



Planning Commission

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Date: February 6, 2013

To: City Council

From: Planning Commissioner Mike Collins

RE: Minority Report #2

Erosion Hazard Near Sensitive Water Body Overlay, Alternatives to Setbacks & Buffers

Erosion Hazard near Sensitive Water Body overlay

I have several comments related to allowing development in the Erosion Hazard near Sensitive Water Body (EHNSWB) Overlay. Generally, my comments are based on what should be an overall goal for the EHNSWB overlay – no new water (hopefully less) on steep slopes. Based on that goal, I would suggest the following actions to the City Council:

1. Development proposals should be required to include the following techniques, which would also receive credit related to things like impervious surface limits, height, and parking ratios:
 - a. The planting of deep rooting trees (e.g. reforestation with seedlings 10 to 12 inches tall) in open areas.
 - b. Featuring rainwater harvesting (e.g. toilets, washing machines, etc) in a development.
 - c. Incorporating sustainability techniques (e.g. reduce, reuse, recycle) in the development proposal.
2. Sammamish should be an active partner in funding surface water improvements in the EHNSWB overlay (e.g. 50% funding by the City, 50% funding through a Local Improvement District).
3. Cottage housing should be allowed within the EHNSWB overlay, and in particular the R-1 zone, to encourage reduced impervious surfaces through clustering.
4. The Pilot Program, with the exception of the approach proposed under item 4-15F (Osgood proposal), should instead be adopted as a permanent amendment to the EHNSWB regulations (i.e. a pilot program is not necessary).
5. Item 4-15F (Osgood proposal) does not provide adequate safe guards to citizens downstream and should not be allowed, even as a pilot program.
6. Item 4-15E (Kapela proposal) does not provide adequate safe guards in that it could result in an increase on water discharge into steep slopes.

Alternatives to Setbacks & Buffers

I recommend that the City Council consider allowing for “Reasonable Use Exception” to allow for stream and wetland improvements, where a Determination of Non Significance is allowed in exchange for mitigation. As part of this process change, the city should consider a revised process which would be incorporate staff, the applicant, and a 3rd party (paid for by the applicant) in the decision making process.

Thank you for your consideration of our recommendations.