



PLANNING COMMISSION

MEETING SUMMARY

Thursday, Sept 2, 2010

City of Sammamish Council Chambers

COMMISSIONERS PRESENT

Tom Vance

Mahbubul Islam

Jan Klier

Stan Bump

Joe Lipinsky

Jeff Wasserman

Kathy Richardson

CALL TO ORDER

Chair Tom Vance called the meeting of Sammamish Planning Commission to order at 6:30 p.m.

APPROVAL OF AGENDA - Approved

APPROVAL OF MINUTES - June 17, July 1 & July 15 Approved 7-0

STAFF PRESENT

Kamuron Gurol, Community Development Director

Evan Maxim, Senior Planner

Taylor Carroll, Cascade Land Conservancy

Debbie Beadle, Secretary Community Development

REVIEW OF WORK PROGRAM CALENDAR

Kamuron Gurol, Community Development Director opened the meeting and welcomed the Commission back from their Summer recess. Critical Areas Ordinance 101B and Transfer Development Rights 101A were the focus points for this evening's meeting.

A calendar note for the commission would be 12/14/10; this meeting would be a joint Council/Planning Commission meeting on the topic of the Sustainability Plan.

Another calendar note for the commission was that the October Planning Commission meetings were back to back due to the Department of Ecology holding their Public Hearing on the Shoreline Master Plan on Thursday, 7 October, 2010.

Two additional events were advised; Sustainable Sammamish Event Day September 15, 2010 and Sustainable Community Event September 30th. Planning Commission members were encouraged to attend these events.

A note was made that the additional work plans for future discussion on the current Work Program Calendar 2010 would at this stage be scheduled for 2011-2012. Topics include Homeless Encampments, Cottage Housing, Public Works Standards and the Comprehensive Plan.

PUBLIC COMMENT – NON AGENDA - None

OLD BUSINESS

CRITICAL AREA ORDINANCE 101C

- Continuation

Evan Maxim, Senior Planner continued with the presentation from the previous July Planning Commission meetings. Various slides in detail were presented as follows:

Agenda for Tonight

- Questions from July? So far, we've covered:
- Basic description of "what they are"
- City Project Review
- Implications for Property Owners
- Best Available Science
- You may have heard...

Frequently Flooded Areas – Defined

"Frequently flooded areas" means those city lands in the floodplain subject to a one percent or greater chance of flooding in any given year and those lands that provide important flood storage, conveyance, and attenuation functions. Generally this includes the shore of Lake Sammamish, wetlands, and some streams

Critical Aquifer Recharge Areas – Defined

"Critical aquifer recharge areas" means those areas in the City of Sammamish with a critical recharging effect on aquifers used for potable water as defined by WAC 365-190-030(2). CARAs have geologic conditions that create a high potential for contamination of groundwater or contribute significantly to the replenishment of groundwater.

Environmentally Critical Areas - Implications for Property Owners

Constrained Sites

- Generally wetlands, streams, landslide hazard areas and associated buffers cannot be "improved" with buildings or landscaping.
- Limited improvements may be authorized on a case-by-case basis for sites with no unconstrained area outside of buffers or critical areas

Large-scale critical areas

- Many environmentally critical areas extend across neighborhoods or areas of the City
- For example, to address drainage in landslide hazard areas, may require a "tight line" drainage system across several downstream properties

Off-site features, on-site impacts

- For example, wetland buffers may extend across property lines
- The no-disturbance area protected in the EHNSWB overlay is often downstream of the regulated property

Tools for Flexibility

The Environmentally Critical Areas regulations provide for flexibility through a variety of tools:

- Wetland and Stream buffer averaging
- Buffer Reductions (wetland, stream, landslide hazard areas)
- Partial and complete exemptions from regulation
- Exemptions for wetlands below a minimum size

Environmentally Critical Areas Best Available Science Requirement/Overview

Best Available Science

- Washington State mandates an update of the Environmentally Critical Areas regulations at least once every 7 years (01/12/2014 for Sammamish).
- The proposed 2010 update is in response to the City Council request, and to address the “Sunset Provisions” in the Environmentally Critical Areas regulations

Best Available Science

The Growth Management Act also states that cities and counties must “include the best available science ... to protect the functions and values of critical areas.”

Best Available Science can include:

- Research
- Monitoring data
- Inventory data
- Survey data

Best Available Science

BAS information should have the following characteristics:

- Peer review by other persons who are qualified scientific experts in that scientific discipline
- Methods that were used to obtain the information are clearly stated and able to be replicated
- Conclusions are based on reasonable assumptions supported by other studies and consistent with the general theory underlying the assumptions

Best Available Science

BAS information should have the following characteristics (cont):

- The data have been analyzed using appropriate statistical or quantitative methods
- The assumptions, analytical techniques, data, and conclusions are appropriately framed with respect to the prevailing body of pertinent scientific knowledge
- The assumptions, analytical techniques, and conclusions are well referenced with citations to relevant, credible literature and other pertinent existing information

Best Available Science Sources

City's sources and experience

- Critical areas maps
- Planning Policy documents (Beaver Lake Plan, Inglewood Basin, etc)
- Project experience and data

Public process

Local, state or federal natural resource agencies

- Syntheses of science
- WRIA recommendations

State agency review

The presentation concluded for this evening's meeting and the Critical Areas Ordinance Code Amendments discussion would continue on 09/23/2010.

PUBLIC COMMENT

CRITICAL AREAS ORDINANCE

Jim Osgood, 19661 SE 24th Way, Sammamish, WA 98075

Reid Brockway, 167 E. Lake Sammamish Shore Lane NE, Sammamish, WA 98075

Ilene Stahl, 21553 SE 28th Lane, Sammamish, WA 98075 (Handout given)

NEW BUSINESS

TRANSFER OF DEVELOPMENT RIGHTS

- 101A

Kamuron Gurol, Community Development Director introduced Taylor Carroll, Cascade Land Conservancy.

Various slides were presented and discussed in detail as follows:-

Goals for Tonight

- Background and progress to date
- "Refresher" on TDR basics

Next steps:

- Begin review of Draft Ordinance
- Planning Commission recommendation
- City Council approval

Policy Background

The adopted Town Center plan said the Town Center should:

- "...incorporate a TDR [Transfer of Development Rights] system to use market forces to better protect ecological resources and open space with public benefits".

Progress to date

Cascade Land Conservancy analysis

- Community outreach

- Analyzed Town Center Plan
- Analyzed elements of other TDR programs
- Coordinated with ARCH
- Discussed partnership with King Co
- Performed TDR Market Analysis

CLC Recommendations

- Presented Draft Recommendations to Planning Commission, staff and City Council (details coming up in a few slides)
- Follow up questions and research
- Next step – draft code following confirmation of the policy direction

What is TDR?

- A market-based real estate tool
- Connects conservation with growth
- Provides options to development
- Is flexible and can be applied to address local conditions

TDR Basics – Diagram Slide presented

TDR Basics Development Rights – Diagram Slide presented

TDR Basics

1. Goals: conservation and development
2. Sending Sites
 - Supply of development rights
3. Receiving Sites
 - Demand for development rights
4. The Marketplace
 - Where and how transactions occur

TDR Basics

- **Sending-site landowner:**
 - Development rights removed
 - Receives \$ for transferring development rights
 - Retains ownership
 - Retains other property rights
 - Conservation easement
- **Receiving-site landowner:**
 - Buys development rights
 - Receives a value-added incentive (Density, FAR, height, parking, etc.)

Growth is Expected slide

Where growth is needed? slide

Regional Growth Trends 2000-2007 slide

Regional TDR Marketplace

- Affects the PSRC Region
- Encourages working and natural landscapes conservation
- Encourages transfers into urban areas
- Provides technical assistance
- Implementation funded by an EPA grant

TDR in Cities and Counties

1. Preserve county lands *important to cities and the region*
2. Influence growth beyond the city
3. Assist cities with funding when accepting county TDR credits
4. Reduce transportation-related GHG emissions to help meet climate change policy goals

Can TDR Work for Sammamish?

Communities throughout the region are investing in TDR

King County

Bellevue
 Black Diamond
 Issaquah
 Redmond
Sammamish
Seattle

Kitsap County

Bainbridge Island

Kittitas County

Pierce County

Tacoma
Puyallup

Snohomish County

Arlington
Snohomish

The presentations concluded for this evening’s meeting and would continue on 09/23/2010 and 10/14/2010.

PUBLIC COMMENT

Jim Osgood, 19661 SE 24th Way, Sammamish, WA 98075
 Ilene Stahl, 21553 SE 28th Lane, Sammamish, WA 98075
 Susan Richardson, 19661 SE 24th Way, Sammamish, WA 98075

ADJOURN

Meeting adjourned at 9:07 p.m.

Chair: Tom Vance
 (Audio record 09/02/2010 refers.)

Secretary: Debbie Beadle