



PLANNING COMMISSION

MINUTES OF THE MEETING

MEETING SUMMARY

Thursday, April 7, 2016
City of Sammamish Council Chambers

COMMISSIONERS PRESENT

Larry Crandall
Shanna Collins
Nancy Anderson
Eric Brooks
Brian Garvey

ABSENT: Frank Blau, Philip Cherian

CALL TO ORDER

Vice Chair Collins called the Sammamish Planning Commission meeting to order at 6:31 pm.

APPROVAL OF AGENDA AS DISCUSSED: Approved 4:0

APPROVAL OF MINUTES: 03/17/2016: Approved 4:0

PUBLIC COMMENT: (3 Mins)

Mary Victor, 408 228th Avenue NE, Sammamish, WA

STAFF PRESENT

Evan Maxim, Senior Planner
Darci Donovan, Permit Center Manager
Cheryl Paston, Public Works Deputy Director
Tawni Dalziel, Senior Storm Water Engineer
Debbie Beadle, Community Development

PRESENTATIONS

Impact Fee Deferrals Code Amendments

Darci Donovan, Permit Center Manager gave the following informational presentation to the Commission as follows: -

What are Impact Fees?

- ▶ Collected from developers of new housing
- ▶ Ensures new development helps pay for new capital improvements
 - ▶ Streets
 - ▶ Parks
 - ▶ Schools
- ▶ In other words, "Growth pays for growth"
- ▶ Current Impact Fee rates:
 - ▶ Streets: \$14,204.27
 - ▶ Parks: \$ 6,739.00
 - ▶ Schools: \$ varies by district

Examples:

- ▶ 2016 - 2021 Six Year (TIP) Transportation Improvement Program include:
 - ▶ SE 4th ST – 218th AVE SE to 228th AVE SE - Widening
 - ▶ Issaquah-Pine Lake Rd – Klahanie Blvd to SE 32nd – Widening and roundabout
 - ▶ East Lake Sammamish Parkway SE/ SE 24th ST Intersection – Traffic signal
- ▶ 2015 – 2020 Parks Capital Improvement Plan
 - ▶ Community Center
 - ▶ Big Rock Park
 - ▶ Land Acquisition
- ▶ School District Capital Facilities Plan
 - ▶ Construction of new schools
 - ▶ Expansion projects
 - ▶ Modernization/replacement of older schools

Goals for Tonight

- ▶ Review history of previous impact deferral program
- ▶ Review updates to RCW 82.02.050(3)
- ▶ Review impact fee deferral process

History

- ▶ Sammamish was the first to adopt an ordinance allowing deferral of impact fees.
- ▶ Ordinance adopted August 2009.
- ▶ Provided an option to defer Street and Park Impact fees to point of closing through use of liens.
- ▶ Original ordinance was extended for 2-year period and sunset Dec. 31, 2014.
- ▶ The city received 255 liens.

RCW 82.02.050(3) - effective September 1, 2016

- ▶ A developer/applicant may request that payment of impact fees be deferred until:
 - ▶ final inspection; or
 - ▶ issuance of the Certificate of Occupancy or equivalent certification (final inspection sign off); or
 - ▶ The closing of the first sale of the property provided that the term of the impact fee deferral shall not exceed 18 months from the date of building permit issuance.

Deferral Process

- ▶ A developer completes the Lien for Development Impact Fees form and submits prior to issuance of permit.
- ▶ The developer then has lien recorded with King County.
- ▶ Once the city receives the recorded lien, the permit is issued.
- ▶ The Permit Center manages the entire lien process.

Things To Know

- ▶ Impact fees amounts do not vest and, therefore, are subject to change.
- ▶ An applicant is entitled to defer impact fees for 20 single family homes per year in the City.
- ▶ Buildings cannot be occupied until impact fees are paid and final inspection has occurred.
- ▶ In the event that the deferred impact fee is not paid within the 18-month timeframe, the City may pursue foreclosure (chapter 61.12 RCW).

Questions?

The commission ask questions/concerns with staff following the presentation.

PUBLIC COMMENT (3 minutes)

Mary Victor, 408 228th Avenue NE, Sammamish, WA

NEW BUSINESS

Storm water Updates - Introduction/Work Session

Tawni Dalziel, Senior Storm Water Engineer gave the following presentation to the Commission as follows: -

Major topics and plans

- Stormwater Comprehensive Plan
- Stormwater Design Manual Update
- Low Impact Development – Code Review and Update

Stormwater comprehensive plan

- Last updated in 2001
- Schedule
 - Planning Commission April 7, May 5, and May 19, 2016
 - PC Handoff to City Council June 7, 2016
 - City Council June 7, June 21, and July 5, 2016
 - Adoption July 19, 2016

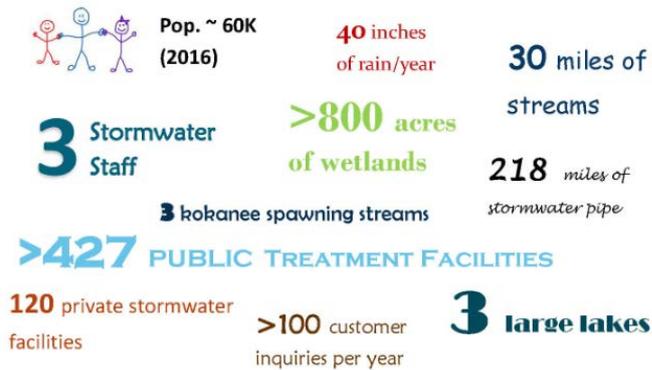
Stormwater Design manual update

- Regulates new and redevelopment projects
- Last updated in 2001
- Update is required by December 31, 2016
- Schedule
 - Planning Commission June and July 2016
 - PC Handoff to City Council September 2016
 - City Council September and October 2016
 - Adoption by December 31, 2016

Low Impact development CODE Review and update

- Identify and eliminate code barriers to LID
- Update is required by December 31, 2016
- Schedule
 - Planning Commission June and July 2016
 - PC Handoff to City Council September 2016
 - City Council September and October 2016
 - Adoption by December 31, 2016

Stormwater by the numbers



Storm water management COMPREHESIVE PLAN Update

Plan contents:

- Introduction and Goals
- Regulatory Framework
- Natural Resources and Existing Infrastructure
- Existing Program
- Anticipated Future Conditions
- Recommendations Moving Forward

Introduction and Goals

- Compliment City Comprehensive Plan update
- Be in alignment with changing stormwater, development, and critical areas regulations
- Framework for Future Levels of Service, Programmatic Strategies, Projects, and Policies

Regulatory framework

NPDES Phase II Permit (2013-2018)

S5. STORMWATER MANAGEMENT PROGRAM FOR CITIES, TOWNS, AND COUNTIES

S5. C.1 Public Education and Outreach

S5. C.2 Public Involvement and Participation

S5. C.3 Illicit Discharge Detection and Elimination

S5. C.4 Controlling Runoff from New Development, Redevelopment and Construction Sites

Adopt Stormwater Manual equivalence (Dec 31, 2016)

Adopt LID Code update (Dec 31, 2016)

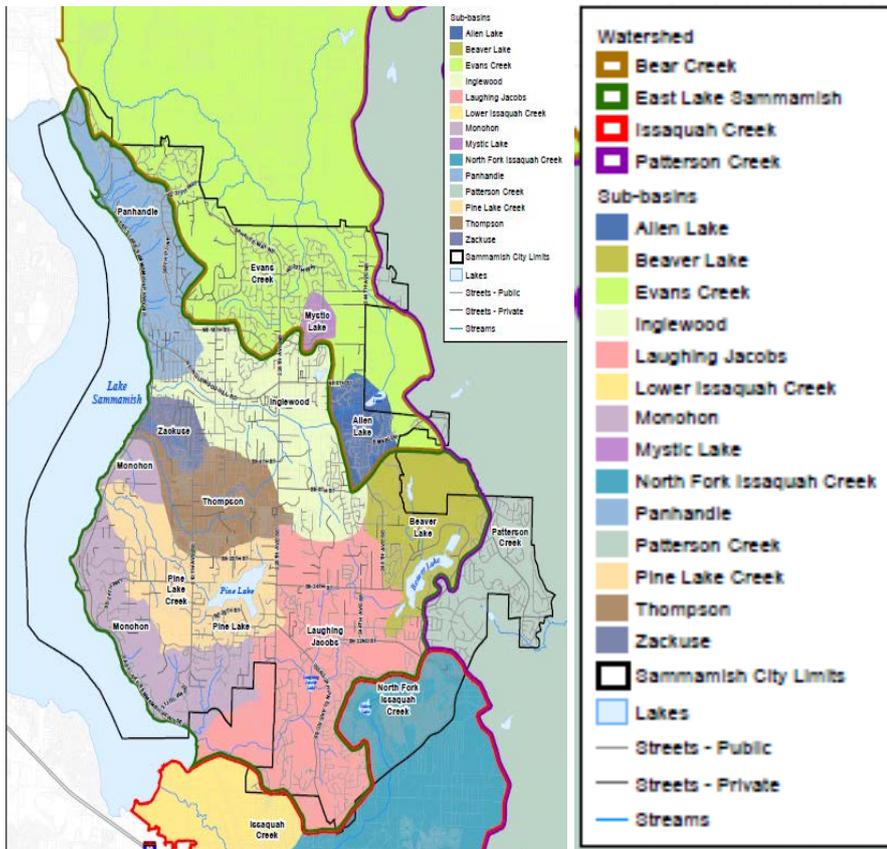
S5. C.5 Municipal Operations and Maintenance

Natural resources and existing infrastructure

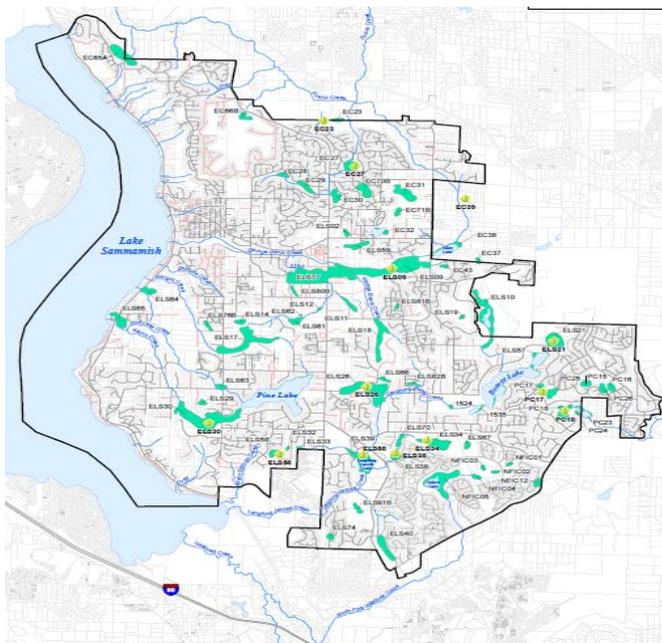
- Drainage Sub-basins
- Lakes
- Streams
- Wetlands
- Landslide and Erosion Hazards
- Stormwater Facilities
- Publicly owned
- Privately owned
- Catchbasins

- Conveyance pipes
- Open ditches/channels

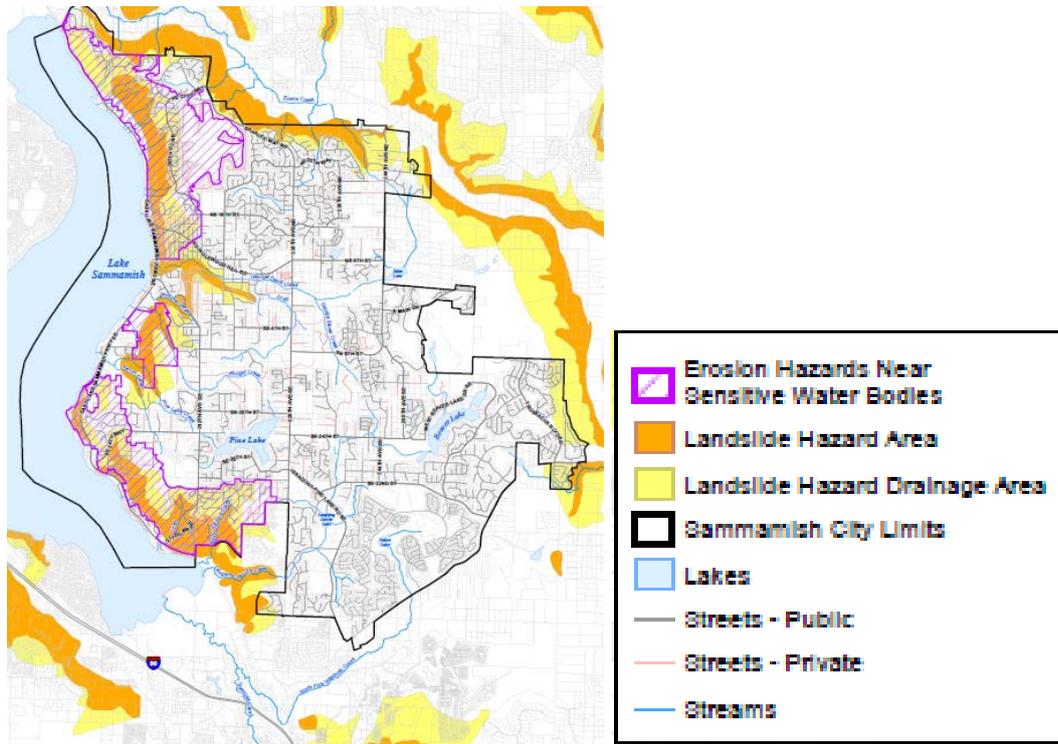
Drainage subbasins



Lakes, Streams, and wetlands



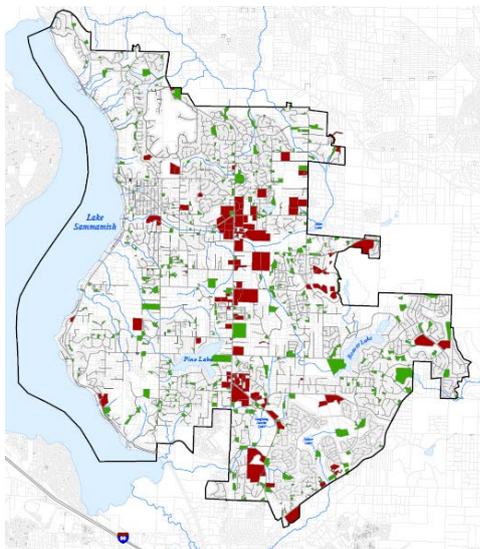
Landslide and erosion hazards



Existing Infrastructure

- Stormwater Assets
 - 427 publicly owned stormwater facilities
 - 120 privately owned stormwater facilities
 - 8120 publicly owned catch basins
 - 218 miles of stormwater conveyance pipes
 - 64 mile of open ditches

Stormwater Facilities



Existing Program

- Customer Service and Public Involvement
- Stormwater Related Code Development
- Stormwater Development Review and Code Compliance
- Construction Inspection
- Infrastructure Inspection
- Operations and Maintenance
- Water Quality Monitoring
- Illicit Discharge, Detection, and Elimination (IDDE) Program
- Education and Outreach
- Regional Coordination
- Capital Drainage Projects

2001 Stormwater comprehensive plan ACCOMPLISHMENTS to date

- Update critical areas ordinance with expanded buffers (done)
- Retrofit public stormwater systems starting with comprehensive inventory (ongoing)
- Ensure construction sites use TESC measures and are inspected regularly (ongoing)
- Lead public education and involvement opportunities (ongoing)
- Comply with NPDES Phase II permit requirements (ongoing)
- Inventory and map stormwater assets (ongoing)
- Default to Level 2 flow control standard (Level 3 in specific areas) (done)
- Property acquisition of “healthy” lands (ongoing)
- Establish program and budget to restore degraded aquatic habitat (ongoing)

Anticipated Future Conditions

- New development
- Regulatory Changes
- Annexation
- Population Growth
- Aging Infrastructure
- New technologies and equipment
- Climate Change

Program Recommendations

- Level of Service
- Programmatic Strategies
- Policies
- Capital Drainage Projects

Level of service

- O&M
- Development Review
- Education and Outreach
- Regulatory Compliance
- Capital Improvement Projects
- Local and Regional Coordination
- Internal Coordination

Recommended Programmatic strategies

- Condition assessment of pipes
- Develop LID and Stormwater Manual educational materials
- Develop Stormwater Retrofit strategy
- Support Kokanee Work Group
- Property Acquisition Fund
- Regional Coordination
- Promote habitat restoration
- Education and Outreach
- Develop beaver management strategy
- Develop groundwater seepage strategy
- Pursue Grants
- Develop approach to bring private storm facilities into compliance
- Catalog and prioritize culverts for repair and replacement based on fish passage

Policy Recommendations

- Regional coordination
- Promote education and outreach
- Develop surface water rates and changes based on present and future revenue needs
- Use basin planning as a comprehensive approach to surface water management
- Promote City-wide compliance with surface and stormwater regulations
- Promote recovery of Chinook salmon and Lake Sammamish Kokanee.
- Address problems related to construction.
- Update regulations as new research becomes available.
- Prepare a multi-year capital improvement program.

Questions?

The commission commenced with questions direct to staff following the presentation.

Public Comment – Agenda (7 Minutes)

Sharon Steinbis – 7-minute presentation given (PowerPoint document)

Shaun Smith, 1605, 218th CT SE, Sammamish.

Mary Victor, 408 228th Avenue NE, Sammamish.

Jeffrey Weems, 941 206th PL NE., Sammamish.

Loreen Alpena, 905, 206th PL NE., Sammamish.

Anaya Aziz, 919 206th PL NE., Sammamish.

Motion to Adjourn

Meeting adjourned at 8:17pm

Chair: Vice Chair Collins

PC Coordinator: Debbie Beadle

(Video Audio record 04/07/2016)

Roberts Rules of Order applies: [RONR (10TH ed.), p. 451, 1. 25-28]