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EXHIBIT NO.

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**At the last Planning Commission meeting I stated that a different, not a balanced, approach is needed for our current ECA review. Balance is sometimes a good thing, but not when it endangers the greater public good. The reasons a balanced approach is not appropriate are pretty clear. Over time, growth degrades our sensitive areas and reduces their ability to function. However, as we grow, more and more pressure is put on resources that are not growing but actually shrinking. If the environment and development rights were equal, our wetlands and lakes could grow along with urbanization. But all is not equal. Every day our lakes and wetlands are encroached upon further. So, what do we do? Instead of restoring them, we reevaluate them and reclassify them as less important. And allow more encroachment. Yet we continue to rely on them just as much as ever to protect us from flooding and landslides, to infiltrate our groundwater, and protect our quality of life with open space and habitat for wildlife. Under these circumstances, increased protections are called for, and not only because the science is telling us so. Our plateau environment is unique and the forces of nature can have devastating results here, as landslides can cause loss of property and public safety. As a community, we need to put a priority on protecting resources for the greater public good.**

**In response specifically to the Wetland Overlay recommendation 3.2, having the Critical Areas study extend to 215 feet beyond the project boundary, we think it is important to note that wetland and stream systems are dynamic and change over time, meandering and changing to accommodate new circumstances and land use. The Wetland Overlays were created more than a decade ago. As a growing city, increases in stormwater flows from surrounding land use changes are common. Therefore, the PC should advance this recommendation to July.**

**Wetland Overlay recommendation 3.8 asks the City to provide justification for excluding the Town Center area from impervious surface and vegetation standards in the wetland management area. In**

**2005, there was inadequate justification given by the City, which simply stated that it could not meet the density requirements of the Town Center without removing the overlays. To our knowledge this is not true. Densities can be met by having building grow vertically rather than horizontally, adding impervious surfaces. The LID principles that the council applied to the Town Center instead, cannot substitute for the wetland overlay which specifically addresses the complexities of these wetland and stream systems. Best Available Science was applied when the overlays were created. The overlays protect the headwaters of two important streams, George Davis Creek and Ebright Creek in addition to Lake Sammamish. Adequate justification must be given for excluding the overlay limitations.**

**In addition, there was no public process that accompanied this provision of the CAO. It was done at the last minute on the final day of deliberations and brought before the council without public knowledge that it would be presented as an option. Therefore the public was not allowed to research the subject, discuss the provision openly or comment publicly. We recommend that this recommendation go forward to July, if only to have some public review and comment.**