



COMPREHENSIVE PLAN AMENDMENT POLICIES AND PROCEDURES UPDATE

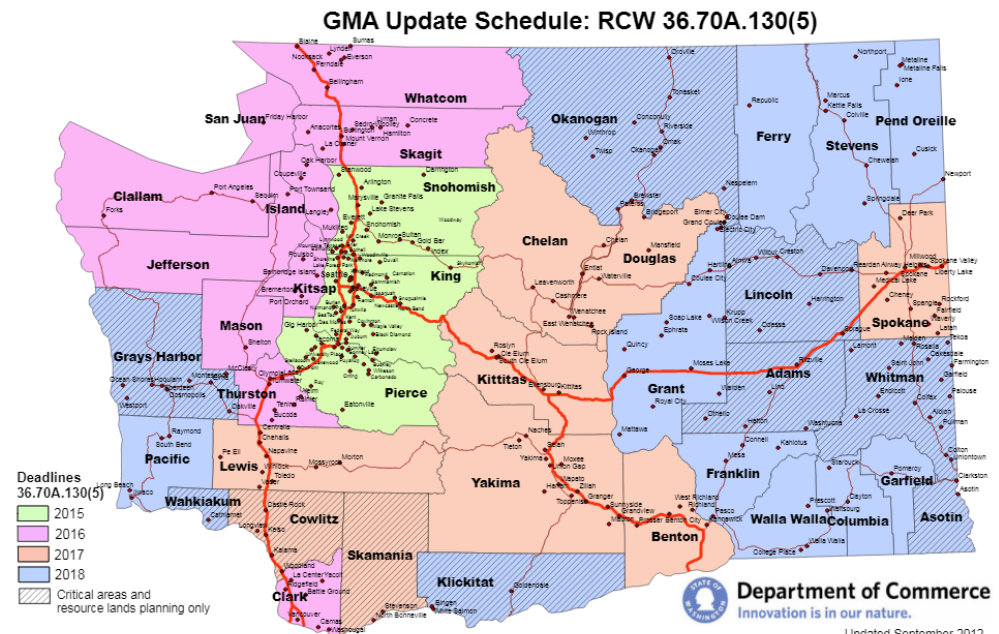
CITY OF SAMMAMISH PLANNING COMMISSION

APRIL 20, 2017



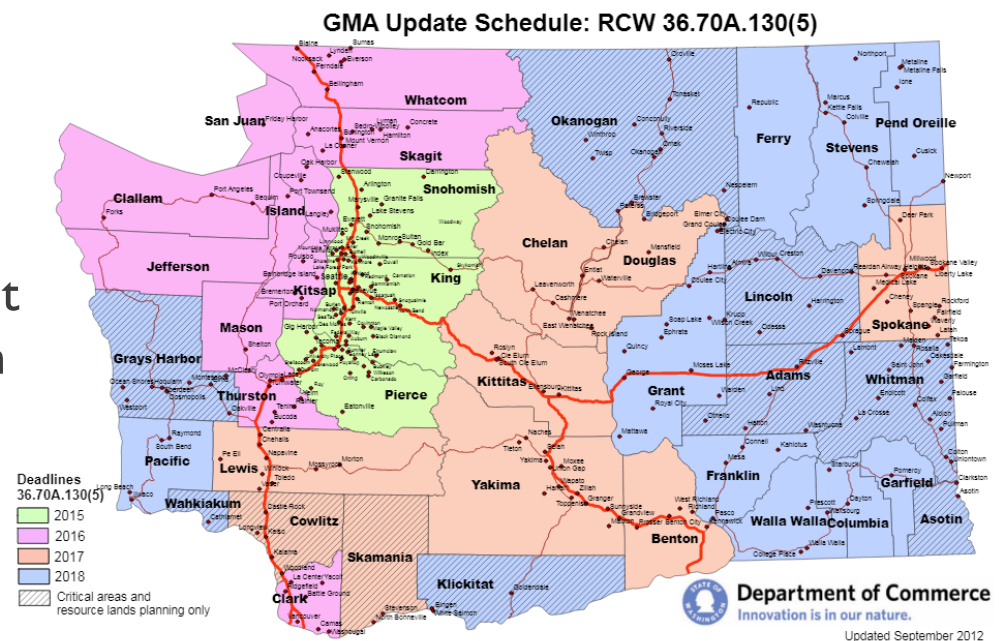
THE BASICS

- Sammamish plans under the Growth Management Act (GMA).
- Comprehensive Plan is “the centerpiece of local planning” (MSRC).
- GMA specifies required “elements” in Comprehensive Plan.



THE BASICS

- Comprehensive Plan guides decisions on land use, transportation, housing, capital facilities, parks, and the environment.
- Development regulations (zoning, etc.) must be consistent with the Comprehensive Plan Land Use Map.
- Comprehensive Plan establishes priorities for decisions involving nearly every aspect of the City's business.



THE BASICS

- GMA currently requires major updates to the Comprehensive Plan every eight years.
- In between major updates, GMA permits the City to consider certain types of amendments once per year (a few exceptions apply).
- Cities determine frequency, process, and criteria for approval.



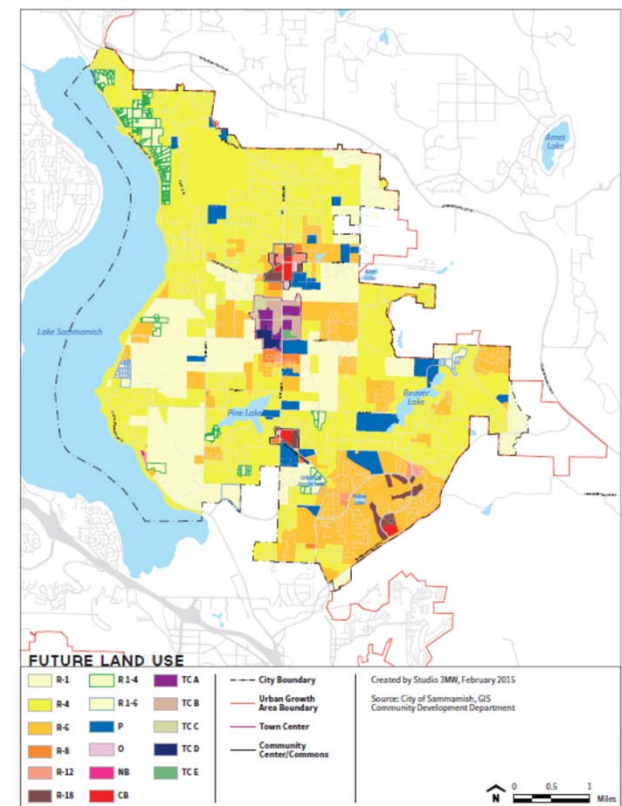
Comprehensive Plan Rewrite

City of
Sammamish

THE BASICS

- Typically, amendments proposed during such reviews are text amendments or site-specific land use map amendments.
- Amendments must:
 - Correct a technical error; or
 - Not require substantive change to policy language or alter urban growth area boundary.
- Comprehensive Plan amendments are legislative actions subject to approval by the City Council.

Figure LU-1
Future Land Use Map



SAMMAMISH MUNICIPAL CODE (SMC) TITLE 24 (1/4)

- SMC Title 24 establishes:
 - Which amendments are permitted during the “annual review.”
 - The “seven-year review” [sic] cycle.
 - Processes for City-initiated amendments.
 - Review criteria for proposals.
 - Public participation requirements.



SAMMAMISH MUNICIPAL CODE (SMC) TITLE 24 (2/4)

- Amendment Proposal Review Criteria
 - A. What is proposed to be changed and why.
 - B. Anticipated impacts, incl. geographic area affected.
 - C. Why existing guidance should not continue/no longer applies.
 - D. Compliance with the goals of the GMA.
 - E. Complies with the City Vision Statement.
 - F. How functional plans support the change.
- Additional for land use map amendment proposals:
 - G. Implements the goals of the Comprehensive Plan.
 - H. Not incompatible with nearby existing and permitted land use.



SAMMAMISH MUNICIPAL CODE (SMC) TITLE 24 (3/4)

- SMC Title 24 - Annual Review
 - Planning Commission and Council set “docket.”
 - Docketed proposals receive more thorough analysis.
 - Council approves, denies, or modifies docketed proposals.
 - Overly prescriptive in some areas; too vague in others.



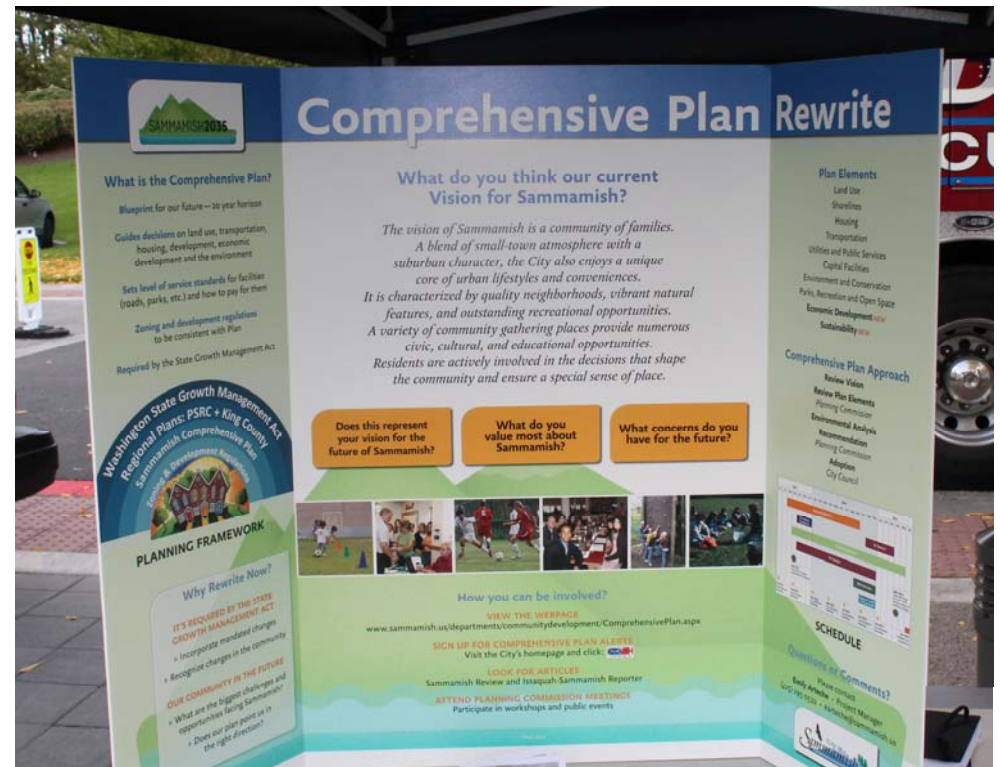
SAMMAMISH MUNICIPAL CODE (SMC) TITLE 24 (4/4)

- SMC Title 24 contains numerous provisions that are no longer relevant:
 - Chapter 24.20 SMC - Basin Plans
 - Provisions focused on development regulations
 - SMC 24.15.060 – Joint Planning Agreements
 - SMC 24.15.080 – Interlocal Agreements for Regional Transportation Facilities



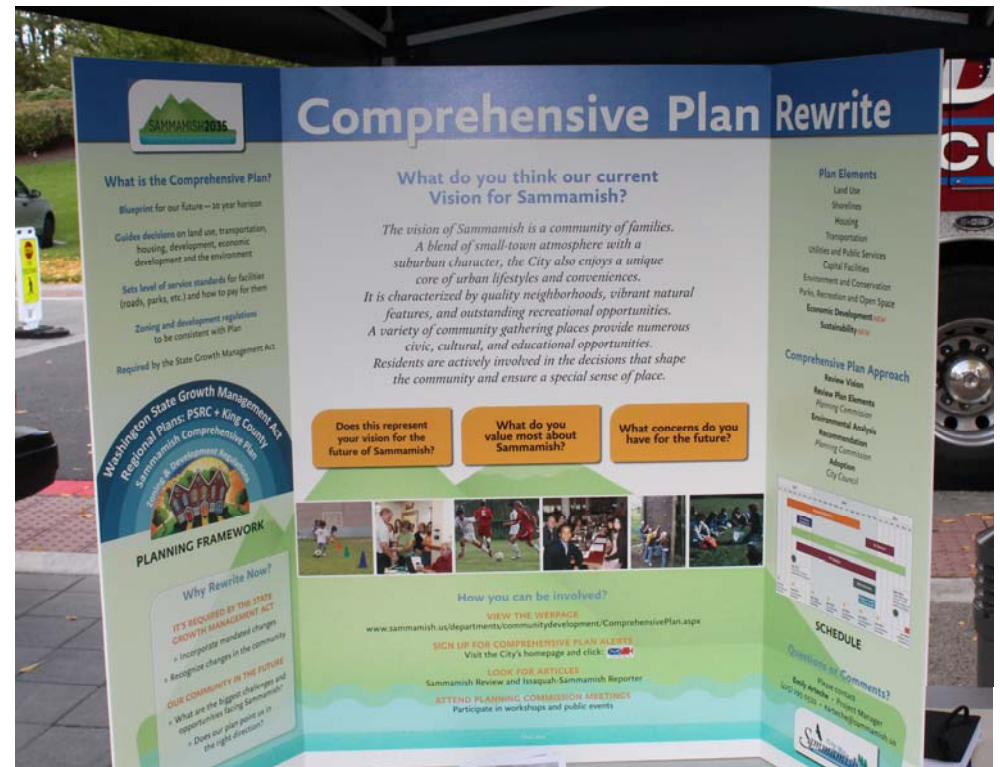
GOALS OF SMC TITLE 24A

- Streamline amendment process both in practice and as written.
- Provide predictable but flexible schedule for periodic and annual/biennial update.
- Allow more advanced planning for consideration of proposals.
- Eliminate excess verbiage.
- Remove irrelevant sections.



PREVIEW OF SMC TITLE 24A

- Models:
 - City of Mill Creek
 - City of Shoreline
- Move from annual “docket” process to biennial review synched with budget process.
- More emphasis on referencing RCW; less likely for code to be out-of-date or need constant revision.
- New, clearer criteria and improved flexibility on review steps.



PROCESS

Date	Action
April 20	Planning Commission Work Session
May 18	Planning Commission Public Hearing
June 5	City Council Study Session
June 6	City Council First Reading & Public Hearing
June 20	City Council Second Reading & Adoption