

Existing Regulation(s)	Proposed Amendment & Description
<p>Currently the City of Sammamish does not employ a fee-in-lieu regulation except where a Reasonable Use Exception or Public Agency/Utility Exception is approved.</p>	<p>Provide for a fee-in-lieu mitigation program for stream impacts, if such a program is adopted as part of the wetland mitigation approach.</p>
<p>Desired Result of Amendment: This amendment, if adopted, would allow for a certain flexibility in the code, allowing for slightly more intense development in one area while enhancing the environmental quality and function of another.</p>	

Amendment Source:

Best Available Science

Best Available Science Support: Supported

- Best Available Science Report “Streams and Fish and Wildlife Habitat Conservation Areas” by AMEC Environment & Infrastructure, Inc.

Affected Code Section(s) (includes duplicative and overlapping sections):

- 21A.50.350 – Streams – Mitigation requirements

Public Comment Reference(s):

111, 113, 170, 178

Notes:

Ratings are either: large positive (P), small positive (p), neutral, large negative (N), small negative (n)			
Environmental	n	Implementation	n
<ul style="list-style-type: none"> Decreased on-site protection of streams Neutral protection of public assets and resources (e.g. streets, water quality) Increased cumulative impacts to streams Neutral potential to restore damaged stream channels or buffers Increased chance of damage to streams Increased potential to damage high quality, unique streams Neutral effect on net loss of stream functions and values <p>The proposed amendment will create a case by case and site specific evaluation where the functions and values of the stream will be evaluated to determine appropriateness for fee-in-lieu mitigation. The regulation would allow for an increased on-site impact which will create a net loss of stream values and functions in Sammamish and decreased protections on site and cumulatively. The amendment may also create a patchwork of open and closed stream segments.</p>		<ul style="list-style-type: none"> Neutrally clear regulations, neutral chance for unintended consequences Decreased ability for consistent, efficient implementation by the staff Neutral effect on likelihood of support/approval by other agencies Neutral effective mitigation, increased monitoring required <p>Due to the increased variability of a fee-in-lieu regulation, it will be more difficult for city staff to track decisions over time and maintain a high level of consistency. The proposed regulation may also take more time as it will require inter-agency coordination.</p>	
Property	Neutral	Overall Effect	
<ul style="list-style-type: none"> Increased flexibility and options for property owner's use of property Decreased predictability for permit applicants and neighbors Increased recognition of site improvements and existing uses in standards More expensive / more time <p>The proposed regulation will offer flexibility for the applicant, but not necessarily predictability or a less expensive or efficient mitigation alternative. The regulation will require more study, increasing the level of review thereby impacting the amount of time it may take to reach a decision. Some difference in stream channel protections will reduce predictability in the permit process and may decrease perceived equity.</p>		<h2>Negative</h2>	

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<ul style="list-style-type: none"> • Decreased on-site protection of streams • Neutral protection of public assets and resources (e.g. streets, water quality) • Increased <u>Neutral effect on</u> cumulative impacts to streams <u>within program area</u> • Neutral <u>Increased</u> potential to restore damaged stream channels or buffers <u>within program area</u> • Increased <u>Neutral effect on</u> chance of damage to streams <u>within program area</u> • Increased <u>Neutral effect on the</u> potential to damage high quality, unique streams <u>within program area</u> • Neutral effect on net loss of stream functions and values <p>The proposed amendment will create a case by case and site specific evaluation where the functions and values of the stream will be evaluated to determine appropriateness for fee-in-lieu mitigation. The regulation would allow for an increased on-site impact which will create a net loss of stream values and functions in Sammamish and decreased protections on site and cumulatively. The amendment may also create a patchwork of open and closed stream segments.</p>		<ul style="list-style-type: none"> • Neutrally clear regulations, neutral chance for unintended consequences • Decreased <u>Neutral</u> ability for consistent, efficient implementation by the staff • Neutral effect on likelihood of support/approval by other agencies • Neutral effective mitigation, increased monitoring required <p>Due to the increased variability of a fee-in-lieu regulation, it will be more difficult for city staff to track decisions over time and maintain a high level of consistency. The proposed regulation may also take more time as it will require inter-agency coordination.</p>	
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