

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 wetland impacts.</p>
<p><b>Desired Result of Amendment:</b>                      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 “Wetlands” by AMEC Environment & Infrastructure, Inc.

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

- 21A.50.315 – Wetlands – Mitigation banking

**Public Comment Reference(s):**

1, 3, 34, 94, 101, 102, 113, 126, 170, 178

**Notes:**

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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"> <li>• Decreased on-site protection of wetlands</li> <li>• Neutral protection of public assets and resources (e.g. streets, water quality)</li> <li>• Increased cumulative impacts to wetlands</li> <li>• Neutral potential to restore damaged wetland or buffer areas</li> <li>• Increased chance of damage to wetlands</li> <li>• Increased potential to damage high quality, unique wetlands</li> <li>• Neutral net loss of wetland functions and values</li> </ul> <p>The proposed amendment will create a case by case and site specific situation where the functions and values of the wetland will be fully evaluated and the impacts will be weighed both on site and off site in order to reach the most beneficial ecological decision. In some cases, the regulation may allow for an increased cumulative on-site impact which may create a net loss of wetland values and functions in Sammamish, and decreased protections overall.</p>		<ul style="list-style-type: none"> <li>• Neutrally clear regulations, neutral chance for unintended consequences</li> <li>• Decreased ability for consistent, efficient implementation by the staff</li> <li>• Neutral effect on likelihood of support/approval by other agencies</li> <li>• Neutral effective mitigation, increased monitoring and agency coordination</li> </ul> <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"> <li>• Increased flexibility and options for property owner's use of property</li> <li>• Decreased predictability for permit applicants and neighbors</li> <li>• Increased recognition of site improvements and existing uses in standards</li> <li>• More expensive / more time</li> </ul> <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.</p>		<h2>Negative</h2>	

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<b>Environmental</b>	<del>n</del> <b>Neutral</b>	<b>Implementation</b>	<b>Neutral</b> <del>n</del>
<ul style="list-style-type: none"> <li>Decreased on-site protection of wetlands</li> <li>Neutral protection of public assets and resources (e.g. streets, water quality)</li> <li><del>Increased</del><b>Neutral effect on</b> cumulative impacts to wetlands <u>within program area</u></li> <li><del>Neutral</del><b>Increased</b> potential to restore damaged wetland or buffer areas <u>within program area</u></li> <li><del>Increased</del><b>Neutral effect on</b> chance of damage to wetlands <u>within program area</u></li> <li><del>Increased</del><b>Neutral effect on the</b> potential to damage high quality, unique wetlands <u>within program area</u></li> <li>Neutral net loss of wetland functions and values</li> </ul> <p>The proposed amendment will create a case by case and site specific situation where the functions and values of the wetland will be fully evaluated and the impacts will be weighed both on site and off site in order to reach the most beneficial ecological decision. In some cases, the regulation may allow for an increased cumulative on-site impact which may create a net loss of wetland values and functions in Sammamish, and decreased protections overall.</p>		<ul style="list-style-type: none"> <li>Neutrally clear regulations, neutral chance for unintended consequences</li> <li><del>Decreased</del><b>Neutral</b> ability for consistent, efficient implementation by the staff</li> <li>Neutral effect on likelihood of support/approval by other agencies</li> <li>Neutral effective mitigation, increased monitoring and agency coordination</li> </ul> <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>	
<b>Property</b>	<b>Neutral</b> <u>p</u>	<b>Overall Effect</b>	
<ul style="list-style-type: none"> <li>Increased flexibility and options for property owner's use of property</li> <li>Decreased predictability for permit applicants and neighbors</li> <li>Increased recognition of site improvements and existing uses in standards</li> <li>More expensive / more time</li> </ul> <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.</p>		<del>Negative</del> <b>Positive</b>	

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