

Debbie Beadle

EXHIBIT NO. 104

From: Evan Maxim
Sent: Monday, April 30, 2012 12:52 PM
To: Brent Carson
Cc: Kamuron Gurol; Susan Cezar; Kathy Curry; Debbie Beadle; Carl de Simas
Subject: RE: Critical Areas Update and Meeting Request
Attachments: Known Topics - Specific Questions.pdf

Good Afternoon Brent,

Thank you for the email – I apologize for taking a couple of days to respond. We were focusing on putting together Planning Commission materials last week, which delayed my follow up.

I understand and appreciate your goal of efficiency in providing comments. Unfortunately the city's consultant is scoped narrowly and we do not have the flexibility in our scope or in our budget to host meetings between the consultant and the public. Our consultant has not yet completed the BAS reports related to the erosion hazard near sensitive waterbody (EHNSWB) overlay, and likely will not complete the report until shortly before we send it to the Planning Commission.

We are happy to facilitate the exchange of information however, and I appreciate that your client may share concerns with others within the EHNSWB overlay. You may be interested in the attached document, which was sent to the city's consultant in early March; many of the comments in our first section likely overlap with your client's interest.

Regards,

*Evan Maxim
Senior Planner
City of Sammamish
425.295.0523*

From: Brent Carson [<mailto:bcarson@GordonDerr.com>]
Sent: Wednesday, April 25, 2012 4:45 PM
To: Evan Maxim
Cc: Kamuron Gurol
Subject: Critical Areas Update and Meeting Request

Thank you for returning my call. Sorry that I was unavailable.

You have discussed the Erosion Hazard issues in the City's Critical Areas code with my associate Ray Liaw. Our client has property subject to the existing EH standards and is going to be participating in the upcoming discussions when you get to the EH issue. We understand that your consultant has been preparing summaries of Best Available Science on each of the Critical Areas and, based on the last meeting, appears to be doing some comparisons of what other jurisdictions have adopted. During public testimony, there have been opportunities for property owners and private consultants to present additional information to help the City decide on the best course of action in adopting an update to these regulations.

My client is trying to assess the type and amount of information to present when the EH issue comes up. Also, because the EH issue may be somewhat unique to the City of Sammamish, the same approach that your consultants have used for other critical areas (e.g. wetlands) for the BAS and city comparisons, may not work as well with the EH issue. We are

trying to better understand the type of information that your consultant will be generating for these discussions. This would allow my client and its experts to focus their attention on the right information to share. We don't want to waste our energy duplicating information and we want to provide useful information.

So, my thoughts of a call that involves your consultants would allow us to better understand the general approach planned and the type of information proposed to be presented.

I look forward to your reply.

Brent Carson

Member

Van Ness Feldman GordonDerr *(Please note our new name effective February 1, 2012)*

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