen to the virtual Planning Commission meeting this evening. Meetings are still accessible to the public and public comment is able to be submitted.

Written Comment:

Written public comment will be accepted until 5:00 pm on the day of the meeting. Submit your written comments by email to the Planning Commission Coordinator at jmontanana@sammamish.us and planningcommission@sammamish.us

Verbal Comment:

Up to 3 minutes of verbal public comment may be provided per person live during the meeting. In order to provide verbal public comment, you must call in by 6:30pm, callers after 6:30pm will not be able to provide public comment. Call the following number and input the access code when prompted:

- Phone Number: +1 (872) 240-3311
- Access Code: 699-839-229

Once you have joined, you will be placed on mute. The meeting operator will unmute you when it is your turn to comment. You will hear an automated voice say “unmuted” when that occurs, and the operator will ask you to begin your comment.

NEW BUSINESS

6 - 8

2. Overview of City's Approach to Compliance with the Growth Management Hearings Board Remand in Gerend v. Sammamish
[View Agenda Item](#)

PUBLIC COMMENT - AGENDA

7 minutes per person

ADJOURNMENT

8:30 pm

Note: *This is an opportunity for the public to address the Planning Commission. For non-agenda items, three (3) minutes are granted per person, or five (5) minutes if representing the official position of a recognized community organization. Seven (7) minutes are granted per person for agenda items.*

If you are submitting written material, please supply 8 copies (7 for Planning

Commission; 1 for the record). If you would like to show a video or PowerPoint, it must be submitted or emailed by 5pm the day of the meeting to Jackie Montañana 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 - March 5, 2020

City Hall Council Chambers, Sammamish, WA

Commissioners Present:

Mark Baughman, Planning Commissioner, Position 6
Mike Bresko, Planning Commissioner, Position 2
Mark Lewis, Planning Commissioner, Position 3
Josh Amato, Planning Commissioner, Position 4
Larry Crandall, Planning Commissioner, Position 5

Commissioners Absent:

Karthik Seetharaman, Planning Commissioner, Position 1
Rituja Indapure, Planning Commissioner, Position 7

Staff Present:

Deputy Director of Community Development Kellye Hilde
Management Analyst Evan Fischer
Office Assistant Jaclyn Montanana

CALL TO ORDER

Chair Baughman called the Sammamish Planning Commission meeting to order at 6:33 PM.

ROLL CALL

Roll was called.

APPROVAL OF AGENDA

Motion to approve the modified March 5, 2020 agenda as distributed.

Motion carried with no objections.

APPROVAL OF THE MINUTES

Motion to approve the February 20, 2020 minutes as distributed.

Motion carried with no objections.

CITY MANAGER REPORT

Draft

Message from Interim City Manager, Dave Rudat, regarding the Emergency Proclamation declared on March 5, 2020.

PUBLIC COMMENT - NON AGENDA

Non-Agenda public comment can be made for the March 5, 2020 meeting by emailing jmontanana@sammamish.us

NEW BUSINESS

Urban Forest Management Plan Implementation Strategies

Deputy Director of Community Development, Kellye Hilde, and Management Analyst, Evan Fischer, gave a presentation regarding the Urban Forest Management Plan.

PUBLIC COMMENT - AGENDA

Public comment can be made for the March 5, 2020 meeting by emailing jmontanana@sammamish.us

ADJOURNMENT

MOTION: Josh Amato moved to adjourn at 7:15 PM. Mark Lewis seconded. Motion carried unanimously 5-0 with Karthik Seetharaman and Rituja Indapure absent.

Agenda Bill

Planning Commission Regular Meeting
July 16, 2020



SUBJECT:	Overview of City's Approach to Compliance with the Growth Management Hearings Board Remand in Gerend v. Sammamish	
DATE SUBMITTED:	July 09, 2020	
DEPARTMENT:	Public Works	
NEEDED FROM COUNCIL:	<input type="checkbox"/> Action <input type="checkbox"/> Direction <input checked="" type="checkbox"/> Informational	
RECOMMENDATION:	Receive a presentation on the City's approach to comply with the Growth Management Hearings Board's Remand Order for V/C LOS standards	
EXHIBITS:		
BUDGET:		
Total dollar amount	TBD	<input type="checkbox"/> Approved in budget
Fund(s)	TBD	<input checked="" type="checkbox"/> Budget reallocation required
		<input type="checkbox"/> No budgetary impact
WORK PLAN FOCUS AREAS:		
<input checked="" 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	

NEEDED FROM COUNCIL:
Receive a presentation on the City's approach to comply with the Growth Management Hearings Board's Remand Order for V/C LOS standards

KEY FACTS AND INFORMATION SUMMARY:
Growth Management Hearings Board Decision
On April 20, 2020, the Growth Management Hearings Board (GMHB) issued its Findings, Decision and Order in *Gerend v. Sammamish* upholding Gerend's challenge to the City's concurrency Level of Service (LOS) Standards for segments and corridors (otherwise known as Volume over Capacity [V/C] standards). The Order invalidated those V/C standards and remanded the Ordinance to the City for compliance. Two main aspects of the GMHB decision were that the City's environmental and related

GMA review of the standards had been deficient and that they should have been adopted into the City's Comprehensive plan.

Remand Effort

The City is moving forward on remand compliance. This involves incorporation into the Comprehensive Plan of the invalidated transportation concurrency standards. As a key part of this process, the City will prepare an environmental impact statement (EIS) per the State Environmental Policy Act (SEPA). The EIS Scoping period, during which public comments will be received on the topics to be covered in the EIS, began on July 7 and ends on July 28.

To ensure GMA compliance, the remand process will also consider the need for possible amendments in non-transportation Comprehensive Plan elements, such as the Land Use element, the Environment Element, and possibly others. Comprehensive Plan amendments could also include updated policy guidance and updated background information.

Code amendments are also possible to implement amended Comprehensive Plan guidance and, if pursued, are anticipated to focus on Titles 14A and 21A SMC. Code amendments could, for example, amend Code LOS standards to reflect amended Comprehensive Plan guidance, delete outdated tables, correct definitions and Comprehensive Plan references, and take other related actions.

Milestones and High-Level Timeline

The goal that was set is to complete the compliance process at least by the time of the scheduled GMHB compliance hearing. We are devoting substantial City staff time and resources toward the goal of completing as soon as possible the work and consideration the GMHB said was needed for the City to adopt the segments and corridors LOS. These steps include issuance on July 7 of a SEPA Threshold Determination of Significance (DS) on the proposal, which initiated the 21-day Scoping Period soliciting public comments on the scope of the EIS to be prepared. The draft EIS will be the subject of a required comment period in the coming months, to be followed by a Joint Study Session between Planning Commission and City Council to begin the legislative review process, a Planning Commission Hearing, issuance of the Final EIS (FEIS), a City Council public hearing, and finally City Council deliberation on and potential adoption of proposed amendments.

SEPA and EIS Overview

On July 7, 2020, the City of Sammamish issued a combined SEPA Determination of Significance (DS) and Scoping Notice for the proposed Comprehensive Plan and municipal code amendments relating to transportation level of service. This notice initiated a 21-day scoping period for the EIS, ending on July 28 at 5:00 PM.

An EIS is prepared when the lead agency has determined a proposal may have a probable significant adverse environmental impact. All though the need for a full EIS on adoption of V/C standards can be debated, the City decided to prepare an EIS to ensure full compliance in light of Growth Management Hearings Board (GMHB) comments in the *Gerend* decision. The EIS process is a tool for identifying and analyzing probable adverse environmental impacts, reasonable alternatives, and possible mitigation. Furthermore, a nonproject EIS is prepared for planning decisions that provide the basis for later project review. Nonproject actions are the adoption of plans, policies, programs, or regulations that contain

standards controlling the use of the environment or that will regulate a series of connected actions. Examples include comprehensive plans, watershed management plans, shoreline master programs, and development regulations.

The primary purpose of an EIS is to provide an impartial discussion of significant environmental impacts, reasonable alternatives, and mitigation measures that avoid or minimize adverse environmental impacts. This environmental information is used by decisionmakers—in conjunction with applicable regulations and other relevant information—to make decisions to approve, condition, or deny the proposal.

Concurrency Overview

The Growth Management Act (GMA) is a state law that, among many other things, requires cities and counties to adopt transportation improvements or strategies to ensure they are implemented concurrently with land development. "Concurrently with land development" means that the improvements or strategies are in place at the time of development, or that a financial commitment is in place to complete the improvements or strategies within six years of development impact. Impacts of new development occur at the time of occupancy, not when the development begins construction. The GMA gives special attention to concurrency for transportation.

Local jurisdictions establish levels of service (LOS) to set the standard by which concurrency is measured. Once a jurisdiction sets a LOS, it is used to determine whether the impacts of a proposed development can be met through existing capacity. The GMA contemplates denial of development if LOS standards cannot be met.

Next Steps

On July 21, staff will present to City Council, for review and approval, a contract for Berk Consulting to prepare the EIS and assist staff in developing the proposed Comprehensive Plan and Code amendments to comply with the GMHB Order.

FINANCIAL IMPACT:

Budget allocation is needed for consultant work on the EIS, Comp Plan, and Code Amendments. A contract with Berk Consulting will be considered by Council on July 21. The contract budget amount and scope for that work are currently being developed and Council will be provided further detail on financial impact in advance of the July 21 meeting.

OTHER ALTERNATIVES CONSIDERED:

N/A

RELATED CITY GOALS, POLICIES, AND MASTER PLANS:

[Sammamish Transportation Element](#)