

City of Sammamish Planning Commission



Regular Meeting

November 16, 2017

6:30 – 8:30 pm

Location:

Planning Commission meetings are held at City Hall in Council Chambers unless otherwise posted.

Public Access:

All meetings are open to the public and include opportunities for public comment.



PLANNING COMMISSION REGULAR MEETING
November 16, 2017 6:30 – 8:30 PM
SAMMAMISH CITY HALL 801-228TH AVE SE

AGENDA

	<u>Approx. start time</u>
CALL TO ORDER	6:30 pm
ROLL CALL	
APPROVAL OF THE AGENDA	
APPROVAL OF THE MINUTES: November 2, 2017	
PUBLIC COMMENT: Non Agenda (3 minutes per person / 5 minutes if representing an organization)	
<u>OLD BUSINESS</u>	6:45 pm
2018 Comprehensive Plan Docket Applications	
<ul style="list-style-type: none">• Public Hearing• Deliberation	
ADJOURN	8:30 pm

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

If you are submitting written material, please supply 8 copies (7 for Planning Commission; 1 for the record). If you would like to show a video or PowerPoint, it must be submitted or emailed by 5pm the day of the meeting to Kevin Johnson at kjohnson@sammamish.us. Please be aware that Planning Commission meetings are videotaped and available to the public.

The City of Sammamish Planning Commission is appointed and is the advisory board to the City Council on the preparation and amendment of land use plans and implementing ordinances such as zoning. Planning Commissioners are selected to represent all areas of the City and as many "walks of life" as possible. The actions of the Planning Commission are not final decisions; they are in the form of recommendations to City Council who must ultimately make the final decision.

THE COMMISSION MAY ADD OR TAKE ACTIONS ON ITEMS NOT LISTED ON THIS AGENDA.

Planning Commission meetings are wheelchair accessible. American Sign Language (ASL) interpretation is available upon request. Please phone (425) 295-0500 at least 48 hours in advance. Assisted Listening Devices are also available upon request.

PLANNING COMMISSION AGENDA CALENDAR

Date	Time	Type	Staff	Topics
November 16	6:30 PM	Regular Meeting	David Goodman	Public Hearing / Deliberation: 2018 Comprehensive Plan Amendments – Docket Requests
December 7	6:30 PM	Regular Meeting	Doug McIntyre ARCH Staff Parks Staff	Work Session: Housing Strategy Update Work Session: Updates to the Parks, Recreation and Open Space (PRO) Plan
December 21	Cancelled	Regular Meeting		
January 4	6:30 PM	Regular Meeting	Parks Staff	Public Hearing / Deliberation: Updates to the Parks, Recreation and Open Space (PRO) Plan
January 18	6:30 PM	Regular Meeting	Doug McIntyre ARCH Staff	Work Session: Housing Strategy Update
February 1	5:00 PM	Special Meeting w/ Parks Commission	David Goodman Parks Staff	Work Session: Urban Forest Management Plan
	6:30 PM	Regular Meeting	Doug McIntyre ARCH Staff	Work Session: Housing Strategy Update
February 15	6:30 PM	Regular Meeting	David Goodman Doug McIntyre	Work Session: Overview of SMC 21A.45 and SMC 21.B.45 – Signage Regulations



MINUTES OF THE MEETING

MEETING SUMMARY

Regular Bi-monthly Meeting
Thursday, November 2, 2017, 6:30 PM
City of Sammamish Council Chambers
Video and Audio files for this meeting are unavailable due to technical difficulties

COMMISSIONERS PRESENT

Roisin O'Farrell, Pos. 2
Shanna Collins, Pos. 3, Chair
Larry Crandall, Pos. 4, Vice-Chair
Jane Garrison, Pos. 5
Matthew Petrich, Pos. 6
Nancy Anderson, Pos. 7

COMMISSIONERS ABSENT

Eric Brooks, Pos. 1

STAFF PRESENT

Jeffrey Thomas, Director of Community Development
Kellye Hilde, Planning Manager
Ryan Harriman, Senior Planner
David Goodman, Management Analyst

CALL TO ORDER

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

APPROVAL OF AGENDA

Chair Collins moved to approve - The agenda was approved as distributed.

APPROVAL OF THE MINUTES

Chair Collins moved to approve the October 19, 2017 minutes. The minutes were approved as distributed.

PUBLIC COMMENT: NON-AGENDA

Mary Wictor – 408 208th Ave NE
Topic: Steep slope map implementation

OLD BUSINESS 6:36 PM

Public Hearing - Application of Current Density to Land Division Code

Jeff Thomas, Director of Community Development and Ryan Harriman, Senior Planner gave a brief presentation recapping the November 2, 2017 work session and recommended amending SMC

19A.08.190 contained in emergency Ordinance O2017-442 with additional amendments to specifically remove reference to “future development tract/reserve”. Link to packet material can be found [here](#).

Public Hearing

Public Hearing opened and closed

Greg Christison – 2429 Sahalee Drive W

Topic: ARC Property

Bob Johns – 3630 Oceanside Drive Greenbank, WA

Topic: ARC Property

Stacy Gillet – 233 6th Avenue N, Seattle, WA

Topic: ARC Property

Eric Farley – 468 243rd Place SE

Topic: ARC Property

Renee Harris – 21830 NE 17th Ct

Topic: ARC Property

William (last name not given)

Topic: ARC Property

Planning Commission Deliberation

Vice-Chair Crandall moved to recommend to the City Council to approve amendments to Sammamish Municipal Code (SMC) 19A.08.190 prohibiting the circumvention of zoning density with the division of land as detailed in Option (3) of the November 2, 2017 Staff Report. **APPROVED 5:1**

Chair Collins called for a 2-minute recess

NEW BUSINESS

Work Session - 2018 Comprehensive Plan Docket Applications

David Goodman, Management Analyst presented information on the comprehensive plan amendment process, process timeline, and an overview of applications submitted for the 2018 docket. Link to packet material can be found [here](#).

No action taken

PUBLIC COMMENT: AGENDA

Public Comment opened and closed

Jolie Imperatori – 745 2nd Avenue Issaquah, WA

Topic: Comprehensive Plan Amendment

Maureen Santoni – 22828 SE 6th Place

Topic: Comprehensive Plan Amendment

Frank Santoni – 22828 SE 6th Place

Topic: Comprehensive Plan Amendment

Alan Wallace – 601 Union St #4100 Seattle WA

Topic: Comprehensive Plan Amendment

Mary Wictor – 408 208th Ave NE

Topic: Comprehensive Plan Amendment

Vice-Chair Crandall motioned to extend the meeting to 8:50PM. **APPROVED 6:0**

Chair Collins adjourned the meeting at 8:44 PM.

Chair: Shanna Collins

PC Coordinator: Kevin Johnson

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



PLANNING COMMISSION AGENDA ITEM

November 16, 2017

SUBJECT

2018 Comprehensive Plan Docket Applications

STAFF CONTACTS

David Goodman, Management Analyst, Community Development
425-295-0534, dgoodman@sammamish.us

DIRECTION NEEDED FROM PLANNING COMMISSION

- Action
- Discussion
- Information

SUMMARY STATEMENT

The Sammamish Municipal Code, in accordance with the Growth Management Act, allows the City to consider certain types of amendments to the Comprehensive Plan on an annual basis. These amendments fall into two categories: text amendments, which address technical updates and do not require substantive changes to policy language, and site-specific land use map amendments, which seek to change the future land use map designation of an individual's or group of individuals' property.

On November 2, 2017, the Planning Commission held a work session on 11 submitted applications for the 2018 docket. Department of Community Development staff presented information on the Comprehensive Plan amendment process, process timeline, and an overview of applications submitted for the 2018 docket.

At their November 16, 2017 meeting, the Planning Commission will hold a public hearing and vote on a recommendation to the City Council regarding the 2018 docket.

PROCESS AND BACKGROUND

The first step in the Comprehensive Plan amendment process is setting the "docket." Through this process, the Planning Commission and City Council will identify the proposals that will go through to a legislative review the following year. The following table summarizes the 11 submitted proposals for the 2018 docket:

#	Applicant	Comprehensive Plan Chapter	Proposal Summary
1	City Manager's Office	Land Use Element – Future Land Use Map	Change future land use designation of Recreation Center property from R-12/18 to CB

#	Applicant	Comprehensive Plan Chapter	Proposal Summary
2	Department of Parks and Recreation	Parks Element	Update to the Parks, Recreation, and Open Space (PRO) Plan
3	Department of Community Development	Capital Facilities Element – Background	Fix for School Impact Fees and Capital Facilities Plans
4	Department of Community Development	Housing Element – Background	Update to Housing Strategy Plan
5	Department of Public Works	Transportation Element	Update to Traffic Impact Fee, Update 20-year CIP
6	Department of Public Works	Transportation Element	Update Concurrency Metrics and LOS Standards
7	Don Gerend	Town Center Plan	Eliminate story limits in TC-A Zone
8	Jim Bachesta	Land Use Element – Future Land Use Map	Change future land use designation of parcels 0524069071, 0524069096, 0524069047 from R-1 to R-4
9	Janis Seil	Land Use Element – Future Land Use Map	Change future land use designation of parcel 0224069017 from R-4 to NB
10	Frank Santoni	Land Use Element – Future Land Use Map	Change future land use designation of parcel 1241100042 from TC-E to TC-A
11	Jolie Imperatori	Land Use Element – Future Land Use Map	Change future land use designation of parcels 2325069039, 2325069083, 2325069024, 2325062024, 2325069040 from R-1 to R-4

ANALYSIS

Planning Staff have analyzed the 11 proposals, and have prepared recommendations (Exhibit 2) regarding whether each proposal should advance to the legislative review stage. Staff recommend placing proposals 1, 2, 3, 4, 5, and 6 on the 2018 docket. In making their recommendations, staff considered whether the proposal is an already-established 2018 work plan item, whether the City has the budget flexibility and staff availability to complete a full review of the proposal, and whether the proposal is consistent with the City’s current policy and programmatic priorities (its “ripeness”).

NEXT STEPS

The Planning Commission is scheduled to hold a Public Hearing on the 2018 Comprehensive Plan docket proposals on November 16, 2017. After closing the Public Hearing, Planning Commission will consider the proposals, deliberate, and vote on a recommendation to City Council. The City Council will hold a study session on the docket requests on December 4, and open a public hearing on December 5, when it is expected that they will vote on a resolution setting the 2018 docket.

RECOMMENDED MOTION

Move to recommend to the City Council that proposals 1, 2, 3, 4, 5, and 6 be placed on the 2018 docket and advance to legislative review.

EXHIBITS

1. Information Sheets on 2018 Comprehensive Plan Docket Proposals
2. Staff Recommendations on 2018 Comprehensive Plan Docket Proposals

Exhibit 1
Information Sheets on
2018 Comprehensive Plan Docket Proposals



2017 COMPREHENSIVE PLAN DOCKET PROPOSAL #1
SITE-SPECIFIC LAND USE MAP AMENDMENT PROPOSAL

Applicant

City of Sammamish

Parcel Information

Parcel Number	Size	Current Land Use Zoning	Future Land Use Zoning	Proposed Future Land Use Zoning
2825069033	2.05 acres	R-12	R-12	Community Business
3325069178	0.17 acres	R-18	R-18	Community Business

Description of Proposed Amendment and Summary of Applicant Justification

The City proposes changing the long-term zoning designation of the 2.2-acre site known as the Recreation Center, currently leased to and operated by the Boys & Girls Club, from Residential-12 (R-12, 12 dwelling units per acre; parcel 2825069033) and R-18 (18 dwelling units per acre; parcel 3325069178) to Community Business (CB). Originally a King County Library building, the City acquired the property in the spring of 2009, and has leased the property to the Boys & Girls Club since a renovation in 2011. Changing the zoning to CB retains the ability of the City to allow use of the property as a recreation facility while also potentially allowing for a range of other retail developments to complement the Inglewood Community Center zone in which it sits.

Description of Site Geographic and Environmental Context

The site, made up of two parcels, sits at the northwest corner of the intersection of 228th Ave SE, one of Sammamish's principal arterial roads, and NE Inglewood Hill Road, a minor arterial. The 2.2-acre site currently hosts the Sammamish Teen & Recreation Center, a 10,466-square foot building formerly occupied by a branch of the King County Library, along with approximately 70 parking spaces. The property has a dedicated ingress and egress from both the south-bound side of 228th Ave SE and the west-bound side of NE Inglewood Hill Road. The other three areas of the intersection of 228th and NE Inglewood Hill Road are occupied by commercial properties; to the west and north of the property are

multi-family residences. There are no environmentally critical areas on either parcel. These properties are within the Inglewood Community Center zone.

Maps

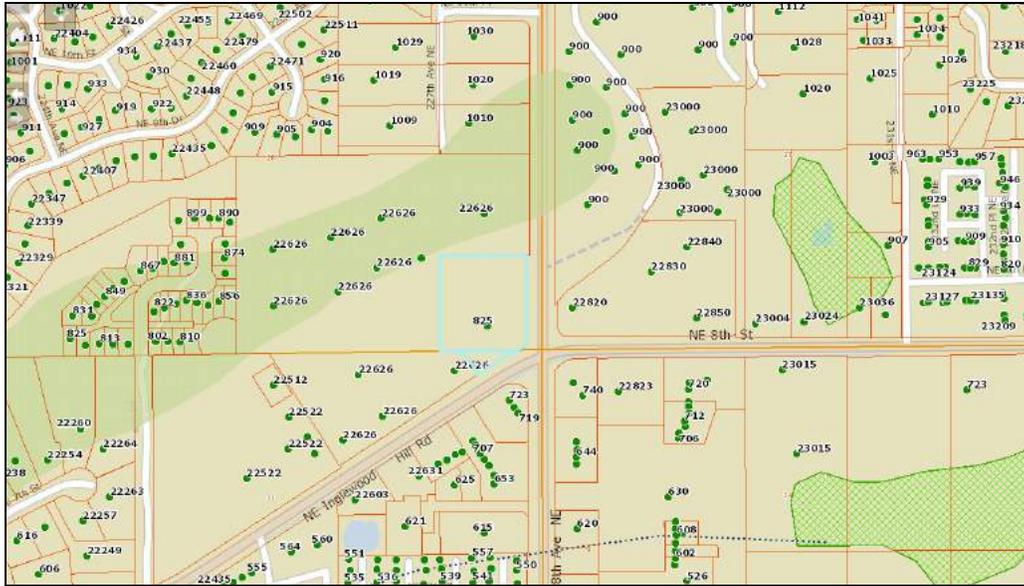


Figure 1: Recreation Center parcels with environmentally sensitive area overlays



Figure 2: Aerial view of Recreation Center property



Figure 3: Existing Zoning



2017 COMPREHENSIVE PLAN DOCKET PROPOSAL #2

TEXT AMENDMENT PROPOSAL

Applicant

City of Sammamish – Department of Parks & Recreation

Description of Proposed Amendment and Summary of Applicant Justification

The Department of Parks & Recreation is currently updating its Parks, Recreation, and Open Space (PRO) Plan. The PRO Plan will outline a framework for the improvement and expansion of City recreation facilities, amenities and parks to address the specific needs of the community. Current Comprehensive Plan language reflects the goals and objectives of the previously adopted PRO plan; this amendment will update that language, as well as references to capital plans, based on the contents of the plan, which is scheduled to be adopted in early 2018.

Pursuant to the Growth Management Act, a Parks & Recreation element is a mandatory part of the City's Comprehensive Plan. The Growth Management Act supports a Parks & Recreation element that "implements, and is consistent with, the capital facilities plan element as it relates to park and recreation facilities," and specifies that it shall include "Estimates of park and recreation demand for at least a ten-year period; (b) an evaluation of facilities and service needs; and (c) an evaluation of intergovernmental coordination opportunities to provide regional approaches for meeting park and recreational demand." This amendment will ensure that the Parks & Recreation element reflects the latest information in all of these areas.

The exact content of the proposed changes will not be determined until the final adoption of the PRO plan in 2018. If docketed, specific text changes will be determined prior to the legislative review of this proposal.



2017 COMPREHENSIVE PLAN DOCKET PROPOSAL #3

TEXT AMENDMENT PROPOSAL

Applicant

City of Sammamish – Department of Community Development

Description of Proposed Amendment and Summary of Applicant Justification

The Department of Community Development proposes amending the background section of the Capital Facilities element to clarify that the capital facilities plans of the three school districts located in Sammamish are adopted by reference, and to remove static references to past capital facilities plans. The ambiguity of current Comprehensive Plan guidance requires the City to amend the Plan annually to account for updated school facilities plans. The purpose of this amendment is to avoid the need to undertake that process on an annual basis.

The proposal would make no change in the way that the City of Sammamish meets the goals and requirements of the Growth Management Act, nor does it change the way the City of Sammamish will support and implement the goals of the Comprehensive Plan. The City will continue to collect school impact fees on behalf of Issaquah, Lake Washington, and Snoqualmie Valley School Districts pursuant to Chapter 82.02 RCW and Chapter 21A.105 SMC and in support of Comprehensive Plan Policies CF.1.3, CF.1.4. and CF.2.3.



2017 COMPREHENSIVE PLAN DOCKET PROPOSAL #4

TEXT AMENDMENT PROPOSAL

Applicant

City of Sammamish – Department of Community Development

Description of Proposed Amendment and Summary of Applicant Justification

The City's Housing Strategy Plan has not been updated since 2006, when it was developed in response to the City's first Comprehensive Plan. The purpose of the Housing Strategy Plan is to guide the implementation of the goals and policies adopted in the Housing Element of the 2015 Comprehensive Plan. The Housing Strategy Plan serves as a work plan that helps staff transform the housing policies of the Comprehensive Plan into actions and to determine priorities and preferred strategies related to achieving those housing goals. The City will work closely with A Regional Coalition on Housing (ARCH) staff on the plan, which will include an assessment of existing conditions, public outreach and input, and review with Planning Commission and City Council on a final plan. The final content of the Plan will not be determined until late 2018.



2017 COMPREHENSIVE PLAN DOCKET PROPOSAL #5

TEXT AMENDMENT PROPOSAL

Applicant

City of Sammamish – Department of Public Works

Description of Proposed Amendment and Summary of Applicant Justification

The proposed amendment will update the City's Traffic Impact fee and the 20-year list of Transportation Capital Improvement Projects to ensure that the Comprehensive Plan contains the most current information.

The City is required by the Growth Management Act to approve a list of six-year Transportation Capital Improvement Projects on an annual basis. This necessitates the amendment of the Comprehensive Plan so it contains the most up-to-date list of projects.

The City must also update its traffic impact fee to incorporate Klahanie area roads, Issaquah-Fall City Road, the updated list of concurrency road segments and corridors, and reclassified roads.



Department of Community Development

801 - 228th Ave. SE, Sammamish, WA. 98075 - Phone: 425-295-0500 - Fax: 425-295-0600 - Web: www.sammamish.us

2017 COMPREHENSIVE PLAN DOCKET PROPOSAL #6

TEXT AMENDMENT PROPOSAL

Applicant

City of Sammamish – Department of Public Works

Description of Proposed Amendment and Summary of Applicant Justification

The City is in the process of reviewing its transportation system concurrency metrics and level of service (LOS) standards. Should a change in those areas be requested and supported by the City Council, the Department of Public Works will begin working on updating the Transportation Element and any corresponding sections to reflect the new direction. This could range from the background section of the Transportation Element to the goals and policies section of the Transportation Master Plan.



2017 COMPREHENSIVE PLAN DOCKET PROPOSAL #7

TEXT AMENDMENT PROPOSAL

Applicant

Don Gerend

Description of Proposed Amendment and Summary of Applicant Justification

This proposal suggests amending the Table A-1 in the Sammamish Town Center Plan's Appendix 1 and all references to it throughout the Plan. The proposal is to remove the 6 story (5 stories when east of 228th Ave) height limit for buildings within the Town Center A-Zone.

The proposed change would be fully supported by the City's Comprehensive Plan and functional plans and because it reinforces the role of the A-Zone as the "core area" of the Town Center, where higher intensity uses will be located. While this proposal would eliminate the 6 story height limit (5 stories when east of 228th Ave), a 70-foot height limit would still apply to buildings in the A-Zone, pursuant to SMC 21B.25.030. Changing the 70-foot height limit in the SMC would require a code amendment that may take place concurrently with the legislative review of this proposal but outside the Comprehensive Plan amendment process.



**2017 COMPREHENSIVE PLAN DOCKET PROPOSAL #8
SITE-SPECIFIC LAND USE MAP AMENDMENT PROPOSAL**

Applicant

Jim Bachesta

Parcel Information

Parcel Number	Size	Current Land Use Zoning	Future Land Use Zoning	Proposed Future Land Use Zoning
0524069071	2.35 acres	R-1	R-1	R-4
0524069096	2.76 acres	R-1	R-1	R-4
0524069047	2.53 acres	R-1	R-1	R-4

Description of Proposed Amendment and Summary of Applicant Justification

The applicant proposes changing the long-term zoning designation of 7.64 acres over 3 parcels from Residential-1 (R-1; one dwelling unit per acre) to R-4 (four dwelling units per acre).

The applicant argues that current zoning is outdated and based upon legacy rural zoning, and that current zoning is not consistent with the effective building densities found in adjacent housing development. The applicant predicts that R-4 density will have minimal potential effects on surrounding land uses given existing land use pattern and services.

Description of Site Geographic and Environmental Context

Parcel 0524069071 (owned by Mr. Bachesta) is located adjacent to the northern border of Ebright Creek Park off of 212th Avenue SE. Parcels 0524069096 and 0524069047 (owned by Mrs. Romeo) are directly to the north of parcel 0524069071, separated by SE 12th Street, a private road. Other than Ebright Creek Park, all surrounding parcels are also R-1. Parcels 0524069071 and 0524069047 each have one single family home with driveways accessible from 212th Avenue SE, while parcel 0524069096 is vacant. Parcel 0524069096 contains a wetland on the western third of the property.

Maps

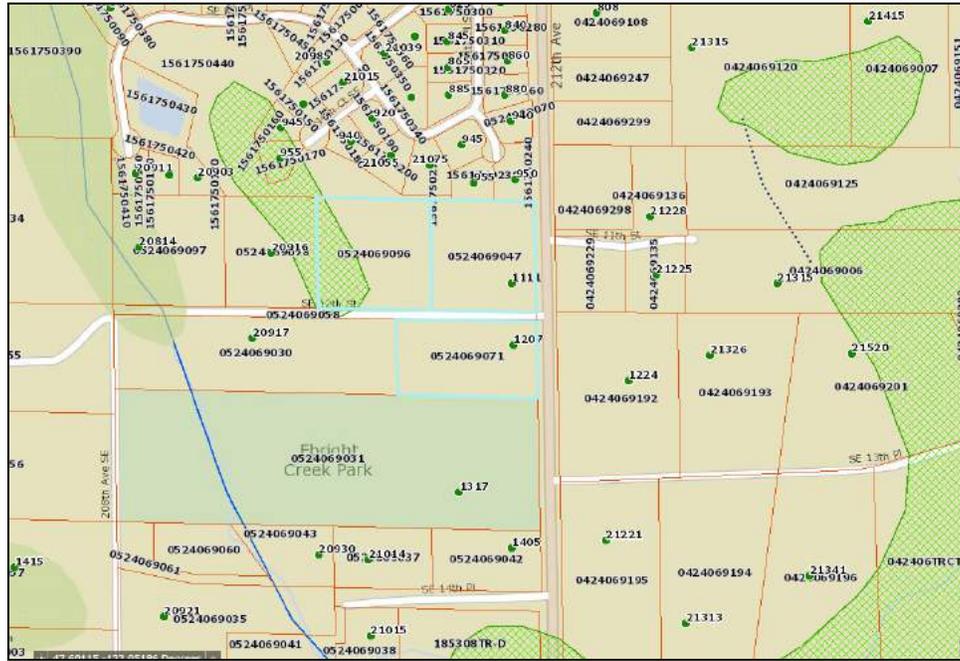


Figure 1: Bachesta and Romeo properties with environmentally sensitive area overlays



Figure 2: Aerial view of Bachesta and Romeo properties

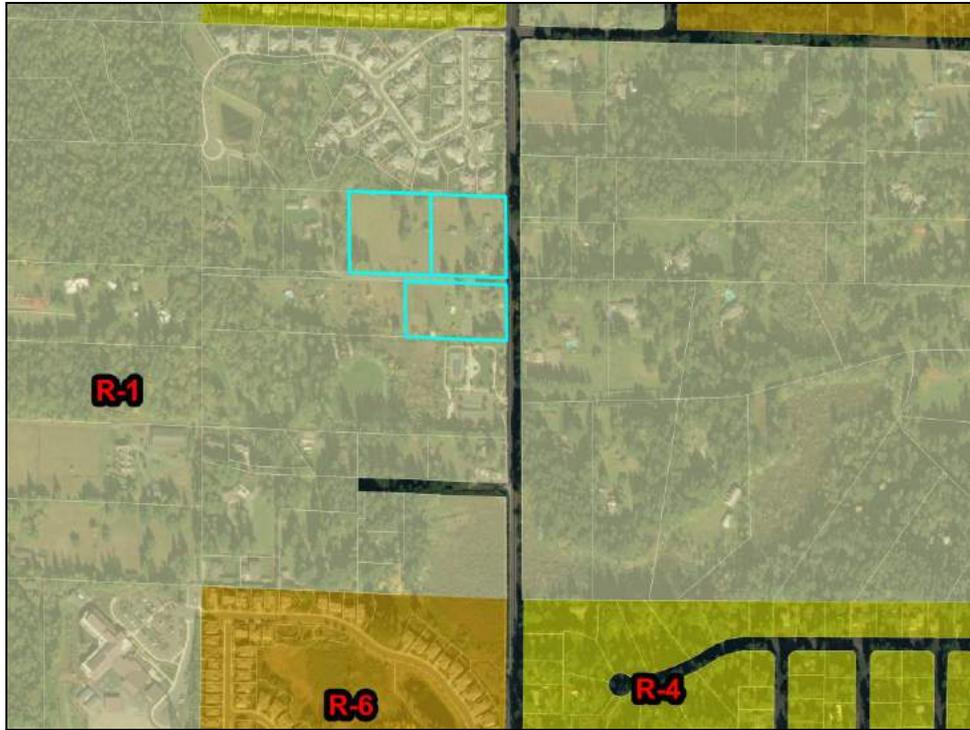


Figure 3: Existing Zoning



2017 COMPREHENSIVE PLAN DOCKET PROPOSAL #9
SITE-SPECIFIC LAND USE MAP AMENDMENT PROPOSAL

Applicant

Janis Seil

Parcel Information

Parcel Number	Size	Current Land Use Zoning	Future Land Use Zoning	Proposed Future Land Use Zoning
0224069017	0.62 acres	R-4	R-4	NB

Description of Proposed Amendment and Summary of Applicant Justification

The applicant proposes changing the long-term zoning designation of her 0.62-acre property from Residential-4 (R-4; four dwellings unit per acre) to Neighborhood Business (NB).

The applicant argues that her property is better suited for neighborhood business zone use in the context of the future Beaver Lake Master Plan. The applicant argues that given the traffic and safety issues related to her street, it is not suitable for residential development and would be better used in a commercial context.

Description of Site Geographic and Environmental Context

Parcel 0224069017 is located at the bend in the road at which SE 24th Street becomes West Beaver Lake Drive SE. Driveway access to the property is on the south side of the parcel, across the street from the entrance to Beaver Lake Park. The property is bordered by Beaver Lake Park to the south and R-4 zoned property to the east, west, and north. The property contains one cabin, which has been flagged by the Sammamish Heritage Society as a potential historic resource.

Maps



Figure 1: Seil with environmentally sensitive area overlays



Figure 2: Aerial view of Seil property

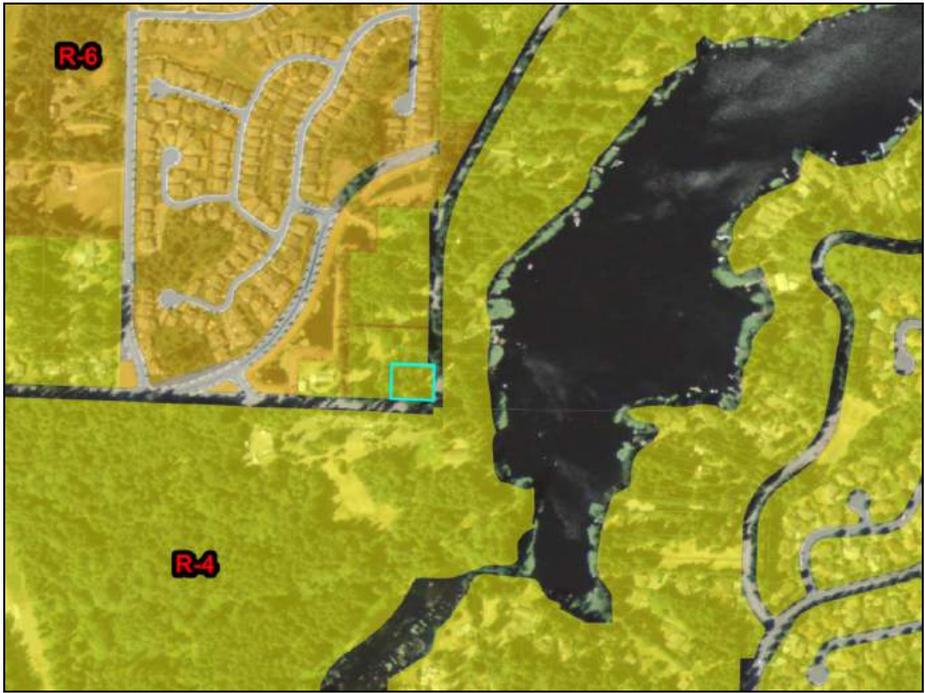


Figure 3: Existing Zoning



2017 COMPREHENSIVE PLAN DOCKET PROPOSAL #10

SITE-SPECIFIC LAND USE MAP AMENDMENT PROPOSAL

Applicant

Frank Santoni

Parcel Information

Parcel Number	Size	Current Land Use Zoning	Future Land Use Zoning	Proposed Future Land Use Zoning
1241100042	2.39 acres	TC-E	TC-E	TC-A

Description of Proposed Amendment and Summary of Applicant Justification

The applicant proposes changing the long-term zoning designation of his 2.39 acre property from Town Center E-Zone (TC-E; one dwelling unit per acre) to Town Center A-Zone (TC-A; allocated residential density of 16 dwelling units per acre, maximum residential density of 40 units per acre).

The applicant would like to change their land use designation from TC-E to TC-A to match TC-A properties directly to the north of the parcel, better meet the City’s GMA targets, and contribute to a cohesive Town Center design.

Description of Site Geographic and Environmental Context

Parcel 1241100042 is located within the Sammamish Town Center subarea, bordered by the Sammamish Hills Lutheran Church (also zoned TC-E) to the south, Ichijo’s Southeast Village development (zoned TC-A-3) to the north, and a private lot zoned TC-B to the east. There appears to be an erosion hazard area in the northwest portion of the parcel. The western border of the parcel abuts 228th Ave SE; the single-family home on the property is accessed by SE 6th Pl, a private street with right-in right-out access to 228th Ave SE, which serves 2 other properties.

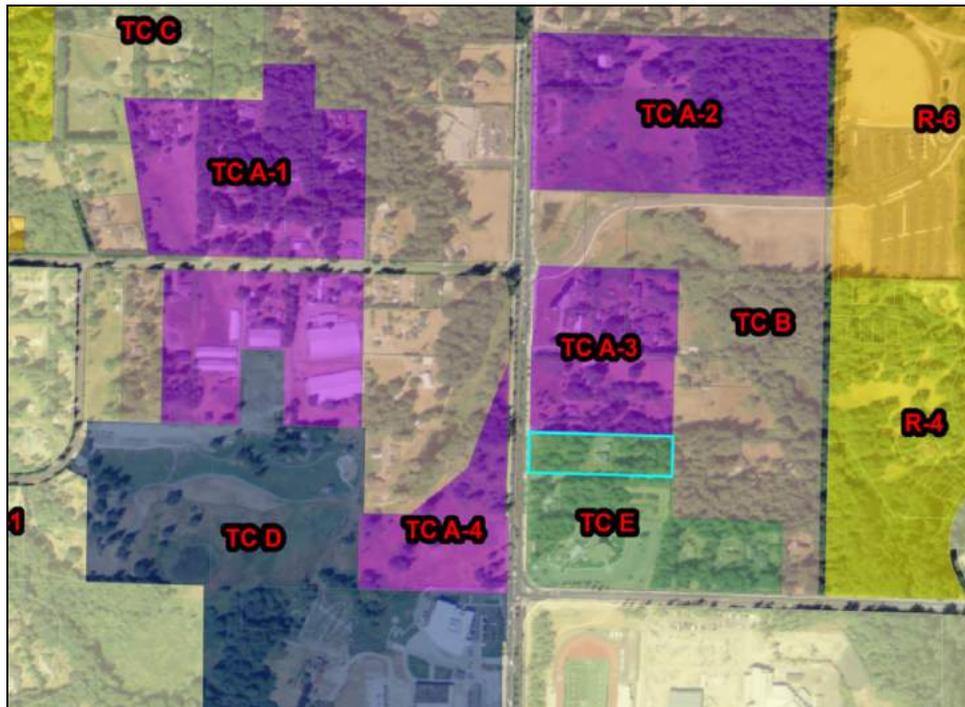


Figure 3: Existing Zoning



2017 COMPREHENSIVE PLAN DOCKET PROPOSAL #11

SITE-SPECIFIC LAND USE MAP AMENDMENT PROPOSAL

Applicant

Jolie Imperatori on behalf of 5 property owners

Parcel Information

Parcel Number	Size	Current Land Use Zoning	Future Land Use Zoning	Proposed Future Land Use Zoning
2325069040	7.47 acres	R-1	R-1	R-4
2325069024	4.95 acres	R-1	R-1	R-4
2325069083	2.25 acres	R-1	R-1	R-4
2325069025	1.82 acres	R-1	R-1	R-4
2325069039	4.85 acres	R-1	R-1	R-4

Description of Proposed Amendment and Summary of Applicant Justification

The applicant proposes changing the long-term zoning designation for 21.34 acres over 5 parcels from Residential-1 (R-1; one dwelling unit per acre) to R-4 (four dwelling units per acre).

The applicant argues that the parcels’ R-1 zoning is inconsistent with the GMA and Sammamish Comprehensive Plan for the purposes of planning for traffic, transportation, and housing. The applicant also argues that changing the zoning to R-4 would lead to better ingress and egress to SR 202.

Description of Site Geographic and Environmental Context

Together, the five parcels consist of 21.34 acres of R-1 zoning in the northeastern corner of the City of Sammamish. Each parcel has access to 244th St NE. This group of parcels is bordered to the north, south, and west by R-1 zoning, although there is R-4 zoning to the southwest. There are residences on the western portion of 3 of the parcels, while the eastern half of all parcels is densely wooded.

Maps

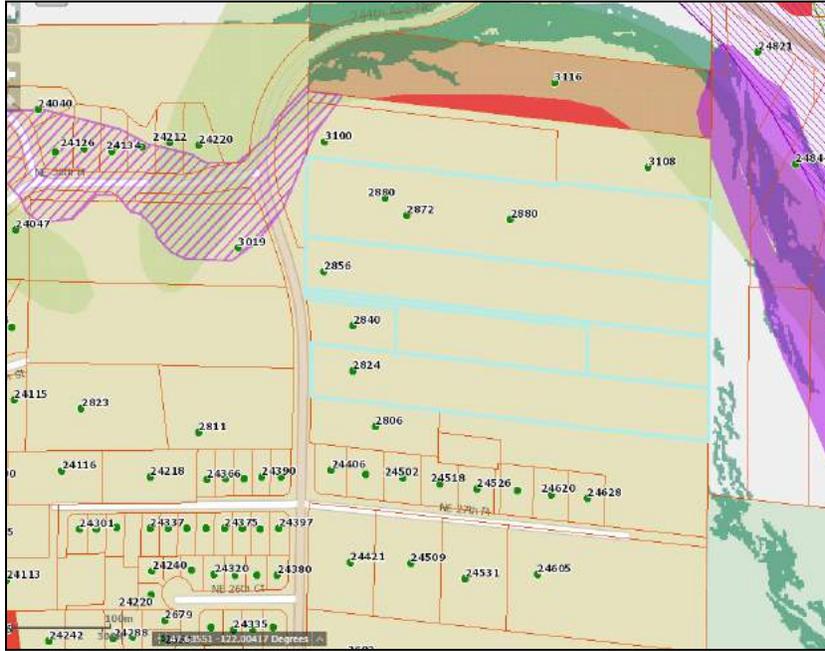


Figure 1: Proposal properties with environmentally sensitive area overlays



Figure 2: Aerial view of proposal properties

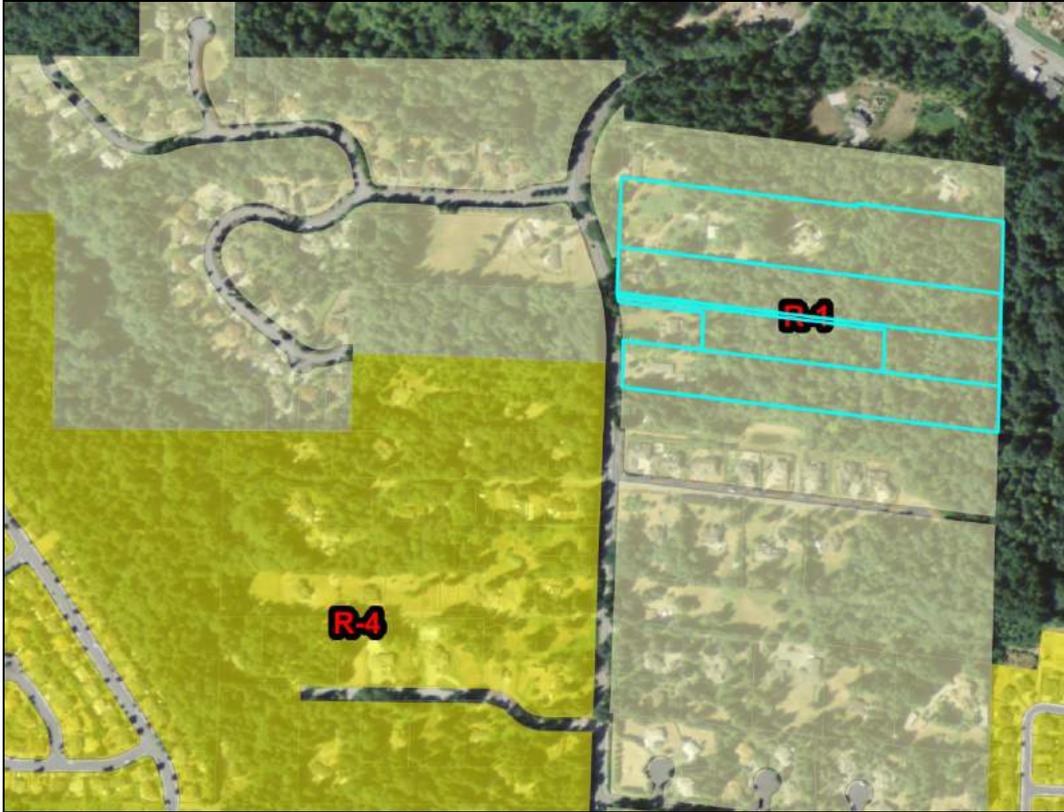


Figure 3: Existing Zoning

Exhibit 2
Staff Recommendations on
2018 Comprehensive Plan Docket Proposals

2018 Docket – Staff Recommendations

#	Applicant	Comprehensive Plan Chapter	Description	Recommendation
1	City Manager's Office	Land Use Element – Future Land Use Map	Change future land use designation of Recreation Center property from R-12/18 to CB	The property currently has hosted a non-residential use since incorporation – it was a King County Library building until 2011, when it was renovated and became the Sammamish Boys & Girls Club. Because of this history and the property's location within the Inglewood Community Business Zone, staff recommend placing this proposal on the 2018 docket.
2	Department of Parks and Recreation	Parks Element	Update to the Parks, Recreation, and Open Space (PRO) Plan	An update of the PRO Plan, the completion of which is required for grant eligibility from the state Recreation and Conservation Office is already on the City's work plan for 2018. Therefore, staff recommends this item be placed on the 2018 docket.
3	Department of Community Development	Capital Facilities Element – Background	Fix for School Impact Fees and Capital Facilities Plans	Staff recommends placing this proposal on the docket, given the simplicity of the proposed amendment and the time savings it will realize in the future.
4	Department of Community Development	Housing Element – Background	Update to Housing Strategy Plan	Completing the Housing Strategy Plan is a directive from the Comprehensive Plan (Policy H.6.1), and is on the City's work plan for 2018. Therefore, staff recommends that this proposal be placed on the 2018 docket.
5	Department of Public Works	Transportation Element	Update to Traffic Impact Fee, Update 20-year CIP	The proposed changes are critical for the city's compliance with the Growth Management Act and for the City's 2018 work plan. Therefore, staff recommend placing this proposal on the 2018 docket.
6	Department of Public Works	Transportation Element	Placeholder for potential changes in concurrency metrics and LOS standards	This amendment is related to a proposed update in the City's concurrency metrics and/or level of service standards that is included in the City's 2018 work plan. Therefore, staff recommend placing this proposal on the 2018 docket.

2018 Docket – Staff Recommendations

#	Applicant	Comprehensive Plan Chapter	Description	Recommendation
7	Don Gerend	Town Center Plan	Eliminate story limits in TC-A Zone	Staff does not recommend placing this proposal on the 2018 docket; instead, staff recommends considering it in the context of a Town Center Plan update in the future.
8	Jim Bachesta	Land Use Element – Future Land Use Map	Change future land use designation of parcels 0524069071, 0524069096, 0524069047 from R-1 to R-4	Given that the City of Sammamish currently has the capacity to meet its population growth targets, staff does not recommend placing this proposal on the 2018 docket.
9	Janis Seil	Land Use Element – Future Land Use Map	Change future land use designation of parcel 0224069017 from R-4 to NB	A brief staff analysis of this proposal has determined that it has a number of inconsistencies with the Comprehensive Plan related to land use patterns and location of commercial/mixed use centers. Therefore, staff does not recommend that this proposal be placed on the 2018 docket.
10	Frank Santoni	Land Use Element – Future Land Use Map	Change future land use designation of parcel 1241100042 from TC-E to TC-A	Staff does not recommend placing this proposal on the 2018 docket; instead, staff recommends considering it in the context of a Town Center Plan update in the future.
11	Jolie Imperatori	Land Use Element – Future Land Use Map	Change future land use designation of parcels 2325069039, 2325069083, 2325069024, 2325062024, 2325069040 from R-1 to R-4	Given that the City of Sammamish currently has the capacity to meet its population growth targets, staff does not recommend placing this proposal on the 2018 docket.

Summary of Recommendation Criteria

Legend

2017-2018 Work Plan	● The proposal is related to an item on the City’s 2017-2018 Work Plan	● The proposal is not related to an item on the City’s 2017-2018 Work Plan
2017-2018 Mid-Biennial Budget / Staff Availability	● The proposal is related to an item in the City’s 2017-2018 Mid-Biennial budget and/or there is sufficient staff availability to complete a full review	● The proposal is not related to an item in the City’s 2017-2018 Mid-Biennial budget and/or there is not sufficient staff availability to complete a full review
Ripeness	● The proposal is consistent with the City’s current policy and programmatic priorities	● The proposal is not consistent with the City’s current policy and programmatic priorities

#	Applicant	Comprehensive Plan Chapter	Description	2017-2018 Work Plan	Budget / Staff Availability	Ripeness	Recommended?
1	City Manager’s Office	Land Use Element – Future Land Use Map	Change future land use designation of Recreation Center property from R-12/18 to CB	●	●	●	Yes
2	Department of Parks and Recreation	Parks Element	Update to the Parks, Recreation, and Open Space (PRO) Plan	●	●	●	Yes
3	Department of Community Development	Capital Facilities Element – Background	Fix for School Impact Fees and Capital Facilities Plans	●	●	●	Yes
4	Department of Community Development	Housing Element – Background	Update to Housing Strategy Plan	●	●	●	Yes

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#	Applicant	Comprehensive Plan Chapter	Description	2017-2018 Work Plan	Budget / Staff Availability	Ripeness	Recommended?
5	Department of Public Works	Transportation Element	Update to Traffic Impact Fee, Update 20-year CIP	●	●	●	Yes
6	Department of Public Works	Transportation Element	Placeholder for potential changes in concurrency metrics and LOS standards	●	●	●	Yes
7	Don Gerend	Town Center Plan	Eliminate story limits in TC-A Zone	●	●	●	No
8	Jim Bachesta	Land Use Element – Future Land Use Map	Change future land use designation of parcels 0524069071, 0524069096, 0524069047 from R-1 to R-4	●	●	●	No
9	Janis Seil	Land Use Element – Future Land Use Map	Change future land use designation of parcel 0224069017 from R-4 to NB	●	●	●	No
10	Frank Santoni	Land Use Element – Future Land Use Map	Change future land use designation of parcel 1241100042 from TC-E to TC-A	●	●	●	No
11	Jolie Imperatori	Land Use Element – Future Land Use Map	Change future land use designation of parcels 2325069039, 2325069083, 2325069024, 2325062024, 2325069040 from R-1 to R-4	●	●	●	No