AGENDA

March 10, 2015 6:30 pm – 10:00 pm

Call to Order

Public Comment
This is an opportunity for the public to address the Council. Three-minutes limit per person or five-minutes if representing the official position of a recognized community organization.

Topics

- 2015 Comprehensive Plan Update
- Land Use Discussion: Schools, Churches, Group Homes.

Executive Session: If necessary

Adjournment
Memorandum

Date: March 10, 2015
To: City Council
From: Planning Commission
Re: City of Sammamish 2015 Comprehensive Plan Update Recommendations

Introduction:

From September 2013 through February 2015, the Planning Commission met approximately 30 times to review information, discuss policy issues and make recommendations on the 2015 Comprehensive Plan update. The Planning Commission’s work was informed by the public, staff and our consultant team with policy direction received from the City Council. All meetings were open to the public and public comment was received throughout the process. Planning Commission meeting materials were also posted on the City’s website.

Foundation and Elements of Work:

The Comprehensive Plan encompasses eight different elements, of which the Planning Commission had direct responsibility for creating six; including: housing, land use, capital facilities, utilities, transportation and the environment. The other two remaining elements, parks and the recent addition of shorelines were merged into the Comprehensive Plan directly from the PRO Plan and Shoreline Master Plan.

The cornerstone of all the goals and policies within each element is a framework of overarching goals. We call these the FRAMEWORK GOALS. They are universal in the sense that the goals can be applied to all the elements. They include the following:

- Sustainability/Health;
- Citizen Participation; and
- Implementing and Amending the Plan

Health and sustainability goals mainly were extracted from the City’s Sustainable Strategy Plan. Sustainability and health goals build on a foundation that considers the needs of the community with respect to environmental quality, economic vitality and social equity. These characteristics are also referred to as people, prosperity and planet. Healthy and sustainable communities are in balance with respect to people, prosperity and planet.

Going forward, active citizen participation remains a vital component of the City’s planning process and these goals here were developed from a number of sources, including the previous 2003 Comprehensive Plan, the public involvement plan for the 2015 Comprehensive Plan update as well as examples of good practices from other jurisdictions. Goals on implementing and amending the Comprehensive Plan specifically aim at meeting Growth Management Act (GMA) requirements which call for the balance and check of policies.
Visioning and the Elements:

Each element created by the Planning Commission involved multiple meetings and often in-depth discussion informed by reference material and technical information prepared/presented by staff and/or consultants. The Planning Commission considered public input early and often. A significant public participation program was launched at the onset of the project. Information gathered was used to help inform the update of our vision statement. Youth and community groups/organizations as well as the general public participated. The public continued to review draft work at the farmers’ market and other venues including public open houses which were well attended.

The elements reflect the draft Vision Statement and meet the requirements of the Growth Management Act, Countywide Planning Policies, Puget Sound Regional Government, Multicounty Planning Policies and regional transportation plans. The elements also reflect the tailored efforts of the Planning Commission on a variety of different topics through policy development. These policies refer back to direction from the City Council on a number of subjects including, tree retention, public transit, efficiencies in services, design, road connections and housing choices. The takeaways from Planning Commission’s work will be detailed in subsequent City Council study sessions in April and May. Please see the attached handout on the Comprehensive Plan schedule for detailed dates.

Implementation of these policies will in part frame the work programs for staff and the Planning Commission over the next several years. In some cases, policy implementation will require financial commitments by the City and/or updates to existing planning documents and regulations. Below are the Planning Commission’s primary areas of focus during our work on the 2015 Comprehensive Plan update:

Land Use Element:
- Neighborhood Connectivity Enhancing Stormwater Facilities
- Design Guidelines Both Residential and Commercial

Housing Element:
- More Housing Choices
- More affordable Housing,
- Updating the Housing Strategy Plan

Capital Facilities Element:
- Efficient facilities; capable of serving multiple functions

Utilities Element:
- Reduce Energy Use
- Services at competitive rates
- Expanded Bandwidth/Speed

Transportation Element:
- Improve and expand transit service within and out of the City
- The City to become a leader in Commute Trip Reductions,

Environment Element:
- Urban Forestry Management Plan
- Consider City-wide tree canopy management

Please note that each of the elements is supported by a separate “Supporting Analysis”, i.e., the technical information that was used to help develop the element; including the 20 year TIP as well as the City’s capital facilities inventory, project funding capital facility plans and more. These documents are considered part of the 2015 Comprehensive Plan update and are available for your reference on the City’s website at:

In closing, the Planning Commission in a unified vote recommends this 2015 Comprehensive Plan update to the City Council for review and approval. The Planning Commission hopes the upcoming work sessions will provide an excellent opportunity to demonstrate and discuss its development of this document.

Respectfully,

[Signature]

Ryan Kohlmann, Chair
Date: March 10, 2015

To: Ben Yazici, City Manager

From: Jeff Thomas, Community Development Director

Re: Alternative Housing Options Update

Summary Statement:

The City currently allows a variety of non-residential uses within those zoning areas currently designated primarily for residential uses (i.e. R-1 through R-18). Non-residential uses allowed in residential zones generally fall into four categories (schools, daycares, religious uses, and group homes). The enclosed table summarizes the approach used by other jurisdictions in regulating these non-residential uses.

Background:

In general, most of the non-residential uses (daycares, religious uses and group homes) allowed in the residential zones are afforded more protection under state or federal law than other land use categories. For larger facilities, the City has used the conditional use permit process to ensure that a proposed facility is compatible with the surrounding neighborhood; the table (below) summarizes the approach used by other cities to regulating these uses in residential zones.

Group Homes. Group homes are protected by legislation at both the federal and state level. The federal Fair Housing Act Amendment (FHAA) prohibits the use of regulatory tools (such as restrictive covenants, land use codes, and conditional use permits) to limit where people with disabilities can live. The Washington Housing Protection Act (WHPA) forbids cities from enacting regulations that treat “a residential structure occupied by persons with handicaps differently than a similar residential structure occupied by a family or other unrelated individuals” (RCW 35A.63). In general, small group homes (6-8 individuals) should be regulated in a fashion similar to single family homes; larger facilities can be subject to limited controls.

Daycares. Small daycares (less than 12 children) are provided protections under state law from local regulation (RCW 35A.63). Larger daycares can be subject to local zoning regulations.

Religious uses. The federal Religious Land Use and Institutionalized Persons Act (RLUIPA) limits the City’s ability regulate religious uses. The City cannot impose “substantial burden” on religious exercise, treat religious assemblies and institutions differently from nonreligious assemblies and institutions, discriminate against certain religious denominations, totally exclude religious assemblies from a jurisdiction, or unreasonably limit religious assemblies.
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<thead>
<tr>
<th>Group Homes</th>
<th>Sammamish</th>
<th>Mercer Island</th>
<th>Bellevue</th>
<th>Issaquah*</th>
<th>Kirkland</th>
<th>Redmond</th>
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<tbody>
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<td>• 10 occupants or less</td>
<td>R-1 to R-8 – CUP</td>
<td>Permitted in all zones</td>
<td>Permitted in most zones, CUP in R-10</td>
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<td>• &gt;10 occupants</td>
<td>R-12 to R-18 – Permitted</td>
<td>Prohibited in all R zones</td>
<td>Permitted in most zones, CUP in R-10</td>
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<td>CUP – Conditional Use Permit or analogous required design review</td>
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