

## Known Topics

### Environmentally Critical Areas update

November 2011

The following is a list of known topics identified for the update of the Sammamish Environmentally Critical Areas (ECA) code. The list is based on direction from the City Council and Planning Commission, permit applicant feedback, resident and stakeholder comments, and staff experience working with the code since 2006. These are shown as topic areas without a specific direction as to the nature of the change. Other topic areas may arise as the update process proceeds. The topic areas include:

- ▶ Restrictions on development in:
  - ▶ Erosion Hazard Near Sensitive Water Bodies (EHNSWB) overlay area
  - ▶ Wetland Management Area overlay area
  - ▶ Landslide Hazard area
- ▶ Mitigation requirements and options for development on sites with wetlands and streams with low functions and values
- ▶ Review of existing and potential areas of flexibility and options for applicants
- ▶ Standards for human-altered or created features (e.g. ditches, altered and urbanized streams, constructed ponds, ponds historically created in wetlands)
- ▶ Standards for new trails and other public development in stream or wetland buffers
- ▶ Terms and definitions in state statute (RCW) and regulations (WAC) and local code, and clarification of state law requirements (bookends)
- ▶ Amendments arising from the updated Best Available Science (BAS) review and/or from changes in statute or case law, or the Sammamish Comprehensive Plan as a guiding document
- ▶ Clarification and housekeeping changes – non-substantive procedural and technical language