



2017 Comprehensive Plan Amendments

**Planning Commission Meeting
July 6, 2017**

Comprehensive Plan Amendments

Planning Commission Review



Comprehensive Plan Amendments

<i>What they are</i>	<i>What they are not</i>
Targeted	Part of the periodic update
Narrowly focused (e.g. site-specific)	Comprehensive in nature
Annual	Octennial
Docketed	Part of a Council-adopted Work Plan
Improve consistency	Policy-level

Think in terms of...

Implementation

Policy Direction

Planning Commission Role

Planning Commission will review the docketed comprehensive plan amendment to amend the Environment and Conservation, Utilities, and Capital Facilities Elements of the Sammamish Comprehensive Plan and recommend action to the City Council

Comprehensive Plan Amendment Process:

Looking Back: Setting the Docket

- December 6, 2016 (Resolution R2016-709)

Looking Ahead: Legislative Review of Docketed Proposals

- July 6, 2017 Work session (*comments will be incorporated into July 20 packet*)
- July 20, 2017 Public Hearing (followed by deliberation and recommendation)

Newly Adopted Plans - 2016

Overview

1. Public Works Standards (Adopted 12/6/16; Ordinance O2016-425)
 - Identifies required permitting and minimum engineering requirements for work on private development and work in the City's right-of-way
 - Supplements the Sammamish Municipal Code (SMC)
2. Storm and Surface Water Management Comprehensive Plan (Adopted 12/6/16; Ordinance O2016-424)
 - Update of the 2001 Stormwater Comprehensive Plan
 - Identifies specific plans and projects to help meet the goals of City's Comprehensive Plan and National Pollutant Discharge Elimination System Permit (NPDES)
 - Describes current and future stormwater issues and needs
 - Describes the City's stormwater system and existing programs/projects, provides guidance for implementing future recommended programs and projects

Newly Adopted Plans – 2016 (continued)

3. King County Surface Water Design Manual and Sammamish Addendum (Adopted 12/13/16; Ordinance O2016-428)
 - Regulates design, construction, inspection and maintenance of stormwater facilities in Sammamish
 - NPDES permit requirement

4. Low-Impact Development Code Updates (Adopted 12/13/16; Ordinance O2016-429)
 - The LID Code (Chapter 21A.85 SMC) is a suite of management and site design techniques to mimic natural drainage processes to control runoff and treat stormwater
 - Provides technical guidance/requirements for planning, design and maintenance of LID facilities
 - NPDES permit requirement to ensure LID codes are consistent with the Surface Water Design Manual and Sammamish Addendum

This Comprehensive Plan Amendment is the last legislative step needed to implement the updated Plans listed above

Review of Comprehensive Plan Amendments

SMC 24.15.040(2)

Applications to amend the comprehensive plan shall be reviewed based upon the following information:

- ✓ A detailed statement of what is proposed to be changed and why;
- ✓ A statement of anticipated impacts of the change, including geographic area affected and issues presented;
- ✓ (c) A demonstration of why existing comprehensive plan guidance should not continue in effect or why existing criteria no longer apply;
- ✓ (d) A statement of how the amendment complies with the Growth Management Act's goals and specific requirements;
- ✓ (e) A statement of how the amendment complies with the Sammamish Vision Statement;
- ✓ (f) A statement of how functional plans and capital improvement programs support the change; and
- ✓ (g) Public review of the recommended change, necessary implementation (including area zoning if appropriate) and alternatives.

Proposed Amendment

Justification (SMC 24.15.040[2][a])

The proposed amendment will...

Make minor, non-substantive updates to improve consistency throughout the Environment and Conservation Element Background Information, Utilities Element Background Information, and Capital Facilities Element, including:

- Reflect the current name of the Storm and Surface Water Management Comprehensive Plan
- Update the links to the online 2016 King County Surface Water Design Manual and Sammamish Addendum
- Updating the 2017-2022 Surface Water and Transportation Capital Improvement Plans
- Update the current list of publically-owned storm water assets

Proposed Amendment

Justification (SMC 24.15.040[2][b])

The anticipated impacts of the proposed amendment will...

- Make the Comprehensive Plan consistent with the following updated documents:
 - Storm and Surface Water Comprehensive Plan
 - Surface Water Design Manual and Sammamish Addendum
 - Public Works Standards
 - Low Impact Development code (Chapter 21A.85 SMC)
- Incorporate the 2017-2022 Surface Water and Transportation Capital Improvement Projects lists

Proposed Amendment

Justification (SMC 24.15.040[2][c])

The existing comprehensive plan guidance should no longer continue in effect because...

- The City has adopted more current documents and plans since the Comprehensive Plan was last updated (in 2015) and these must be referenced for consistency between the Comprehensive Plan and the implementing documents, in accordance with the Growth Management Act (GMA).

Proposed Amendment

Justification (SMC 24.15.040[2][d])

The proposed amendment complies with the Growth Management Act by...

- Ensuring consistency between the Comprehensive Plan and the City's implementing plans and programs
- Updating the City's inventory of existing capital facilities

Proposed Amendment

Justification (SMC 24.15.040[2][e])

The proposed amendment complies with the Sammamish Vision Statement by...

- Referencing the current Surface Water Design Manual and Sammamish Addendum, and Low Impact Development codes in compliance with the City's NPDES Permit
- Updating the City's list of capital projects that will enhance the environment and aquatic habitat or mitigate any construction impacts to local surface water bodies

Proposed Amendment

Justification (SMC 24.15.040[2][f])

The city's functional plans and capital improvement programs will support the revisions of the proposed amendment by...

- Ensuring that the current documents and plans are referenced in the Comprehensive Plan and are consistent with each other

Comprehensive Plan Amendments

Next Steps

DATE	ACTION
July 6	Planning Commission Work Session
July 20	Planning Commission Public Hearing and Recommendation
Sept 5	City Council Public Hearing and First Reading of the Ordinance
Sept 19	City Council Second Reading of the Ordinance
Fall 2017	Third Reading of the Ordinance for <i>Consolidated Annual Amendment of Comprehensive Plan</i>

Review of Comprehensive Plan Amendments

Suggested Motion

“Move to recommend that the City Council adopt the Docketed 2017 Comprehensive Plan Amendment for the Environment and Conservation, Utilities, and Capital Facilities Elements as presented.”