

Debbie Beadle

From: Marilyn Favre <marilyn.favre@hotmail.com>
Sent: Tuesday, December 04, 2012 5:18 PM
To: Debbie Beadle
Subject: Planning commission letter

Follow Up Flag: Follow up
Flag Status: Flagged

Mike Collins

Mahbubul Islam

Ryan Kohlman

Joe Lipinsky

Michael Luxenberg

Kathy Richardson

Jeff Wasserman

EXHIBIT NO. 264

Dear Planning Commissioners,

I have attended most of the Planning Commission meetings on the ECA update. I wish to express, in writing, some of my thoughts and views for your consideration. First of all, I want to thank all of the commissioners and others for the numerous hours and focus you have dedicated to this endeavor. I appreciate your dedication and understand the difficult job you have ahead of you when you deliberate. Balancing the preservation of the environment vs. the rights of property owners and discerning fairness is a complex task, to say the least. I do respect and empathize with everyone's concerns.

One of the main reasons I have attended the PC meetings is that the city recommended that I participate in this process. This was in response to the deep concerns I expressed in regards to a proposal for a new building development bordering my property and also building which has been allowed by the city on single, less than an acre lots "fill-in" building taking place on steep slopes and clear cutting of trees. The building has been occurring on side streets north and south of Inglewood Hill Road on lots previously deemed unbuildable by King County. Several of these have resulted in serious soil erosion, slides and drainage issues. (I believe some of these were included in the site tour by the PC in early September.) Pictures have also been submitted by Barbara Raabe. I also expressed concern over this in a previous letter to the PC. Even though these are issues are not directly included in the scope of the Planning Commissions Critical Overlay task their existence is a serious focus of concern to me and I believe many others. I feel they provide significant data and also provide valuable insight for the Planning Commission to refer to. Thus, it is my hope that when the Planning Commission recommends revision to codes they will recommend more careful regulation, monitoring of building and show good faith that they are seeking to enhance the Sammamish's delicate and natural environment.

I also wish to cite the following section of the City of Sammamish's 2003 Comprehensive plan vision statement and emphasize the value the city declares it places on the environment:

According to the city's Comprehensive Plan adopted by the City Council on September 25, 2003 it is intended to:

** Respect the character and integrity of existing neighborhoods.*

** Preserve trees and green ways by encouraging development of large areas of greenery which provide a visual impact as opposed to creating small areas of unusable residue.*

** Protect and enhance streams, wetlands and wildlife corridors.*

** Maintain a harmonious relationship between the natural environment and future urban development.*

I feel that recent building sites in the Inglewood Hill vicinity have not been taken the vision statement seriously. I ask that the Planning Commission give it thoughtful analysis when deliberating. Past building permits and/or variances, for whatever reason, which have been granted have not placed enough emphasis on the environment which has had a negative impact. As a result it has been intrusive on the character of existing neighboring properties, Lake Sammamish, Sammamish's streams, trees, salmon, and wildlife which are suffering from the ill effects of it. Current building soil erosion control and tree retention do not appear to have been given serious consideration or monitored carefully when developing these sites.

The long lasting environmental effects and the property rights of **all** Sammamish citizens needs to be respected during the process. I am extremely concerned about the city allowing building on sites in the Critical Overlay. Best Available Science should be respected and further measures be taken to preserve and enhance Sammamish's overall environmental quality of life which is currently endangered. I ask that the vision statement of the city be truly followed. Oral testimony has been offered by Barbara Raabe, Erica Tiliacos, Ilene Stahl, Heather Frazier and Mark Cross. I want to express my agreement with their testimonies and also advise that the impacts of previously allowed development be carefully studied and reviewed before considering implementing new pilot/variance programs.

Once again, thank you for your tireless service to all the citizens of Sammamish. I know you have a difficult task ahead of you.

Sincerely,

Marilyn L. Favre
936 212th AVE NE
Sammamish, WA 98074