



Planning Commission

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Date: February 6, 2013

To: City Council

From: Planning Commissioner Michael Luxenberg, Vice Chair, Mike Collins, Mahbubul Islam

RE: Minority Report #1

Item 4-15f – Osgood Proposal for Development in the No Disturbance Area

The Planning Commission approved this item by a 4-3 vote. It is the minority's view that the erosion risk and possible harm to Lake Sammamish as a result of approving this item is greater than prudent public policy should allow even as part of a pilot project.

Background

This item is the result of a good faith effort by both property owners and the City Staff to devise an acceptable means for property owners without direct access to the Lake Sammamish to develop their properties. The item as approved by the Planning Commission includes a number of elements intended to manage storm water and protect downslope property owners and Lake Sammamish. However, the approved version does not contain the previously suggested requirement that the amount of storm water leaving the property after development be no greater than the amount of storm water leaving the property prior to development. Such a requirement was included in previous draft versions of this item but has been removed. The absence of this requirement regarding the volume of storm water discharge leaving the property is the key risk element. The undisputed fact is that the soils on the slopes above Lake Sammamish are highly erosive. That fact, combined with the growing variability of Seattle weather patterns, call into question the ability of the existing manmade conveyance system (roadside ditches) to handle the additional storm water that would be produced as a result of subdivision development during and after a large storm or similar event.

Thank you for your consideration of our recommendations.