



COMPREHENSIVE PLAN AMENDMENT POLICIES AND PROCEDURES UPDATE

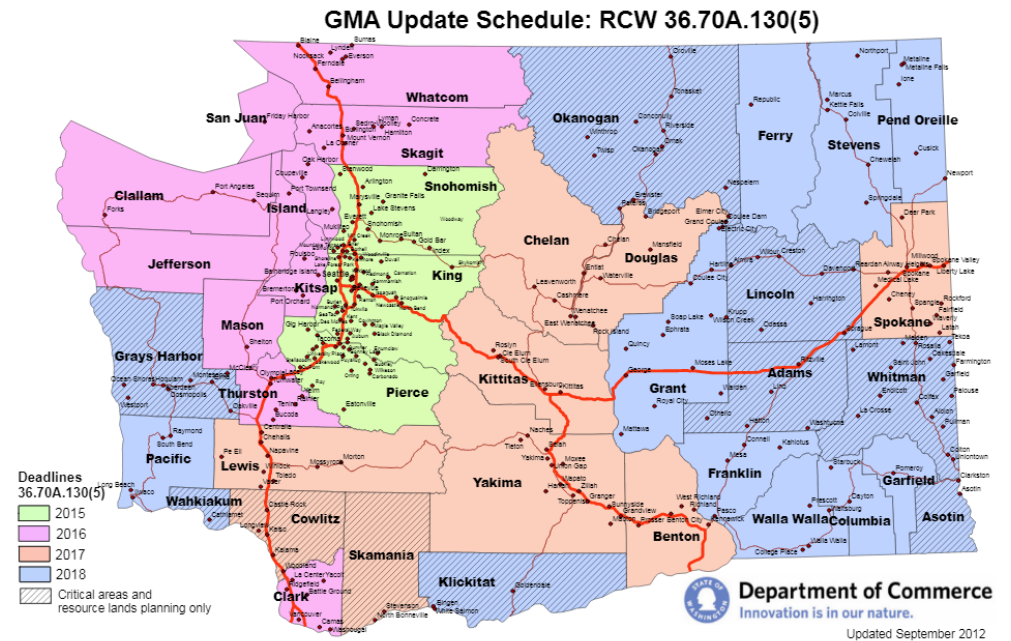
CITY OF SAMMAMISH PLANNING COMMISSION

JUNE 1, 2017



MEETING AGENDA

- Clarification on Map Amendments
- 2016-7 Docket Review
- May 18 Meeting Review
- Public Hearing
- Motion – Recommendation to City Council



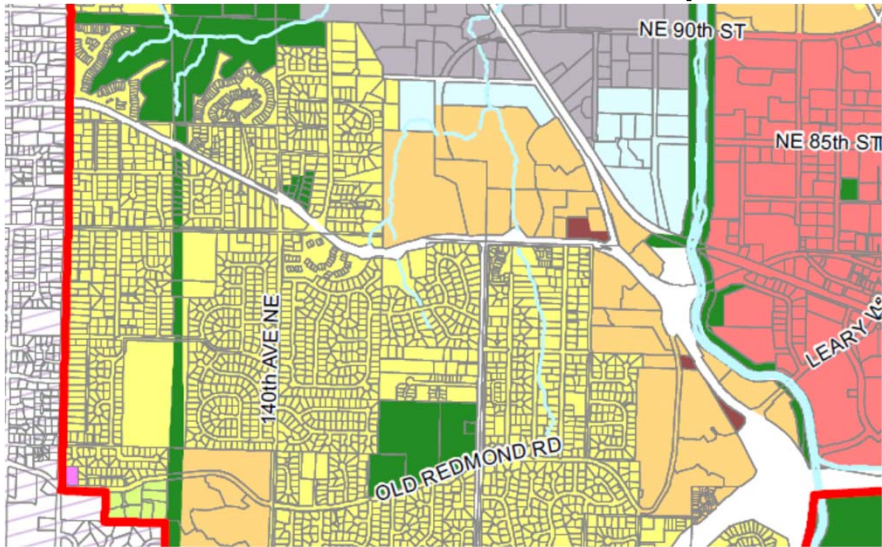
SITE SPECIFIC LAND USE MAP AMENDMENTS

- City has two land use maps:

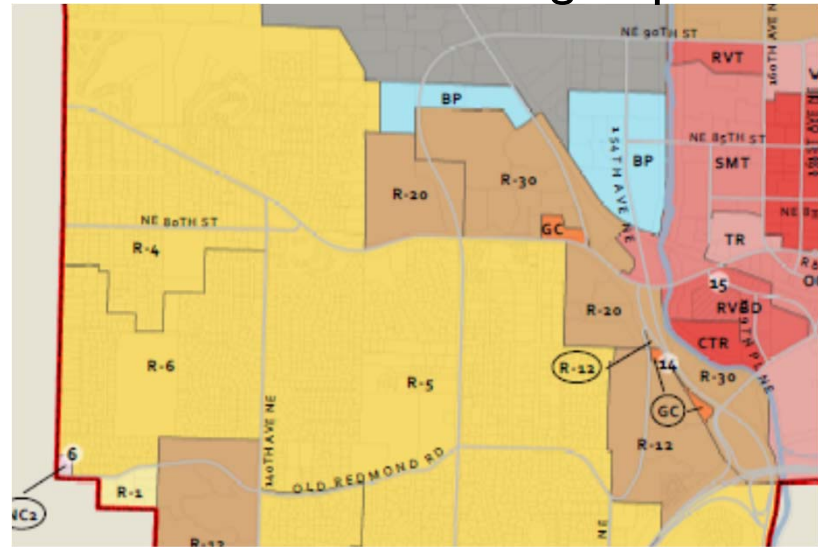
Future Land Use Map	Current Zoning Map
Provides a generalized view of how land in the City is intended to be used. Adopted as part of the Comprehensive Plan.	The present-day implementation of the future land use map.
Changes require a Comprehensive Plan Amendment.	Changes require a zone reclassification.

City of Redmond, WA














Future Land Use Map






Current Zoning Map



Legend

- | Plan Designations | |
|---|---------------------------|
|  | Single-Family Constrained |
|  | Single-Family Urban |
|  | Multi-Family Urban |
|  | Neighborhood Commercial |
|  | General Commercial |
|  | Downtown Mixed Use |
|  | Overlake Mixed Use |
|  | Business Park |
|  | Manufacturing Park |
|  | Design District |
|  | Urban Recreation |
|  | Semi-Rural |
|  | Park and Open Space |

Residential Zones

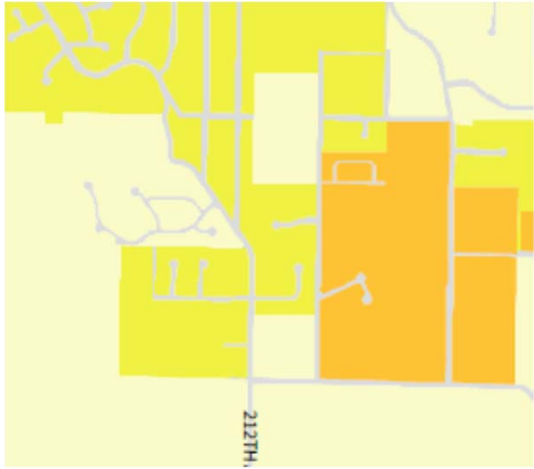
-  Semi-Rural (RA-5) & Single-Family Constrained Zones (R-1, R-2, & R-3)
-  Single-Family Urban Zones (R-4, R-5, R-6, R-11, & R-8)
-  Multi-Family Urban Zones (R-12, R-18, R-20, R-30), Bear Creek Design District (BCDD1), Marymoor Design District (MDD3), & Northeast Design District (NDD1)

Downtown Zones

-  Town Square (TSQ), Carter (CTR), East Hill (EH), Bear Creek (BC), Trestle (TR), Valley View (VV), Anderson Park (AP), Old Town (OT), River Bend (RVBD), Sammamish Trail (SMT), Town Center (TWNC), & River Trail (RVT)

City of Sammamish, WA

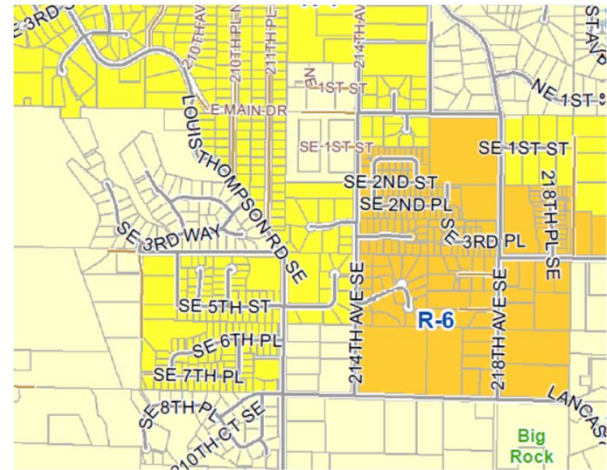
Future Land Use Map











FUTURE LAND USE

 R-1	 R 1-4	 TC A
 R-4	 R 1-6	 TC B
 R-6	 P	 TC C
 R-8	 O	 TC D
 R-12	 NB	 TC E
 R-18	 CB	

Current Zoning Map



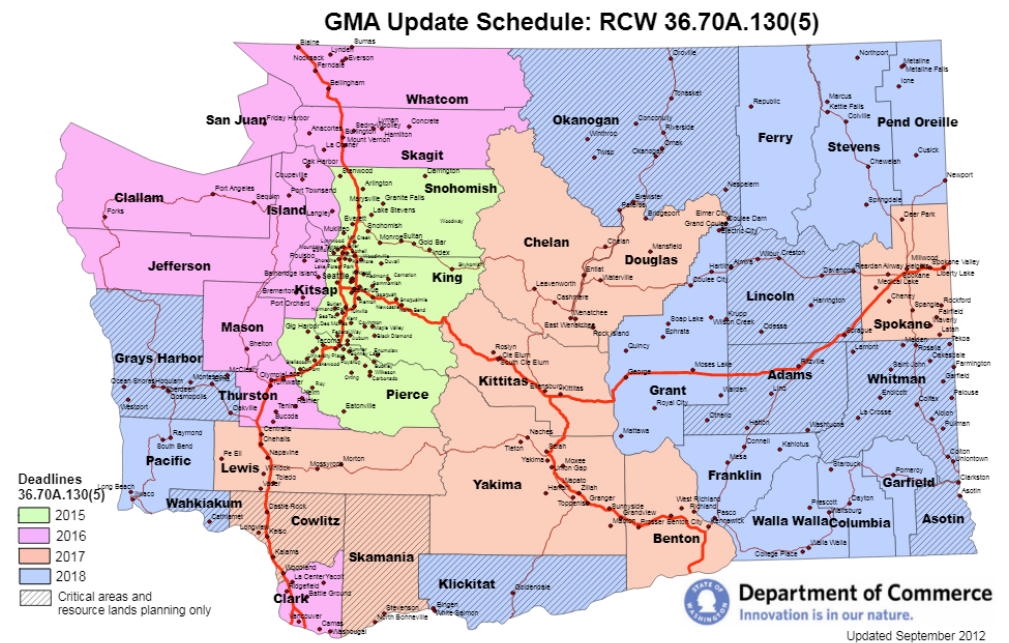
Sammamish Zoning

Residential	
 R-1	
 R-4	 R-4 Interim
 R-6	 R-6 Interim
 R-8	
 R-12	
 R-18	

R-# = Residential units per acre

A NOTE ABOUT COMPREHENSIVE PLAN AMENDMENT PROPOSALS

- Comprehensive Plan amendments are legislative decisions made **at the discretion of the Council**.
- This distinguishes Comprehensive Plan amendments from land use actions.
- A zone reclassification – a Type III land use action – is made through the Hearing Examiner process.

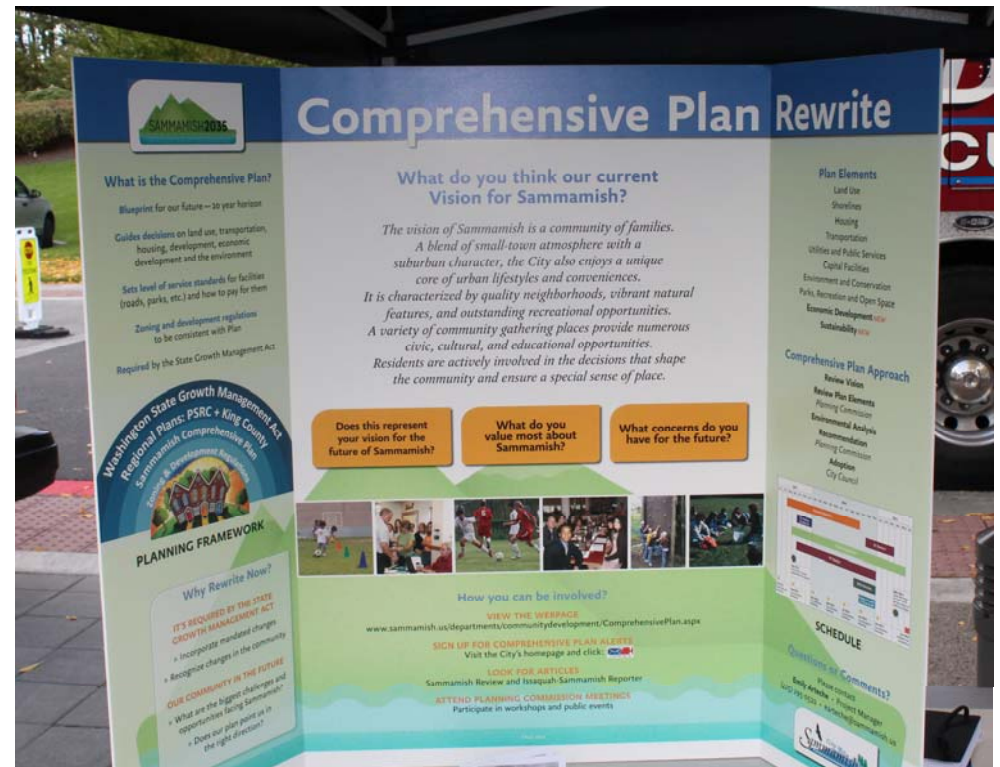


2016 DOCKET PROCESS

Date	Action
August	City announces request for applications
August - September	City conducts pre-application meetings
September 30	Deadline for applications; 8 received
October	Staff reviews applications
October 27	Planning Commission Work Session on Proposed Amendments
November 3	Planning Commission Public Hearing on Proposed Amendments; Commission votes 5-0 to include all items on 2017 Docket
November 8	City Council Discussion on Proposed Amendments
November 15	City Council Public Hearing on Proposed Amendments; Council did not come to a resolution on which proposals to include on 2017 Docket
December 6	Council votes 7-0 to place two City-initiated proposals on 2017 Docket (Resolution R2016-709)

SUMMARY OF CHANGES SINCE MAY 18

- Moved definitions section to beginning
- Added definitions of Current Zoning Map and Future Land Use Map
- Removed reference to amending “no more than once per year”
- Added reference to neighborhood character to review criteria
- Grammatical and other clarifying fixes



ESTIMATED COMPREHENSIVE PLAN PROPOSAL REVIEW

Date	Action
July 1, 2018	Application Deadline
July – October, 2018	Staff reviews applications; Director identifies budget and work plan opportunities and constraints
November – December, 2018	Biennial Budget Finalized and Adopted; Director finalizes Department work plan, schedules docket review at PC and CC
January – July, 2019	Planning Commission and City Council Docket Review Process
August – December, 2019	Staff requests additional information from applicants moving to Legislative Review; staff completes additional analysis of proposals; Legislative Review dates scheduled for PC and CC
January – July, 2020	Planning Commission and City Council Legislative Review Process
Any time from 2020 onward	For Land Use Map Amendments: Zone reclassification application and decision by Hearing Examiner



PUBLIC HEARING



ESTIMATED COMPREHENSIVE PLAN PROPOSAL REVIEW - ANNUAL

Date	Action
July 1, 2018	Application Deadline
July-August, 2018	Staff reviews applications; Director identifies budget and work plan opportunities and constraints; schedules docket review at PC/CC
September-November, 2018	Planning Commission and City Council Docket Review Process
November – December, 2018	Staff requests additional information from applicants moving to Legislative Review; staff completes additional analysis of proposals; Legislative Review dates scheduled for PC/CC
January – July, 2019	Planning Commission and City Council Legislative Review Process
Any time from 2019 onward	For Land Use Map Amendments: Zone reclassification application and decision by Hearing Examiner