



City Council Special Study Session

AGENDA

June 1, 2015

1:00 pm – 6:00 pm

Call to Order

Public Comment

Note: *This is an opportunity for the public to address the Council. Three-minutes limit per person or five-minutes if representing the official position of a recognized community organization. If you would like to show a video or PowerPoint, it must be submitted or emailed by 5 pm, the end of the business day, to the City Clerk, Melonie Anderson at manderson@sammamish.us*

Topics

- Comprehensive Plan Update
 - Environment Element
 - Land Use Element

Executive Session (if necessary)

Adjournment

City Council meetings are wheelchair accessible. American Sign Language (ASL) interpretation is available upon request. Please phone (425) 295-0500 at least 48 hours in advance. Assisted Listening Devices are also available upon request.



Memorandum

Date: May 28, 2015

To: City Council

From: Jeff Thomas, Community Development Director
Emily Arteche, Senior Planner

Re: 2015 Comprehensive Plan Update - Study Session

Introduction

At the upcoming study session on June 1, 2015, City Council will have another opportunity to discuss the draft Environment and Conservation Element as well as the Land Use Element. Proposed revisions to these two elements are included in the City Council packet material along with updates to the master list of proposed amendments, the master “question and answer” list as well as a contour map as requested.

At the May 19 study session, staff requested topical areas from the existing Environment and Conservation and Land Use elements be submitted for insertion into revised versions of these two elements. These revisions are shown in the City Council packet material and may be added to the master list of proposed amendments on June 1. Please note the changes are highlighted in the color green for easy identification. The following topical areas were submitted to staff:

Environment and Conservation: *Lake Management, Basin Planning, Surface and Ground Water, Watershed, Wetlands, Lakes, Erosion Hazard Near Sensitive Water Bodies and Wetland Management Areas, Environmental Stewardship and Incentives, Education Planning/Regulations on the Release of Substances*

Land Use: *Family Life, Scenic Corridors and Vistas, Economic Development and some Residential Neighborhoods*

Next Steps

The Comprehensive Plan update schedule has been revised as follows:

- July 7 Second Public Hearing and First Ordinance Reading
- July 21 Second Ordinance Reading

Sammamish Comprehensive Plan

DRAFT Environment and Conservation Element

May 28, 2015

Introduction

Sammamish is blessed with a great deal of natural beauty. Residents identify streams, lakes, forested areas, and other natural features as defining features of the City, and they believe the preservation of these natural features should be an important priority. This priority is expressed through goals and policies that support environmental stewardship, protection of habitat areas, and preservation of surface and groundwater quality.

The Environment & Conservation Element addresses numerous sustainability and healthy community goals and policies, including air quality, water quality, climate change, tree cover, and sustainable development practices.

This element also addresses public safety and the health of ecological functions. Recognizing that a substantial portion of the City is located in a steep slope area, goals and policies seek to protect people from natural dangers, including geologic hazards. Other portions of the city contain wetland areas, which are important for the storing and cleaning of surface water and for habitat values. Goals and policies seek to protect and restore these valuable wetland areas.

Goals and Policies

Goal EC.1 Serve as a leader in environmental stewardship of the natural environment for current and future generations. [HEALTH AND SUSTAINABILITY]

Policy EC.1.1 Recognize the inter-relationship of natural systems, people and the economy and promote integrated and interdisciplinary approaches for environmental planning and assessment.

Policy EC.1.2 ~~The City shall i~~ identify critical (environmentally sensitive) areas – jurisdictional wetlands, streams, lakes, steep slopes subject to mass movement, and their associated buffers - as defined in RCW 36.70A.030;

Policy EC.1.3 ~~The City should~~ Consider identifying ~~identify~~ the following special areas:

- a. Natural areas including significant trees,
- b. Scenic areas such as designated view corridors,
- c. Natural drainage areas, including the ~~SO-180 and SO-190~~ Erosion Hazard Near Sensitive Water Bodies and Wetland Management Areas designated locations,
- d. Urban landscaped areas such as public or private golf courses and parks,

- e. Land reserved as open space or buffers tracts as part of development, including parcels subject to density averaging,
- f. Lands designated as open space under the Current Use taxation-open space established according to King County for tax assessment purposes.

Policy EC.1.4 Work cooperatively with local, state, regional and federal governments, homeowners associations and community organizations to protect and enhance the environment. Encourage participation in local and national organizations such as National Wildlife Federation and Tree City USA.

Policy EC.1.5 Promote and lead public education and involvement programs to raise public awareness about environmental issues, advocate respect for the environment and demonstrate how individual actions and the cumulative effect of a community's actions can have significant effects on the environment.

Policy EC.1.6 ~~The City shall a~~Apply regulations and coordinate with other governing agencies to minimize, and where practical, eliminate the release of substances into the air, water and soil that may degrade the quality of these resources.

Policy EC.1.7 ~~The City shall e~~Encourage the wise use of renewable natural resources and conserve nonrenewable natural resources through education programs and by example in ~~its-city own~~plans, programs and activities.

Policy EC.1.8 ~~The City shall s~~Strive to minimize ~~its-own~~the City's waste stream, reuse and recycle materials and dispose of all wastes in a safe and responsible manner. The City shall promote to its residents and businesses reuse, recycling materials and disposal of all waste in a safe and responsible manner.

Commented [DM1]: Similar to EC 1.18

Policy EC.1.9 ~~The City shall p~~Promote growth management strategies that protect air, water, land and energy resources.

Policy EC.1.10 Support the City of Sammamish Sustainability Strategy and strive towards continued improvement in sustainability.

Policy EC.1.11 Incorporate Best Management Practices (BMPs) and technology in City practices to achieve effective environmental stewardship and continual improvement in environmental management practices.

Policy EC.1.12 Work to maintain and, where feasible, improve environmental quality and ecosystem function to ensure the health and well-being of the complete living ecosystem.

Policy EC.1.13 Recognize and explore evolving technologies and strategies to support environmental stewardship and sustainability.

Policy EC.1.14 Work to ensure that all Sammamish citizens live in a healthy environment.

Policy EC.1.15 Use Best Available Science to guide decision-making on environmental functions and values.

Policy EC.1.16 Conserve and protect environmentally critical areas from loss or degradation.

Policy EC.1.17 Encourage the responsible use of renewable natural resources and conservation of nonrenewable resources through educational programs and by example.

Policy EC.1.18 In partnership with solid waste service providers, support programs to reduce waste, reuse and recycle materials, and dispose of all wastes in a safe and responsible manner.

Commented [DM2]: Similar to EC 1.8

Policy EC.1.19 Encourage the preservation of open space through incentives, such as the King County Public Benefit Rating System (PBRs) or other programs to encourage land donation.

Policy EC.1.20 ~~Actively work with local, regional, and state agencies and private entities, to acquire larger tracts of key open lands in the region, including through such programs as transfer of development rights (TDR).~~ Consider the potential for transfer of development rights (TDR) within the City to protect important open spaces, such as shoreline, landslide hazard areas and others.

Policy EC.1.21 Establish a system of ~~publicly owned~~ natural areas to:

- a Protect the integrity of wildlife habitat and conservation sites,
- b Protect corridors between natural areas, where feasible,
- c Preserve outstanding examples of Sammamish's diverse natural heritage; and
- d Provide a broad range of opportunities for educational, interpretive, and recreational programs to meet community needs.

e Facilitate completion of the vision of an Emerald Necklace, an approximately 28-mile non-motorized greenbelt encircling the Plateau.

Policy EC.1.22 Consider incentivizing retention of trees on existing lots, prioritizing clusters and/or a continuous canopy with trees on adjacent lots when feasible.

Policy EC.1.23 Promote regulatory tools that take into consideration the case-by-case context-sensitive nature of tree retention and canopy coverage.

Policy EC.1.24 Create and support a robust and comprehensive Urban Forestry Management Plan. ~~by 2016.~~

Goal EC.2 Protect people, property and the environment in areas of natural hazards. [HEALTH AND SUSTAINABILITY]

Floodplains

Policy EC.2.1 Protect and, where possible, enhance or restore existing flood storage and conveyance functions and ecological values of frequently flooded areas (areas typically identified as the 100-year floodplain).

Policy EC.2.2 When development occurs in the 100-year floodplain, seek to minimize risk to people, property and the environment.

Geologic Hazards

Policy EC.2.3 Promote soil stability through retention of existing vegetation.

Policy EC.2.4 Manage development in erosion and landslide hazard areas to minimize erosion while allowing reasonable use.

Policy EC.2.5 Avoid potential impacts to life and property by strictly limiting land disturbance and development in landslide hazard areas.

Policy EC.2.6 Support and promote seismic hazard preparedness efforts.

Goal EC.3 Protect wetlands from encroachment and degradation and encourage wetland restoration. [HEALTH AND SUSTAINABILITY]

Policy EC.3.1 To the maximum extent possible, avoid wetland impacts, preserving and maintaining wetlands in their natural state.

Policy EC.3.2 When avoidance is not feasible, safeguard the long-term biological function and value of the wetland through effective mitigation measures.

Policy EC.3.3 Preserve wetland systems by protecting areas of native vegetation that connect wetland systems.

Policy EC.3.4 Use ~~acquisition~~, enhancement, regulatory, incentive, and acquisition programs independently or in combination with one another to protect and enhance wetlands functions.

Policy EC.3.5 When public access to wetlands is proposed, protect ~~strive to ensure that~~ sensitive habitats and species ~~are protected~~, strive for uncompromised public safety ~~is not compromised~~, and maintain hydrologic continuity ~~is maintained~~.

Policy EC.3.6 In cases of small isolated low-quality wetlands, consider opportunities for development flexibility, provided that mitigation can be provided to ensure no cumulative impacts to wetland quality and function.

Policy EC.3.7 Support techniques to protect specific unique and outstanding wetlands, especially bogs.

Policy EC.3.8 Pursue opportunities to enhance or restore degraded wetlands and riparian areas surrounding wetlands.

Policy EC.3.9 ~~The City shall p~~Preserve and maintain wetlands in a natural state.

Policy EC.3.10 ~~The City shall u~~Use as minimum standards the Washington State Wetlands Identification and Delineation Manual, 1997 or its successor, which is adopted by the City Council, and is the scientifically accepted replacement methodology based on better technical criteria and field indicators.

Policy EC.3.11 ~~The City's overall goal for the protection of wetlands~~Establish an overall goal is of no net loss of wetland acreage and functions within each drainage sub-basin. Acquisition, enhancement, regulations, and incentive programs shall be used independently or in combination with one another to protect and enhance wetlands functions, avoiding wetland mitigation with the exception of public agency projects. Wetland mitigation, when permitted, should be located within the sub-basin. The City may authorize mitigation for public agency projects within a Federal, State, County, or City approved mitigation bank provided it is at a minimum located in the same basin within the City's incorporated boundaries and meets all City policies, regulations, and criteria.

Policy EC.3.12 ~~Development~~ Ensure that development adjacent to wetlands ~~shall be~~ is sited such that wetland functions are protected, an adequate buffer around the wetlands is provided, and significant adverse impacts to wetlands are prevented. Education of abutting or adjacent property owners, signage and fencing should be considered as appropriate to maintain and protect wetlands and their buffers.

Policy EC.3.13 ~~Areas~~ Strive to protect areas of native vegetation that connect wetland systems ~~should be protected~~. Whenever effective, incentive programs shall be used.

Policy EC.3.14 When feasible, ~~City programs and regulations~~ should promote the enhancement or restoration of riparian areas surrounding wetlands where functions have been lost or compromised.

Policy EC.3.15 ~~Public~~ Consider public access to wetlands for scientific, recreational use, and traditional cultural use ~~may be considered~~, providing that public access trails or viewing platforms are carefully sited, sensitive habitats and species are protected, public safety is not compromised, and hydrologic continuity is maintained.

Policy EC.3.16 ~~Enhancement~~ Consider allowing enhancement or restoration of degraded wetlands ~~may be allowed~~ to maintain or improve wetland functions provided that all wetland functions are evaluated in a wetland management plan, and adequate monitoring, code enforcement and evaluation is provided and assured by responsible parties. Restoration or enhancement must result in a net improvement to the functions of the wetland system. Technical assistance to small property owners should be considered.

Policy EC.3.17 ~~Alterations~~ Consider allowing alterations to wetlands ~~may be allowed~~ to accomplish a public agency or utility development or road crossing, enhance the function of an existing wetland and/or consecutively connected wetlands and open water corridors; or avoid a denial of all reasonable use of the property. Provided, all wetland functions are evaluated, the least harmful and reasonable alternatives are pursued, affected significant functions are appropriately mitigated, and mitigation sites are provided with monitoring.

Policy EC.3.18 ~~Mitigation-Consider mitigation~~ sites ~~should to~~ replace or augment the functions to be lost as a result of the project proposal. Wetland mitigation proposals may be approved if they would result in improved overall wetland functions within a sub-basin as identified in ECP-4.3 and ECP-4.11. All wetland functions should be considered. Mitigation sites should be located strategically to alleviate habitat fragmentation.

Policy EC.3.19 ~~Mitigation-Encourage mitigation~~ projects ~~should to~~ contribute to an existing wetland system or restore an area that was historically a wetland. The goal for these mitigation projects is no net loss of wetland acreage and functions per sub-basin. Wetland mitigation, when permitted, should be located within the sub-basin. The City may authorize mitigation for public agency projects within a Federal, State, County, or City approved mitigation bank provided it is at a minimum located in the same basin within the City's incorporated boundaries and meets all City policies, regulations, and criteria.

Policy EC.3.20 ~~Land~~ Preserve in perpetuity land used for wetland mitigation ~~shall be preserved in perpetuity~~. The project proponent shall provide monitoring and maintenance in conformance with the City standards until the success of the site is established.

Goal EC.4 Protect and promote a diversity of plant and animal species and habitat in Sammamish. [HEALTH AND SUSTAINABILITY]

General

Policy EC.4.1 Work in cooperation with other agencies and organizations, including coordinated regional land use planning, to support regional biodiversity and protection and preservation of native vegetation and wildlife.

Policy EC.4.2 Protect priority species and habitats, ~~as listed by the Washington Department of Fish and Wildlife and the City.~~

Policy EC.4.3 Participate in regional species protection efforts, including salmon habitat enhancement and restoration.

Vegetation

Policy EC.4.4 Protect native plant communities by encouraging management and control of non-native invasive plants, including aquatic plants.

Policy EC.4.5 On public projects, properties, and facilities, use native vegetation to reduce the spread of noxious weeds in the City.

Policy EC.4.6 Promote ~~or require~~ the use of native plants in landscaping and the restoration of stream banks, lakes, shorelines and wetlands on private development projects.

Policy EC.4.7 Encourage the use of environmentally safe methods of vegetation control, and minimize use of herbicides.

Policy EC.4.8 Encourage the use of a diversity of native plant species for replanting and restoration.

Wildlife

Policy EC.4.9 Seek to preserve and, where feasible and sensible, restore diversity of fish and wildlife species and habitats in the City.

Policy EC.4.10 Use existing regulatory tools to protect habitat, including the City's critical area regulations and tree retention ordinance.

Policy EC.4.11 Encourage measures to preserve critical wildlife habitat and ~~wildlife corridor~~ greenbelts such as incentives, regulation, acquisition or other measures.

- Policy EC.4.12 Seek opportunities to link wildlife habitats via corridors where possible. Corridors may include protected or preserved public and private open space, utility rights-of-way, riparian corridors, wetland buffers and protected critical areas or other features.
- Policy EC.4.13 Consider impacts of public and private projects on ~~wildlife corridor~~ greenbelts and connectivity.
- Policy EC.4.14 Give special consideration to measures to preserve and enhance habitat for ~~anadromous~~ salmonid fish and other fish species.
- Policy EC.4.15 Promote recovery of ~~endangered~~ fish species in coordination with watershed management plans.
- Policy EC.4.16 Protect aquatic species and habitat by protecting and improving water quality. See Goal EC.5 and supporting policies.
- Policy EC.4.17 ~~Incorporate public and private facility management practices that minimize impacts to wildlife and water quality, such as limiting the use of toxic pesticides and fertilizers, incorporating alternative pest management methods, and providing public education about such practices. [Moved to below EC 5.1, Comment 128]~~

~~Policy EC.4.18 — Maintain Sammamish’s certification as a Community Wildlife Habitat (CWH) by the National Wildlife Federation.~~

~~Policy EC.4.19 — Increase awareness about the CWH certification and promote its success and expansion by encouraging Sammamish residents, businesses, churches and schools to become certified wildlife habitats.~~

~~Policy EC.4.20 — Promote pesticide and chemical fertilizer free neighborhoods through a program of citizen education and City demonstration projects on City owned properties.~~

Goal EC.5 Maintain and protect surface water and groundwater resources that serve the community and enhance the quality of life. [HEALTH AND SUSTAINABILITY]

General

Policy EC.5.1 Protect and enhance the multiple beneficial water resource functions-including fish and wildlife habitat, flood and erosion control, water quality control and sediment transport, water supply, transportation, recreational opportunities and scenic beauty.

Policy EC.5.2 Incorporate public and private facility management practices that minimize impacts to wildlife and water quality, such as limiting the use of toxic pesticides and fertilizers, incorporating alternative pest management methods, and providing public education about such practices.[Moved from EC 4.17, comment 128]

Watersheds

Policy EC.5.3 Protect and enhance surface waters, including streams, Lake Sammamish and other lakes, ponds, wetlands on a watershed and sub-basin basis.

Policy EC.5.4 Participate with federal, state, regional, local, and tribal agencies in preparing watershed plans for all sub-basins in upstream or downstream of Sammamish.

Policy EC.5.5 ~~Watershed plans shall~~ integrate freshwater surface water, ground water, drinking water and wastewater planning into watershed plans to provide efficient water resource management.

Policy EC.5.6 As watershed plans are developed, zoning, regulations and incentive programs may be developed, applied and monitored so that critical habitat in the Sammamish watershed is capable of supporting sustainable and fishable salmonid populations. Watershed-based plans should define how the natural functions of watersheds critical to salmonid are protected so that the quantity and quality of water entering the streams, lakes, wetlands and rivers support salmonid spawning, rearing, resting, and migration.

Policy EC.5.7 ~~Sammamish shall p~~ protect and enhance surface waters, including streams, lakes, wetlands and shorelines for and receiving waters to Lake Sammamish. Conditions of and impacts to the downstream receiving beaches and shorelines shall be included in watershed management efforts.

Policy EC.5.8 ~~Responsibility~~ Share the responsibility for the costs of watershed planning and project implementation including water quality, flood hazard reduction and fisheries habitat protection, ~~should be shared~~ between Sammamish and other jurisdictions within the watershed and surrounding Lake Sammamish.

Policy EC.5.9 ~~The City recognizes the environmentally sensitive areas within the shared Evans Creek and Patterson Creek basins, and shall work~~ Work with adjacent local governments and agencies on issues of mutual concern regarding development and conservation efforts in the environmentally sensitive areas within the shared Evans Creek and Patterson Creek basins.

Rivers, Streams and Lakes

Policy EC.5.10 Protect, preserve and enhance lakes, rivers and streams for their hydraulic, hydrologic, ecological, ~~and~~ aesthetic and other protected functions and values.

Policy EC.5.11 ~~Work with interested citizens, other agencies and special purpose districts to p~~ Promote the health of Lake Sammamish, Beaver Lake and Pine Lake, through water quality management principles.

Policy EC.5.12 Support development of an efficient and effective water quality management strategy.

Policy EC.5.13 ~~Lakes should be protected~~ Seek to protect lakes through management of lake watersheds and shorelines. Lakes sensitive to nutrients shall be protected through the management of nutrients that stimulate algae blooms and aquatic plant growth. Measurable standards for lake quality should be set and management plans established to meet the standards. ~~Formation of lake management districts or other financing mechanisms should be considered to provide the financial resources necessary to support actions for protection of sensitive lakes.~~

Policy EC.5.14 ~~The City should r~~Restrict the runoff rate, volume and quality for all new development and redevelopment. Critical drainage or erosion areas within the City limits draining directly to Lake Sammamish, George Davis (a.k.a. Eden) Creek, Ebright Creek, Pine Lake, and Beaver Lake should be subject to stricter requirements and conditions. Such conditions may include the limitation of the volume of discharge from the subject property to predevelopment levels, preservation of wetlands or other natural drainage features or other controls necessary to protect against community hazard.

Policy EC.5.15 ~~The City shall~~ Use incentives, regulations and programs to manage its water resources (rivers, streams, Lake Sammamish and other lakes, ponds, wetlands and ground water) and to protect and enhance their multiple beneficial uses-including fish and wildlife habitat, flood and erosion control, water quality control and sediment transport, water supply, energy production, transportation, recreational opportunities and scenic beauty. **Monitor incentives to determine their effectiveness.** Use of water resources for one purpose should, to the fullest extent possible, preserve opportunities for other uses.

Commented [u3]: Added from ECP 1.17 to address Kathy's concern about pages 1 and 3.

Policy EC.5.16 ~~Development~~ Ensure that development shall supports continued ecological and hydrologic functioning of water resources and ~~shall~~ does not have a significant adverse impact on water quality or water quantity, or sediment transport and should maintain base flows, natural water level fluctuations, ground water recharge in Critical Aquifer Recharge Areas and fish and wildlife habitat.

Policy EC.5.17 ~~The City shall p~~Protect and should enhance surface waters, including streams, Lake Sammamish and other lakes, ponds, wetlands on a watershed and/or sub-basin basis by analyzing water quantity and quality problems and their impacts to beneficial uses, including fish and wildlife habitat and flood and erosion control. Conditions of and impacts to the downstream receiving waters shall be included in watershed and/or sub-basin management efforts. ~~The City shall continue to participate in the Central Puget Sound Water Resource Planning effort.~~

Policy EC.5.18 ~~The City should p~~Strive to protect beneficial uses where applicable including swimming, fishing, boating, aquatic habitat (fisheries and wildlife), water supply and aesthetics in Lake Sammamish, Pine Lake, Beaver Lake and all tributary waters and wetlands in all basins in the City.

Policy EC.5.19 ~~The City should e~~Support enhancement of water quality through corrective and preventative methods including best management practices (BMPs), education, planning, regulation, enforcement, incentives, capital projects, natural and constructed system maintenance, and restoration of degraded natural and constructed systems.

~~Policy EC.5.20—The City should explore creating a consolidated Beaver Pine Lake Management District and/or other water quality entities or approaches for creating an efficient and effective water quality management strategy, such as a Citywide Water Quality Control Commission.~~

Overlay Districts and Plans

~~Policy EC.5.21 The SO-180 Wetland Management Areas Special Overlay District and requirements, and the SO-190, Erosion Hazards Near Sensitive Water Bodies Special Overlay District and requirements, shall be reviewed for potential amendment and updated where appropriate to ensure protection of high function or high hazard areas.~~

Lake Management Districts and Plans

~~Policy EC.5.22 For Lake Sammamish, support the management goals of the 1994 King County East Lake Sammamish Basin and Nonpoint Action Plan to and incorporate the strategies within the 1994 King County East Lake Sammamish Basin and Nonpoint Action Plan in its plans and regulations as appropriate.~~

Policy EC.5.23 For Lake Sammamish, use AKART standards to strive for 50% phosphorus removal for all new development.

Policy EC.5.24 For Lake Sammamish, ~~review the City plans and regulations for consistency with the 1998 King County prepared Lake Sammamish Water Quality Management Project,~~ and incorporate appropriate water quality improvement strategies to support the lake's recreational uses, ecological health, and scenic values.

Commented [u4]: The reference to the document has been superseded by other plans.

Policy EC.5.25 ~~For Beaver Lake Management Plan Adoption: The City of Sammamish s~~Should support lake management plans and policies. ~~pursue incorporation of the Beaver Lake Management Plan by reference into the Comprehensive Land Use Plan.~~

Policy EC.5.26 ~~For Beaver Lake, Preserve Trophic Status: There should be no significant increase in the annual external phosphorus load to Beaver Lake and the present trophic status of each lake basin should be maintained. Prevent and take action against the deterioration of trophic status for all lakes and minimize the increase in phosphorus loading.~~

Policy EC.5.27 ~~For Beaver Lake, Preserve Public Health Status: There should be~~Strive for no significant increase in the concentration of fecal coliform bacteria in Beaver Lake.

Policy EC.5.28 ~~For Beaver Lake~~. Prevent Nuisance Aquatic Plant Infestation: ~~Introduction~~ Seek to prevent introduction of nuisance aquatic plants to Beaver Lake ~~should be prevented~~.

Policy EC.5.29 ~~For Beaver Lake~~, Preserve the Beaver Lake Fishery: ~~The~~ Support water quality management in of Beaver and Pine Lakes ~~should be managed in such a manner as~~ to continue to support a viable mixed fishery.

Policy EC.5.30 ~~For Beaver Lake~~, Educate and involve ~~The Beaver Lake Community~~: the local community, in cooperation with the City of Sammamish, King County Metro, the Seattle-King County Department of Public Health, Washington Lake Protection Association, and the Washington State Departments of Health, Ecology and Wildlife, and local and regional agencies ~~should to~~ develop and implement a program to educate and involve existing and future residents of the watershed regarding wise lake and watershed management practices, BMPs, septic systems, phosphate detergent alternatives, fertilizer and pesticide use, oil and grease impacts, bird feeding, and the use of waterside vegetation and benefits of natural shorelines at the individual household level.

Policy EC.5.31 For Beaver Lake and Pine Lakes, strive for an 80 percent reduction of total phosphorus (above background levels) ~~should be established~~ as a stormwater treatment goal for all future development. AKART or “all known, available, and reasonable methods of prevention, control, and treatment” for phosphorus control should be employed as a standard to achieve this goal.

Policy EC.5.32 ~~For Beaver Lake, Lake Classification System: The City of Sammamish should work with the Washington State Department of Ecology and King County to develop a county wide lake classification system.~~

Policy EC.5.33 For Beaver Lake, Interim Monitoring: ~~The City of Sammamish should w~~Work with local community groups, state, county and other agencies to obtain funding for ~~interim~~ water quality monitoring and inspection and planning.

Policy EC.5.34 For Beaver Lake Construction Inspection and Monitoring: ~~The City of Sammamish should p~~Provide for sufficient ~~increased~~ construction inspection and monitoring surveillance before, during, and after the construction period of all new development in the watershed.

- Policy EC.5.35 ~~For Beaver Lake, Citizen Lake Monitoring: The City of Sammamish should establish s~~Support an expanded citizens' lake monitoring program with local community groups, as appropriate.
- Policy EC.5.36 ~~For Beaver Lake, Watershed Monitoring: The City of Sammamish should establish support~~Support a watershed monitoring program to include streams and shallow groundwater, as appropriate.
- Policy EC.5.37 ~~For Beaver Lake, Inventory and Inspections: The City of Sammamish and In partnership with the~~Seattle-King County Department of Public Health ~~should,~~ support the conduct inventories of existing on-site septic tank/drainfield systems; wetlands, streams, and native growth protection easements; and inspections of stormwater detention and treatment facilities.
- Policy EC.5.38 ~~For Beaver Lake, Beaver Lake Management District: The City of Sammamish should encourage~~ Encourage and support the ~~Beaver Lake Management~~ Districts.

Policy EC.5.39 — For Beaver Lake, Homeowner Education & Involvement Programs: Workshops handbooks, and videos should be used by the City of Sammamish and other organizations to convey homeowner BMPs (ECP-3.45) to existing and future residents in the watershed.
(Moved to public education policy above)

Policy EC.5.40 — For Beaver Lake, Homeowner Best Management Practices (BMPs): A variety of homeowner BMPs should be conveyed by the City of Sammamish and Seattle-King County Department of Health to existing and future watershed residents.

Policy EC.5.41 For Beaver Lake, Modeling Analysis: ~~The City of Sammamish should s~~Support conduct updated watershed/lake modeling analyses to validate the model and to make new loading and lake condition forecasts.

Policy EC.5.42 For Beaver Lake, Beaver Lake Management Plan Update: ~~The~~ Strive to review the Beaver Lake Management Plan ~~should be reviewed~~ thoroughly at least once every five years (or more frequently if compelling reasons exist) and updated by the City of Sammamish if needed.

Policy EC.5.43 ~~The~~ Seek to thoroughly review the Pine Lake Management Plan ~~should be reviewed thoroughly and updated~~ by the City of Sammamish as appropriate.

Policy EC.5.44 ~~For Beaver Lake, contingency Stormwater Treatment~~. ~~The City of Sammamish should provide~~ provide for contingency measures to control nonpoint sources of pollution from site development construction and post-construction stormwater runoff as warranted by monitoring and inspection.

Policy EC.5.45 ~~For Beaver Lake, contingency Wastewater Management~~. ~~Consistent with the City and Utility District regulations pursuant to Policy CFP-3.5 and CFP-3.6 the City of Sammamish should consider alternative on-site wastewater designs or extension of sewers, in the event that monitoring results indicate violation of either water quality standards or watershed goals resulting from conventional on-site wastewater disposal systems.~~

Policy EC.5.46 ~~For Beaver Lake, In-Lake Contingency Plan~~: In the event that application of source controls and structural BMPs in the watershed fail to maintain lake management goals for trophic status, fisheries, or aquatic plant control, alternative in-lake control methods should be ~~reviewed~~ considered by the City of Sammamish, the State Department of Ecology and Wildlife, and ~~the Beaver~~ the Lake Management District to determine the feasibility of implementation.

~~Policy EC.5.47— For Pine Lake, preserve Trophic Status: There should be no significant increase in the annual external phosphorus load to Pine Lake and the present trophic status of the lake basin should be maintained or improved. Methods to reduce existing phosphorus load in the lake should be explored.~~

~~Policy EC.5.48— For Pine Lake, preserve Public Health Status: There should be no significant increase in the concentration of fecal coliform bacteria in Pine Lake.~~

~~Policy EC.5.49— For Pine Lake, prevent Nuisance Aquatic Plant Infestation: Introduction of nuisance aquatic plants to Pine Lake should be prevented.~~

~~Policy EC.5.50— For Pine Lake, preserve the Pine Lake Fishery: The water quality of Pine Lake should be managed in such a manner as to continue to support a viable mixed fishery.~~

~~Policy EC.5.51 — For Pine Lake, Educate and Involve the Pine Lake Community: The local community, in cooperation with the City of Sammamish, King County Metro, the Seattle-King County Department of Public Health, Washington Lake Protection Association, and the Washington State Departments of Health, Ecology and Wildlife, should develop and implement a program to educate and involve existing and future residents of the watershed regarding wise lake and watershed management practices at the individual household level.~~

Policy EC.5.52 For Beaver and Pine Lakes, accomplish the goals of water quality, open space preservation, impervious surface limitation and tree retention.

Policy EC.5.53 ~~The City should c~~Carefully review potential rezones, and proposed land use actions such as short plats, subdivisions, and building permit applications to verify that these actions will not have a probable significant environmental effect that cannot be reasonably mitigated, (moved from below)

Policy EC.5.54 ~~The City should, i~~In conjunction with other agencies with jurisdiction, play an active role monitoring and enforcing all water quality regulations in the Beaver and Pine Lake Watersheds. In addition, the City should periodically review the effectiveness of development regulations and enforcement efforts and make modifications as appropriate. (moved from below)

~~Policy EC.5.55— For Pine Lake, the City recognizes that there is no substitute for the direct involvement of property owners in the Pine Lake Watershed in the protection and enhancement of the water quality in Pine Lake. As a result, the following policies are adopted not as a substitute for the creation of a Pine Lake Management District, but rather to provide interim protections, pending the development of a Pine Lake specific water quality strategy:~~

- ~~a. The City supports the creation of a Lake Management District by the Pine Lake community in a timely manner and community efforts to secure funding for a Pine Lake Water Quality Study,~~
- ~~b. The City supports the preparation of a comprehensive and customized Pine Lake Water Quality Strategy and development regulations based on the approved findings of a Pine Lake Water Quality Study,~~

- ~~c. The City should, as an interim measure, extend all appropriate Beaver Lake specific water quality regulations to the Pine Lake Drainage Basin,~~
- ~~d. The City should, when adopting the interim Pine Lake Water Quality Standards, limit the interim extension to a specified period of time in order to provide an appropriate opportunity to establish the Pine Lake Management District and to conduct the special studies necessary to prepare a Pine Lake specific strategy. In addition, the interim regulations should provide an opportunity to apply for variances in those instances where conditions in Pine Lake are clearly different than at Beaver Lake,~~
- ~~e. The City should promote the use of educational materials and citizen meetings to foster an understanding of lake water quality and maintenance of septic systems, phosphate detergent alternatives, fertilizer and pesticide use, oil and grease impacts, bird feeding, and the use of waterside vegetation and benefits of natural shorelines, (moved to above)~~
- ~~f. The City should carefully review potential rezones, and proposed land use actions such as short plats, subdivisions, and building permit applications to verify that these actions will not have a probable significant environmental effect that cannot be reasonably mitigated, (Moved to above)~~
- ~~g. The City should, in conjunction with other agencies with jurisdiction, play an active role monitoring and~~

~~enforcing all water quality regulations in the Beaver and Pine Lake Watersheds. In addition, the City should periodically review the effectiveness of development regulations and enforcement efforts and make modifications as appropriate. (Moved to above)~~

~~h. The City shall adopt development regulation measures necessary to implement these goals and policies prior to the adoption of this Comprehensive Plan. If these regulations have not been adopted in this timeframe, the City shall adopt up to a six-month moratorium on new development in the Pine Lake drainage sub-basin to provide the time required to do so.~~

Surface Water Management

Policy EC.5.56 Promote low impact development (LID) measures that preserve natural discharge patterns.

Policy EC.5.57 Promote the retention of existing open surface water systems in a natural state and the rehabilitation of degraded conditions.

Policy EC.5.58 Maximize vegetation retention, assure environmentally-friendly re-vegetation, and apply other best management practices.

Policy EC.5.59 Prioritize public actions that provide multiple benefits, including preservation, protection and restoration of valuable natural systems.

Policy EC.5.60 Provide outreach and education to improve commercial, public, and private compliance with existing stormwater regulations.

Policy EC.5.61 ~~In partnership with solid waste service providers, educate watershed residents and businesses to facilitate the collection and proper disposal of household hazardous waste and identify substitutes for cleaning and other products that generate hazardous waste.~~
[moved to Draft Utilities Element, see comment 134]

Policy EC.5.62 ~~The City should p~~Promote the retention of existing open surface water systems in a natural state and rehabilitation of degraded conditions.

Policy EC.5.63 Where commercial and industrial uses and high levels of vehicular traffic are established, ~~water quality should be seek to-protected~~ and enhanced ~~water quality~~. Petroleum, solvents, and other potential water pollutants should be stored in such a way as to prevent entry into the natural drainage systems or ground water. Car washes shall be required to use biodegradable, environmentally friendly soaps, cleansers and related materials.

Policy EC.5.64 Proper siting and maintenance of septic systems should continue to receive special attention for existing development to preserve the valuable ecological functions and public beneficial uses of water resources.

Policy EC.5.65 ~~Storm water runoff shall be m~~Managed storm water runoff through a variety of methods, with the goal of limiting impacts to aquatic resources, protecting and enhancing the viability of agricultural lands and promoting groundwater recharge. Methods of storm water management shall include temporary erosion and sediment control, flow control facilities, water quality facilities as required by the Surface Water Design Manual, and Best Management Practices as described in the Storm water Pollution Control Manual. Runoff caused by development shall be managed to prevent adverse impacts to water resources. Regulations shall be developed that favor non-structural storm water control measures when feasible including: vegetation retention and management; seasonal clearing limits; limits on impervious surface; and limits on soil disturbance.

Policy EC.5.66 In partnership with other agencies as appropriate, surface waters designated by the State as Water Quality Impaired under the Clean Water Act (water bodies included on the State 303(d) list) should be improved through monitoring, source controls, best management practices, enforcement of existing codes, and Total Maximum Daily Load plans (TMDLs). The water quality of all other state-classified water bodies should be maintained or improved through these same measures, and other additional measures that may be necessary to ensure there is no loss of existing beneficial uses. Any beneficial uses lost since November 1975 should be restored, consistent with the Federal Clean Water Act. For planning and development regulation implementation purposes, recreationally used and salmonid bearing waters within and directly received from the City shall have their beneficial use determined.

Policy EC.5.67 ~~A-Do not allow~~ development projects ~~should~~ netto increase existing flood conditions.

Policy EC.5.68 Through regulations, maintenance, and enforcement, prevent unmitigated significant adverse impacts to water resources caused by flow rates, flow volumes or pollutants.

Policy EC.5.69 ~~The City should p~~Prepare regulations or rules that direct each development project proposing water treatment features to provide water chemistry data for a sufficient period, operations and maintenance (O&M) requirements, and a professional report indicating that the installation and O&M program will meet State water quality criteria.

Basins and Sub-Basins Planning Areas:

~~Policy EC.5.70 The City shall prepare~~ Maintain a sub-basin management plan and policies for each of the six Sub-Basins within the East Lake Sammamish Basin, as defined in the East Lake Sammamish Basin Plan. ~~The topology, soils, drainage, flow and channel monitoring vegetation, habitat identification, utilities, R/D maintenance, and mitigation policies shall be uniquely identified and defined for each Sub-Basin. These Sub-Basins are: Panhandle Sub-Basin, Inglewood Sub-Basin, Monohon Sub-Basins (3), Thompson Sub-Basin, Pine Lake Sub-Basin Laughing Jacobs Sub-Basin~~

Policy EC.5.71 ~~The City shall~~ Prepare and maintain sub-basin management plans and policies, in conjunction with other agencies with jurisdiction, for the following sub-basins as appropriate, Evans Creek Sub-basins (9) Patterson Creek Sub-basin and Issaquah Creek Lower Sub-basin.

Policy EC.5.72 ~~The City shall adopt~~ Prepare and maintain development regulations to implement the sub-basin management plans and policies. Development proposals and approved land use applications shall be consistent with approved basin and sub-basin management plans and policies

Policy EC.5.73 ~~The City shall establish a schedule for the preparation and implementation of sub-basin management plans and policies. A,~~ In developing basin plans the following should participate: ~~Each sub-basin planning process shall actively include~~ representatives of local water and sewer districts; affected neighborhoods; local, state, and federal resource agencies; organizations or agencies with expertise in habitat conservation and restoration, ground water hydrology, fisheries, wildlife, botany, and land use.

Policy EC.5.74 ~~The City shall r~~Revise and update the boundaries of drainage basins in accordance with an established schedule. In addition, the City shall use updated studies as an interim measure to evaluate development proposals as appropriate.

Policy EC.5.75 ~~The City shall a~~Adopt development regulations to implement the sub-basin management plans and policies and development proposals and approved land use applications shall be consistent with approved basin and sub-basin management plans and policies.

Ground Water and Aquifer Protection

Policy EC.5.76 Protect critical aquifer recharge areas (CARAs) and the quality of groundwater used for public water supplies to ensure adequate and healthy future potable water.

Policy EC.5.77 Protect groundwater quality by utilizing the most current groundwater protection standards.

Policy EC.5.78 ~~Consider~~ Review the potential impacts of land use actions on critical aquifer recharge areas (CARAs) that serve as potable water supplies.

Policy EC.5.79 Encourage retention of open space and vegetation in critical aquifer recharge areas (CARAs) with a high potential for groundwater recharge.

Policy EC.5.80 Support the development, adoption and implementation of groundwater management plans.

Policy EC.5.81 ~~Areas~~ Designate areas identified as sole source aquifers or as areas with high susceptibility for ground water contamination where aquifers are used for potable water ~~are designated~~ as Critical Aquifer Recharge Areas, entitled Areas Highly Susceptible to Ground Water Contamination.

Policy EC.5.82 ~~The City should p~~Protect the quality and quantity of ground water by: ~~Implementing~~ implementing adopted Ground Water Management Plans; ~~Reviewing~~ reviewing and implementing approved Wellhead Protection zones as identified by the King County Ground Water Management Plan Protection Committees and the Water Districts; Developing, with affected jurisdictions, best management practices for development based on adopted Ground Water Management Plans and Wellhead Protection Programs. The goals of these practices should be to promote aquifer recharge quality and to strive for no net reduction of recharge to ground water quantity; and Refining regulations to protect critical aquifer recharge areas and wellhead protection areas using best management practices and infiltration.

Policy EC.5.83 ~~The City should p~~Protect ground water recharge quantity by promoting methods that infiltrate runoff where site conditions permit, except where potential ground water contamination cannot be prevented by pollution source controls and storm water pretreatment.

Policy EC.5.84 ~~Land In reviewing land~~ use actions, ~~shall~~ take into account the potential impacts on aquifers determined to serve as water supplies. The depletion and degradation of aquifers needed for potable water supplies shall be avoided or mitigated.

Policy EC.5.85 ~~The City shall s~~Support the development, adoption and implementation of Ground Water Management Plans. The City shall adopt a Groundwater Recharge Area map, incorporating information generated by Ground Water Management Plans and purveyor studies.

Policy EC.5.86 ~~The City shall d~~Determine which portions of mapped recharge areas and Wellhead Protection Areas should be designated as critical; and the City shall update critical area maps as new information about recharge areas and Wellhead Protection Areas becomes available.

Policy EC.5.87 The City shall not permit the introduction of contaminants into ground water aquifers.

Policy EC.5.88 ~~The City should p~~Protect ground water by preferring land uses that retain a high ratio of permeable to impermeable surface area and that maintain or augment the infiltration capacity of the natural soils; and requiring standards for vegetation clearing limits, impervious surface limits, and where appropriate, infiltration of surface water and amended topsoils.

Goal EC.6 ~~Protect clean air for present and future generations. Improve and preserve air quality.~~ [HEALTH AND SUSTAINABILITY]

Policy EC.6.1 Support federal, state, and regional clean air policies in cooperation with the Puget Sound Air Pollution Control Agency and the Puget Sound Regional Council.

Policy EC.6.2 Strive for high air quality through coordinated land use and transportation planning and management, including assessing and mitigating for air quality impacts.

Policy EC.6.3 Support regional efforts to develop electric vehicle infrastructure, such as charging stations.

Policy EC.6.4 Promote transit, car-sharing, cycling, walking, and transit-oriented development (TOD) as a strategy for reducing vehicle-related air pollution.

Policy EC.6.5 Reduce the amount of air-borne particulates through measures such as:

- a Continuing and possibly expanding street-sweeping.
- b Encouraging dust abatement at construction sites.
- c Promoting low-emission construction practices.
- d Conducting public education to reduce the burning of solid and yard waste, and use of clean burning wood stoves.
- e Support a transition to a low-emission municipal vehicle fleet.
- f Promoting the use of clean and efficient burning fuels.
- g Educating citizens about air quality problems.
- h Encouraging the planting of trees.
- i Encouraging the proper use of wood stoves and fireplaces.

Policy EC.6.6 Advocate for healthy indoor air quality and support education and outreach on measures individuals can take to protect their health.

NEW POLICY: Assess air quality impacts of proposed land use actions when developing local plans and transportation strategies.

Goal EC.7 Be a regional leader in mitigating and adapting to climate change. [HEALTH AND SUSTAINABILITY]

Policy EC.7.1 Support multi-jurisdictional efforts to address the impacts of climate change.

Policy EC.7.2 Seek to meet or exceed climate pledges and commitments made by Sammamish. ~~including the Mayor's Climate Protection Agreement.~~

Policy EC.7.3 Consider a multi-pronged approach to climate change mitigation, including support for energy efficiency, vehicle trip reduction, and environmental protection.

Policy EC.7.4 ~~Advocate for~~ Promote administrative practices, land use patterns, transportation systems, and building practices that will reduce greenhouse gas emissions.

Policy EC.7.5 ~~Consider~~ Assess climate change impacts when conducting review of proposed land use and transportation actions and programs.

Policy EC.7.6 Promote community resiliency through the development of climate change adaptation strategies.

Policy EC.7.7 ~~Recognize that the information surrounding climate change is constantly evolving and track~~ Track the best available climate change science to use for planning purposes.

NEW GOAL: Sammamish is a sustainable city.

NEW POLICY: Develop a strategy for sustainability and include the index of sustainable goals and policies

Commented [EA5]: Comment No. 1 –A strategy was prepared but not adopted, i.e., Sustainability Strategy Plan. There are two proposed amendment to insert digest of sustainability goals/policies in Introduction and below the new goal)

Goal EC.8 Increase the sustainability and environmental efficiency of building practices in Sammamish. [HEALTH AND SUSTAINABILITY]

Policy EC.8.1 Promote the use of environmentally friendly construction practices, such as those specified under certification systems like Leadership in Energy and Environmental Design (LEED), King County Built Green, and Living Building Challenge.

Policy EC.8.2 Encourage projects that utilize green energy strategies and innovative approaches to conserving water. ~~by providing flexibility in meeting regulatory requirements.~~

NEW POLICY. Consider flexibility in regulatory amendments to achieve sustainable building practices.

Policy EC.8.3 Promote sustainable building management and maintenance practices.

Policy EC.8.4 Encourage conversion of existing, low-efficiency building stock to cost-effective and environmentally sensitive alternative technologies and energy sources.

Goal EC.9 Maintain and improve the City's forested character. [HEALTH AND SUSTAINABILITY] Note: Cross reference tree-related policies in land use and environment elements

- Policy EC.9.1 Preserve and enhance of the City's ~~existing tree canopy~~ urban forest.
- Policy EC.9.2 Preserve trees on all public properties and facilities to the maximum extent possible.
- Policy EC.9.3 Maintain and enhance a street tree maintenance program on arterial streets and City-owned trees.
- Policy EC.9.4 Encourage community residents and property owners to preserve the green and wooded character of existing neighborhoods.
- Policy EC.9.5 Within the city, allow off-site options for replanting and restoration in order to meet tree retention requirements and achieve tree canopy coverage.
- Policy EC.9.6 Develop and enforce more effective regulatory ~~penalties~~ practices for unauthorized ~~tree~~-removal and alteration of trees.
- Policy EC.9.7 Prioritize restoration and enhancement of environmentally critical areas and buffers, with the aim of enhancing ecosystem function.

Sammamish Comprehensive Plan DRAFT Land Use Element

May ~~2028~~, 2015

Introduction

The Land Use Element guides future use of land in Sammamish and helps to ensure the City's high quality of life and community character. The Element includes policies that support compatibility with natural features and environmental protection, foster a sense of community, reflect current and historic character, and keep new growth compatible with existing development. It recognizes the auto-oriented legacy of historic development patterns, and sets policies to smoothly transition to urban patterns that are more walkable and promote good human health. Lastly, it aims to be part of a coherent regional whole by coordinating planning efforts with neighboring cities, special districts, and King County.

Consistent with the Plan's framework goals and emphasis on sustainability and healthy communities, land use policies promote opportunities for sustainable development patterns, active

transportation, access to healthy foods, and social connectedness.

The requirement for a Land Use Element in comprehensive plans is one of the key components of the Growth Management Act (GMA). The GMA requires cities to show how they will be able to accommodate 20 years of growth through sufficient buildable land that is zoned appropriately. In addition to containing growth and avoiding sprawl, the Land Use Element also sets goals and policies for the design and layout of cities. These provide the opportunity to shape communities into more livable, healthy spaces. Regional and county goals promote compact, walkable cities that make it easy to use active transportation and contribute to a sense of community.

The Land Use Element Background Information contains the background data and analysis that provide the foundation for the Land Use Element goals and policies.

Goals and Policies

Goal LU.1 Provide for planned population and employment growth and maintain a small town atmosphere~~the City's character~~.

Policy LU.1.1 Designate the general distribution, location and extent of the uses of land for housing, commerce, recreation, open spaces, public utilities, public facilities, and other land uses.

Policy LU.1.2 ~~The~~ Through the future land use pattern, ~~should~~ promote affordable housing opportunities, reduce external vehicle trips, and related traffic congestion patterns ~~in the City~~.

Policy LU.1.3 Establish land use designations, densities and intensities as listed and described below:

Policy LU.1.4 Establish and maintain a Comprehensive Plan Future Land Use Map based on the land use designations in Policy LU.1.2, included as Figure LU-1.

Goal LU.2 Build community character and identify On a Citywide basis, to enhance community character and identity the high quality of family life establish in Sammamish. ~~through the future land use pattern.~~

Commented [EA1]: Proposed revision to match inserted family quality policies from existing land use element

Policy LU.2.1 Establish land use policies and regulations that promote a safe, healthy and connected residential community with a range of housing options, safeguard the environment and foster a sense of community.

Policy LU.2.2 Consider gateway development, ~~signage, public art, or other~~ features as a way to enhance community identity and highlight community assets. (See second possible versions of Policy LU.2.2 below)

Commented [DM2]: LU 2.2 has two proposed amendments see amendment list #'s, 17 and 18. Additional there is overlap with new policy LU-11.5

Policy LU.2.2 Consider gateway development at the north end of 228th, including signage for service clubs, public art, or other features as a way to enhance community identity and highlight community assets.

Policy LU.2.3 Promote a sense of place through complementary and compatible development character and smooth transitions between differing land uses.

Policy LU.2.4 Recognize and preserve the natural environment as an important element of the City's identity.

Commented [u3]: Similar to Goal 3

~~Policy LU.2.5 Develop design guidelines and development regulations to support the following:~~

- ~~a Compatibility with natural site features~~
- ~~b Retention of trees and native vegetation~~
- ~~c Low impact development~~
- ~~d Development at a scale and character appropriate to the site~~
- ~~e Design that supports the human scale~~

- ~~f Design that reflects community character~~
- ~~g Landscaping to enhance building and site appearance and function~~
- ~~h Integrated and connected access for bicycles, pedestrians and vehicles~~
- ~~i Balanced consideration of automobile and pedestrian/bicycle mobility and safety~~
- ~~j Usable open space, including community gathering places~~
- ~~k Cohesive design character that minimizes visual clutter~~
- ~~l Sense of personal safety~~

Goal LU.3 Preserve and enhance the natural features, the quality, character and function of the City's residential neighborhoods.

Policy LU.3.1 Promote a variety of housing types to meet a range of housing needs.

Policy LU.3.2 Support design variety, such as variation in façade and rooflines, ~~flexible setback standards, and~~ other design features, to enhance neighborhood character. Alternatively, retain reference to flexible setback standards and insert “at the Community Development Director’s discretion” to this policy

Policy LU.3.3 Residential development standards should ~~address~~ Address housing densities, lot dimensions and sizes, building setbacks and height, impervious surface limitations, access, parking and other standards in the residential development standards.

Commented [DM4]: This has been implemented via SMC 21A.25

Policy LU.3.4 ~~The City should~~ Consider establishing a program to acquire property for public purposes consistent with the policies of this comprehensive plan. This evaluation should include consideration of the feasibility of both fee simple acquisition and the acquisition of development rights, as well as identification of potential funding sources, grants, and gifting strategies. Priorities for acquisition may include: Protection of environmentally sensitive areas, Preservation of view corridors, Preservation of parcels that convey a unique sense of the community's character or historical tradition, Parcels to provide breaks in development patterns along designated arterials, Passive and active recreation opportunities.

Policy LU.3.5 Promote clustering to preserve open space, retain significant natural features and reduce surface water runoff.

Policy LU.3.6 Encourage ~~townhomes~~ and mixed attached/detached housing in appropriately zoned areas ~~near services or as transition between single family and other uses.~~

Policy LU.3.7 Where feasible, design stormwater facilities to provide supplemental benefits, such as wildlife habitat, passive recreation, trails and enhancement of community character.

~~Policy LU.3.8 Consider site and design measures in residential areas to:~~

- ~~a Ensure that stormwater facilities enhance neighborhood character~~
- ~~b Promote privacy~~
- ~~c Preserve vegetation, protect the natural environment, and encourage planting of trees and native vegetation (if Policy LU.3.6 is deleted)~~

Policy LU.3.6 Consider site and design measures in residential areas to: (if Policy LU.3.6 is kept)

- a Ensure that stormwater facilities enhance neighborhood character
- b Promote privacy
- c Preserve vegetation, protect the natural environment, and encourage planting of trees and native vegetation
- d Provide passive recreation, including trails where appropriate

Policy LU.3.7 ~~As infill occurs, promote measures for compatible development.~~ Infill development should be encouraged in areas which;

- a Transition between single family residential and other uses or densities.
- b Are served by an arterial street system with sidewalks.
- c Have nearby pedestrian access to public transit services.
- d Are located within one-quarter mile of a neighborhood park or recreation area.

Policy LU.3.8 Identify opportunities for development of compatible services, recreation, gathering places within walking/bicycling distance of homes.

Policy LU.3.9 Develop incentives to prioritize the retention of high value trees, including heritage and/or landmark trees.

Policy LU.3.10 Ensure non-residential uses, including schools, religious facilities and similar uses in residential zones minimize impacts to existing uses and neighborhood character with the existing surrounding single family residences ~~Non-residential in residential zones~~ uses should be: A. ~~Located within the Inglewood and Pine Lake Centers and the Sammamish Commons,~~ B. ~~Sized appropriately to accommodate community business and services needs,~~ C. ~~Located in areas with current or planned pedestrian access;~~ and D. ~~Expanded only when it can be demonstrated that conditions have changed since the original non-residential classification boundaries were determined, and there is a demonstrated community need.~~

Commented [u5]: Policy amended to address the council's current policy consideration on non-residential uses. Character will be added to the glossary. The definition will address, transportation, parking, building design and natural features and other.

Goal LU.4 ~~Promote~~ Preserve Promote the three designated community centers, including the existing centers at Inglewood Center

and Pine Lake Village, and the Sammamish Commons/Town Center to host a diversity of high quality places to live, work, shop and recreate~~the long-term economic vitality of designated community centers/commons and town center.~~

Policy LU.4.1 Town Center and designated Community Centers/Commons should provide for a lively mix of activities, including:

- a Specialty retail and restaurants
- b Professional office
- c Diverse housing opportunities
- d Innovative design and mixed use development opportunities
- e Pedestrian and transit oriented design
- f Civic, community service, community gathering and recreational uses

Policy LU.4.2 Develop subarea plans and design guidelines for designated Community Centers/Commons to support long term compatibility and vitality.

Policy LU.4.3 ~~New~~ Ensure that new and expanding businesses ~~in the City shall~~ meet performance standards that restrict the adverse impacts including but not limited to: noise, vibration, smoke, fumes, surface or ground water pollution, air pollution, hazardous wastes and risk of explosion.

Policy LU.4.4 Through cooperative planning efforts with other agencies, ~~the City should~~ support education and training programs that involve economically disadvantaged individuals (including, but not limited to, minorities, women, disabled persons, and others) in improving their economic future.

~~Policy LU.4.5 In addition to the community-wide design considerations described in Policy LU 2.5, commercial area design guidelines should consider the following goals:~~

~~a Transition toward a visually continuous, pedestrian and bicycle~~

~~oriented storefronts adjacent to the street~~

~~b Promote the unique and distinct character of each commercial center~~

~~c Establish a cohesive and consistent design character within each commercial center~~

Policy LU.4.4 Maximize development capacity within existing commercial centers before allowing geographic expansion.

Policy LU.4.5 Foster public/private partnerships to implement economic development programs and projects.

Policy LU.4.6 Consider adding an economic development element to the Comprehensive Plan.

Goal LU.5 Ensure that public facilities support and strengthen community character.

Policy LU.5.1 Create community landmarks and promote identity through public art and public/semi-public development.

Policy LU.5.2 Encourage joint siting of public facilities to increase access and convenience for the public and promote more active and efficient use of facilities.

Commented [DM6]: Overlap with LU.11.4

Policy LU.5.3 Enhance the visual character and function of stormwater management facilities through creative and innovative use of evolving technologies.

Policy LU.5.4 Recognize that the character of public rights-of-way play a role in determining community character. Wherever feasible, incorporate streetscape improvements, such as wayfinding signs, lighting, public art, enhanced landscaping and street furniture, to enhance community character.

Policy LU.5.5 In order to promote dark skies, lighting should be appropriate to the task and located and shielded to reduce light trespass on the surrounding area.

Goal LU.6 Promote development design that maintains a harmonious relationship with the natural environment. [HEALTH AND SUSTAINABILITY]

Policy LU.6.1 Encourage design flexibility, such as lot clustering, to preserve existing site features, including clusters of trees, wetlands, streams, native topography and similar features.

Policy LU.6.2 Maximize tree retention and assure restoration where tree retention is not feasible.

Policy LU.6.3 Promote retention of existing landscaping and native vegetation in development.

~~Policy LU.6.4 Identify, preserve and enhance public scenic vistas.~~

~~Policy LU.6.5~~Policy LU.6.4 Promote sustainable water management activities, such as rain harvesting, rain gardens, and using strategies to limit the necessary amount of impervious surface.

~~Policy LU.6.6~~Policy LU.6.5 ~~The City should~~
Use flexible development regulations, incentives, open space acquisition, or where these measures are not adequate, use low density zoning to protect floodplains, riparian corridors, high value wetlands, and unstable slopes from degradation, and to encourage linking these environmental features into a network of open space, fish and wildlife habitat.

~~Policy LU.6.7~~Policy LU.6.6 ~~Design and zoning initiatives should be developed~~
Develop design and zoning initiatives to control adverse visual impacts, promote compatible development and protect the positive features of the physical environment.

Goal LU.7 Support a land use pattern that promotes community health withthrough active transport, access to healthy foods and social connectedness as well as road connections and connectivity between neighborhoods and active transport.
[HEALTH AND SUSTAINABILITY]

Alternatively, divide into two goals as shown below and organized policies accordingly:

Support a land use pattern that promotes community health with access to healthy foods and social connectedness.

Formatted: Indent: Left: 0.81", No bullets or numbering, Tab stops: Not at 1.7" + 1.8"

Promote connections and connectivity between neighborhoods and active transportation routes.

Commented [EA7]: There were two proposed amendments for this goal. See amendment list #'s 29 and 30.

Policy LU.7.1 Strive for a connected land use pattern that serves the local community and reduces the need to drive.

Policy LU.7.2 Adopt land use designations where appropriate that promote efficient transportation systems, including road connections and connectivity between neighborhoods, active transport and the consideration of walking and biking distances in the location of residential, commercial and recreational uses.

Policy LU.7.3 Support land use choices that facilitate pedestrian trips.

Policy LU.7.4 Integrate land use characteristics, such as densities and key destinations, with planning for road connections and connectivity between neighborhoods, active transport trails, bikeways and paths.

Policy LU.7.5 Promote neighborhood road connections, connectivity and active transport:

- a Seek opportunities to connect neighborhoods to existing and planned road and trail systems
- b Ensure that neighborhoods are connected and accessible for all modes of travel
- c Connect existing road ends with new development

Policy LU.7.6 Support road connections, connectivity and active transport that allows for safe walking and bicycling routes to schools.

Policy LU.7.7 Provide opportunities for urban agriculture, including community gardens.

~~Policy LU.7.8 Increase access to healthy foods, such as through the Farmer's Market.~~

~~Policy LU.7.9 Support healthy food access in proximity to residential areas and transit facilities.~~

Policy LU.7.10 Encourage opportunities for informal community gathering through streetscape design and landscape standards.

Policy LU.7.11 Encourage active potential civic-engagement in the creation of plans, regulations and development proposals.

Goal LU.8 Participate in inter-agency partnerships to address regional planning issues.

Policy LU.8.1 Develop long-term plans in coordination with neighboring special districts and general purpose governments; strive to achieve balance in addressing differing needs.

Policy LU.8.2 Coordinate future planning and interlocal agreements for annexation areas with appropriate agencies.

Policy LU.8.3 Work with King County and neighboring jurisdictions to study and accomplish adjustments to the city's portion of King County's UGA boundary where appropriate, and include as part of Sammamish's Potential Annexation Area (PAA).

Policy LU.8.4 Areas currently outside of the City's UGA boundary that should be studied for inclusion are listed below. Additional areas may be identified in the future.

- Duthie Hill Road, consisting of approximately 48 acres bounded on three sides by the City of Sammamish, but outside the City's UGA
- ~~Evans Creek Preserve, consisting of about 175 acres owned by the City and adjoining City boundaries, but not included in the City's UGA~~
- Future areas to be determined within the NE Sammamish Sewer and Water

District, Sammamish Plateau Sewer and Water District, and/or the existing or expanded UGA.

Policy LU.8.5 Consider annexations as designated in the potential annexation area map, Figure LU–2.

Policy LU.8.6 Ensure that newly annexed lands are zoned in accordance with the Sammamish Comprehensive Plan Land Use Map and policies.

Policy LU.8.7 Continue to revise and update the Future Land Use Map as potential annexation areas are designated and annexed.

Goal LU.9 Encourage sustainable development.
[HEALTH AND SUSTAINABILITY]

Policy LU.9.1 Identify and adopt zoning code amendments to allow distributed energy generation (~~solar, wind, etc.~~) compatible with surrounding uses and adopt incentives that promote distributed generation.

Policy LU.9.2 Promote water conservation through a variety of technologies, including water efficient fixtures, rainwater harvesting and re-use of greywater.

Policy LU.9.3 Support green building practices and infrastructure measures.

Goal LU.10 Identify, protect, encourage and preserve historic, cultural and archaeological resources.

Policy LU.10.1 Preserve the community's history and cultural roots through identification, preservation, restoration and adaptive re-use of buildings.

Policy LU.10.2 Support a transparent public review process whenever changes to identified historically significant buildings or properties are proposed.

Policy LU.10.3 Participate in regional efforts to identify and preserve historic and cultural sites.

Policy LU.10.4 Support community cultural organizations and facilities events in the City.

Goal LU. 11 Establish a community that maintains and enhances the quality of family life within Sammamish.

Policy LU.11.1. ~~The City should p~~Provide attractive, high quality parks, recreational areas and streetscapes throughout the City.

Policy LU.11.2. ~~The City should~~ eEncourage joint use and development of recreation lands and facilities in accordance with the Park, Recreation and Open Space Comprehensive Plan.

Policy LU.11.3. ~~Parks, schools, churches and other public and semi-public buildings should be encouraged~~
Encourage parks, schools, churches and other public and semi-public buildings to locate on sites that give the community and neighborhoods landmarks and an identity, without creating adverse impacts on environmentally sensitive areas.

Policy LU.11.4. ~~Public and private community service providers, including the City should be encouraged~~
Encourage public and private community service providers, including the City, to share or reuse facilities, to reduce costs, conserve land and provide convenience and amenity for the public. Joint siting and shared use of facilities should be encouraged for schools, community centers, health facilities, cultural facilities, libraries, swimming pools, other social facilities and gathering places.

Policy LU.11.5. Identify Major-major entrances into the City ~~should be given~~with symbolic markers and landscaping to strengthen community identity and to highlight community design standards. Symbolic markers may include signs, monuments and plantings.

Policy LU.11.6. ~~The City should~~ eEncourage community cultural and historical projects throughout the City to provide beautification, education, and other social benefits.

Policy LU.11.7. Reflect ~~The the~~ area's natural history ~~should be reflected in~~ the community's identity and its civic architecture.

Proposed Council Amendments to the Comprehensive Plan update through May 22, 2015

Comments in black: Sammamish City Council meetings

- March 10 – Study Session
- April 14- Study Session
- April 20- Committee as a Whole
- May 12- Study Session

Comments in blue: Department of Commerce

Comments in green: PSRC

Comments in Red: April 20 email deadline

Comments in Purple: May 6, Transportation Committee

Comments in Orange: May 18 email

#	Date	Page	Goal/Policy	Revision	Council Direction
Introduction					
1.	3/10	P. 11	Sustainability Framework	Repeat all the sustainability policies from all the elements in the Introduction. <i>Staff Response: Digest of goals and policies to be added</i>	
2.	4/23	P.11	Sustainability Framework	“Support a local economy that provides economic growth opportunities” might be changed to “regional” rather than “local” <i>“Support a local regional economy that provides economic growth opportunities”.</i>	
3.	4/14 and 4/23	P. 8	About Sammamish	Sidebar with “current” population and forecast of growth between 2012 and 2040. Comments: <ul style="list-style-type: none"> • Use 2015 population estimate • After election, include Klahanie population in estimate • Round forecast to nearest 1,000 	

Proposed Council Amendments to the Comprehensive Plan update through May 22, 2015

#	Date	Page	Goal/Policy	Revision	Council Direction
				<p><i>Staff Response:</i></p> <ul style="list-style-type: none"> • <i>Insert 2014 WA OFM estimate of 49,260</i> • <i>2014 WA OFM Klahanie estimate of 10,939 can be included in citywide total following annexation</i> • <i>Forecast can be rounded to nearest 1,000</i> 	
4.	4/21		Intro, Parks and Transportation Elements	<p>Reference to the Trails Master Plan into the Comprehensive Plan, could just be to note that the plan is being updated.</p> <p><i>Staff Response: Add reference, "An update to The Trails Bikeways and Pathways Plan will be completed in 2015. Policies in the document support the Parks Element and Transportation Element, non-motorized modes of travel."</i></p>	
5.	4/14	P. 11	HS 10	<p>Clarify meaning and state that ROW will not be reduced, just paved area.</p> <p><i>"Minimize the <u>paved area of rights-of-way to the minimum physical infrastructure</u> required for mobility <u>and safety</u>."</i></p>	
6.	4/14	P. 11	HS.13	<p>Replace, "economic vitality instead of economic growth".</p> <p><i>"Support a local economy that provides <u>opportunities for economic vitality</u> growth opportunities."</i></p>	
7.	4/14	P. 11	HS.4 and 7	<p><i>Redundant, Remove one.</i></p> <p><i>Staff Response, HS.4 is intended to address energy use in buildings and could be clarified to say "Conserve energy <u>usage in buildings</u>" and HS.7 could remain as is, with its focus on transportation "Reduce energy consumption and emissions related to mobility." Alternatively, the two could be combined.</i></p>	
8.	4/14	P. 11	HS.8 and 11	<p><i>Redundant, Remove one.</i></p>	

Proposed Council Amendments to the Comprehensive Plan update through May 22, 2015

#	Date	Page	Goal/Policy	Revision	Council Direction
				<i>Staff Response, revise language: Delete HS.11 and rewording HS.8 to read “Foster healthy neighborhoods <u>and promote a citywide culture of environmental and human health.</u>”</i>	
9.	4/14	P. 9	Vision Statement	Vision statement – prefer “bedroom community” over “suburb” <i>Staff Response, revise vision statement to state: “Sammamish is a vibrant <u>bedroom community</u> suburb...”</i>	
10.	3/24		2040 Vision Statement	VISION 2040 calls for local plans to include a context statement that describes how the plan addresses regional policies and provisions adopted in VISION 2040. <i>Staff Response: insert Vision 2040 context statement, consistent with PSRC guidance.</i>	
Land Use					
11.	3/19			Avoiding Unconstitutional Takings. The Washington State Attorney General drafted an advisory memorandum on unconstitutional takings of private property. The city may want to review the memorandum and include language on the topic. <i>Staff Response: Add the following to Volume 2, “The City does not contemplate any condemnation proceedings and adopts and implements policies in a manner and method designed to avoid inverse and regulatory takings situations.”</i>	
12.	3/24			The city should consider how to provide more information about economic sectors and the city’s actions to support economic development in either a new economic development element (recommended) or existing plan elements.	

Proposed Council Amendments to the Comprehensive Plan update through May 22, 2015

#	Date	Page	Goal/Policy	Revision	Council Direction
				<i>Staff Response: Add the following new policy under Goal LU 4, "Consider adding an Economic Development Element to the Comprehensive Plan."</i>	
13.	4/20	P. 23	LU. 1	<p>Link to existing CP policies and goals.</p> <p>Existing Goal LUG-1: Create and maintain a small-town atmosphere.</p> <p><i>"Provide for planned population and employment growth and maintain a small-town atmosphere the City's character."</i></p>	
14.	4/20	P. 23	1.1	<p>Link to existing CP policies and goals.</p> <p>Existing Policy LUP 1.2: "The City shall designate the proposed general distribution, general location and extent of the uses of land, where appropriate, for housing, commerce, recreation, open spaces, public utilities, public facilities, and other land uses. The official Comprehensive Plan Land Use Map is included as Figure III-2."</p> <p><i>Staff Response, no change to policy, "Designate the general distribution, location and extent of the uses of land for housing, commerce, recreation, open spaces, public utilities, public facilities, and other land uses."</i></p>	
15.	4/20	P. 23	1.2	<p>Link to existing CP policies and goals.</p> <p>Existing Policy LUP 1.3: The City shall implement a range of residential and non-residential use classifications:</p> <p>a. Table of Districts and Densities. The City shall utilize the following table to establish land use districts and maximum residential densities.</p>	

Proposed Council Amendments to the Comprehensive Plan update through May 22, 2015

#	Date	Page	Goal/Policy	Revision	Council Direction
				<i>Staff Response, no change to policy, "Establish land use designations, densities and intensities as listed and described below"</i>	
16.	4/20	P. 23	1.3	<p>Link to existing CP policies and goals.</p> <p>Existing Policy LUP 1.2: The City shall designate the proposed general distribution, general location and extent of the uses of land, where appropriate, for housing, commerce, recreation, open spaces, public utilities, public facilities, and other land uses. The official Comprehensive Plan Land Use Map is included as Figure III-2.</p> <p><i>Staff Response: No change to policy, "Establish and maintain a Comprehensive Plan Future Land Use Map based on the land use designations in Policy LU.1.2, included as Figure LU-1.</i></p>	
17.	4/20	P. 26	2.2	<p>Simplify</p> <p><i>"Consider gateway development, signage, public art, or other features as a way to enhance community identity and highlight community assets. Please see also Comment # 18.</i></p>	
18.	4/14		2.2	<p>Gateway okay at north end of 228th, but not otherwise; opportunity to provide signage from Rotary, Kiwanis.</p> <p><i>"Consider gateway development <u>at the north end of 228th, East Lake Sammamish Parkway, both north and south ends, including signage for service clubs, public art, or other features as a way to enhance community identity and highlight community assets</u>". Please see also Comment # 17.</i></p>	
19.	4/14	P. 26, 27, 28	2.5, 3.6, 4.3	<p>Don't like design guidelines (multiple Council).</p> <p><i>Delete the following policies:</i></p>	

Proposed Council Amendments to the Comprehensive Plan update through May 22, 2015

#	Date	Page	Goal/Policy	Revision	Council Direction
				<p>LU.2.5-Develop design guidelines and development regulations to support the following:</p> <ul style="list-style-type: none"> a-Compatibility with natural site features b-Retention of trees and native vegetation c-Low impact development d-Development at a scale and character appropriate to the site e-Design that supports the human scale f-Design that reflects community character g-Landscaping to enhance building and site appearance and function h-Integrated and connected access for bicycles, pedestrians and vehicles i-Balanced consideration of automobile and pedestrian/bicycle mobility and safety j-Usable open space, including community gathering places k-Cohesive design character that minimizes visual clutter l-Sense of personal safety <p>LU.3.6-Consider site and design measures in residential areas to:</p> <ul style="list-style-type: none"> a-Ensure that stormwater facilities enhance neighborhood character b-Promote privacy c-Preserve vegetation, protect the natural environment, and encourage planting of trees and native vegetation 	

Proposed Council Amendments to the Comprehensive Plan update through May 22, 2015

#	Date	Page	Goal/Policy	Revision	Council Direction
				<p><i>LU 4.3 In addition to the community wide design considerations described in Policy LU 2.5, commercial area design guidelines should consider the following goals:</i></p> <p><i>a Transition toward a visually continuous, pedestrian and bicycle oriented storefronts adjacent to the street</i></p> <p><i>b Promote the unique and distinct character of each commercial center</i></p> <p><i>c Establish a cohesive and consistent design character within each commercial center</i></p>	
20.	4/20	P. 27	3.2	<p>Eliminate set back flexibility</p> <p><i>“Support design variety, such as variation in façade and rooflines, flexible setback standards, other design features, to enhance neighborhood character.”</i></p>	
21.	5/18	P. 27	3.2	<p>Support set back flexibility</p> <p><i>“Support design variety, such as variation in façade and rooflines, flexible setback standards <u>at the Community Director’s discretion, and</u> other design features, to enhance neighborhood character.”</i></p>	
22.	4/20	P. 27	3.4	<p>Link to Existing Policy: LUP 7.4 The City should encourage design variety such as lot clustering, flexible setback requirements and mixing attached and detached housing in appropriately zoned areas.</p> <p><i>“Encourage townhomes and mixed attached/ detached housing in appropriately zoned areas near services or as transition between single family and other uses.”</i></p>	

Proposed Council Amendments to the Comprehensive Plan update through May 22, 2015

#	Date	Page	Goal/Policy	Revision	Council Direction
23.	4/20	P. 27	3.5	<p>Add trails, or is that included in “passive recreation” and if so where is it defined?</p> <p><i>“Where feasible, design stormwater facilities to provide supplemental benefits, such as wildlife habitat, passive recreation, <u>trails</u> and enhancement of community character.” See also Comment # 23.</i></p>	
24.	4/14	P. 27	3.5	<p>Add trails to stormwater facilities policy, wildlife should be addressed in policy (multiple comments on wildlife)</p> <p><i>“Where feasible, design stormwater facilities to provide supplemental benefits, such as wildlife habitat, passive recreation, <u>trails</u> and enhancement of community character.” See also Comment #22.</i></p>	
25.	4/20	P. 27	3.6	<p>Consider site and design measures in residential areas to:</p> <p><i>a “Ensure that stormwater facilities enhance neighborhood character</i></p> <p><i>b Promote privacy</i></p> <p><i>c Preserve vegetation, protect the natural environment, and encourage planting of trees and native vegetation</i></p> <p><i><u>d. provide passive recreation, including trails where appropriate.”</u></i></p>	
26.	4/20	P. 27	3.7	<p>Redraft per existing CP.</p> <p><i>Staff Response: Draft Policy 3.6 is intended to support compatibility of infill development whenever it occurs, but does not define specific circumstances or locations for infill, instead relying on the FLUM, which defines locations for residential density and housing types citywide. The most similar existing policy is LUP 7.7, excerpted below, with the corresponding change to the draft policy shown following.</i></p>	

Proposed Council Amendments to the Comprehensive Plan update through May 22, 2015

#	Date	Page	Goal/Policy	Revision	Council Direction
				<p>Existing Policy LUP 7.7: Town home developments, carriage houses and infill development should be encouraged in areas which:</p> <ul style="list-style-type: none"> a. Transition between single family residential and other uses or densities; b. Are served by an arterial street system with sidewalks; c. Have nearby pedestrian access to public transit services; and d. Are located within one-quarter mile of a neighborhood park or recreation area. <p>Revise language: <u>“As Promote infill as;</u></p> <ul style="list-style-type: none"> a. <u>a transition between single family residential and other uses or densities;</u> b. <u>when served by an arterial street system with sidewalks;</u> c. <u>when there is nearby pedestrian access to public transit services; and</u> d. <u>when it is located within one-quarter mile of a neighborhood park or recreation area.</u> <p>occurs, promote measures for compatible development.”</p>	
27.	4/20	P. 28	LU. 4	<p>Revise and relate per existing CP. Critical to include reference to centers to include mixed use and the residential piece of that and all related policies and goals.</p> <p>Existing LUG-2, “Establish the three designated community centers, including the existing centers at Inglewood Center and Pine Lake Village, and the planned City Hall/Park project, to host</p>	

Proposed Council Amendments to the Comprehensive Plan update through May 22, 2015

#	Date	Page	Goal/Policy	Revision	Council Direction
				<p>a diversity of high quality places to live, work, shop and recreate.”</p> <p><i>“Promote the long term economic vitality of designated community centers/commons and town center. <u>the three designated community centers, including the existing centers at Inglewood Center and Pine Lake Village, and the Sammamish Commons/Town Center to host a diversity of high quality places to live, work, shop and recreate.</u>”</i></p>	
28.	5/18	P.29	6.4 (delete policy)	<p>Delete “vista” from Comp Plan considerations.</p> <p>“Identify, preserve and enhance public scenic vistas.”</p>	
29.	4/20	P. 30	7	<p>Broaden beyond “health” the goal and following related policies to include objectives beyond health. (E.g., reference to road connections and connectivity is of critical importance but it is not a “health” policy so much as a safety one.</p> <p><i>Staff Response, revise language: “Support a land use pattern that promotes community health <u>with</u> access to healthy foods and social connectedness as well as <u>road connections and connectivity between neighborhoods and active transport.</u> access to healthy foods and social connectedness.”</i></p>	
30.	5/18	P. 30	7	<p>This is too much in one sentence break it into two goals.</p> <p><i>“Support a land use pattern that promotes community health with access to healthy foods and social connectedness.”</i></p> <p><i>“Promote connections and connectivity between neighborhoods and active transport”</i></p>	

Proposed Council Amendments to the Comprehensive Plan update through May 22, 2015

#	Date	Page	Goal/Policy	Revision	Council Direction
				<i>Draft policies LU7.1 – 7.6 (as amended) will be placed under the second goal and policies LU 7.7 – 7. 11 (as amended) under the first goal. See also comments 31 – 39.</i>	
31.	4/20	P. 30	7.2	(E.g., reference to road connections and connectivity is of critical importance <i>“Adopt land use designations; that promote efficient transportation systems, including <u>road connections and connectivity between neighborhoods, active transport and the consideration of walking and biking distances in the location of residential, commercial and recreational uses.</u>”</i>	
32.	4/14	P. 30	7.2	needs to be qualified “Adopt land use designations, <u>where appropriate</u> , that promote...” <i>“Adopt land use designations; <u>where appropriate</u> that promote efficient transportation systems, including consideration of walking and biking distances in the location of residential, commercial and recreational uses.”</i>	
33.	4/20	P.30	7.4	(E.g., reference to road connections and connectivity is of critical importance <i>“Integrate land use characteristics, such as densities and key destinations, with planning for <u>road connections and connectivity between neighborhoods, active transport trails, bikeways and paths.</u>”</i>	
34.	4/14	P.30	7.5	Need to recognize that things work better when connected; like connections and want emphasis on trails. <i>Staff Response: No change, trails are already mentioned: “Promote neighborhood connectivity.</i>	

Proposed Council Amendments to the Comprehensive Plan update through May 22, 2015

#	Date	Page	Goal/Policy	Revision	Council Direction
				<ul style="list-style-type: none"> a. <i>Seek opportunities to connect neighborhoods to existing and planned road and trail systems</i> b. <i>Ensure that neighborhoods are connected and accessible for all modes of travel</i> c. <i>Connect existing road ends with new development</i> 	
35.	4/20	P. 30	7.5	<p>Broaden beyond “health” the Goal and following related policies to include objectives beyond health. (E.g., reference to road connections and connectivity is of critical importance but it is not a “health” policy so much as a safety one.</p> <p><i><u>“Promote neighborhood connectivity road connections, connectivity and active transport.</u></i></p> <ul style="list-style-type: none"> a. <i>Seek opportunities to connect neighborhoods to existing and planned road and trail systems</i> b. <i>Ensure that neighborhoods are connected and accessible for all modes of travel</i> c. <i>Connect existing road ends with new development</i> 	
36.	4/20	P. 30	7.6	<p>Broaden beyond “health” the Goal and following related policies to include objectives beyond health. (E.g., reference to road connections and connectivity is of critical importance but it is not a “health” policy so much as a safety one.</p> <p><i><u>“Support road connections, connectivity and active transport that allows for safe walking and bicycling routes to schools.”</u></i></p>	
37.	4/20	P.31	7.8	<p>Eliminate</p> <p><i><u>“Increase access to healthy foods, such as through the Farmer’s Market.”</u></i></p>	
38.	4/20	P.31	7.9	<p>Eliminate</p>	

Proposed Council Amendments to the Comprehensive Plan update through May 22, 2015

#	Date	Page	Goal/Policy	Revision	Council Direction
				<i>“Support healthy food access in proximity to residential areas and transit facilities.”</i>	
39.	4/20	P.31	7.11	<p>Not relevant to health, expand</p> <p><i>Policy is intended to support social engagement and connectedness in Sammamish. Potential revised language:</i></p> <p><i>“Encourage active public civic engagement in <u>the creation of plans, regulations and development proposals.</u>”</i></p>	
40.	4/20	P. 32	8.3	<p>Eliminate Evans Creek Preserve</p> <p><i>“Work with King County and neighboring jurisdictions to study and accomplish adjustments to the city’s portion of King County’s UGA boundary where appropriate, and include as part of Sammamish’s Potential Annexation Area (PAA).</i></p> <p><i>Areas currently outside of the City’s UGA boundary that should be studied for inclusion are listed below.</i></p> <p><i>Additional areas may be identified in the future.</i></p> <ul style="list-style-type: none"> <i>• Duthie Hill Road, consisting of approximately 48 acres bounded on three sides by the City of Sammamish, but outside the City’s UGA</i> <i>• Evans Creek Preserve, consisting of about 175 acres owned by the City and adjoining City boundaries, but not included in the City’s UGA</i> <i>• Future areas to be determined within the NE Sammamish Sewer and Water District, Sammamish Plateau Sewer and Water District, and/or the existing or expanded UGA.”</i> 	

Proposed Council Amendments to the Comprehensive Plan update through May 22, 2015

#	Date	Page	Goal/Policy	Revision	Council Direction
41.	4/14 and 5/18		9.1	strike “solar and wind” – variety of opinions of Councilmembers <i>“Identify and adopt zoning code amendments to allow distributed energy generation (solar, wind, etc.) compatible with surrounding uses and adopt incentives that promote distributed generation.</i>	
42.	4/20	P.33	10	Add “and encourage” <i>“Identify, protect, <u>encourage</u> and preserve historic, cultural and archaeological resources.”</i>	
43.	5/18	P. 33	10.3	With that noted, the Comp Plan could have a policy supporting enhancement and encouragement of diverse cultural events in the City. <i>“Support community cultural organizations and <u>events in the City facilities.</u>”</i>	
44.			Vol. 2	In Volume add footnotes add the changes noted from the U.S. Census when comparing 2010 to 2000. <i>Staff Response: The information will be added to Vol. 2.</i>	
Housing					
45.	4/14		H.1 Policies H.1.1 1.2	Used the word “character” too much; define and/or use other word. <i>Staff Response: Define character in glossary. Proposed language: “Community character is the sum of all the attributes and assets that make a community unique, and that establish a sense of place for its residents.”</i>	
46.		P. 54	Goal H.2 Policies 2.2, 2.5, 2.4, 2.6	Instead of “promote” use “support”. <i>“Promote <u>Support</u> a variety of residential densities and housing types to meet a range of housing needs.</i>	

Proposed Council Amendments to the Comprehensive Plan update through May 22, 2015

#	Date	Page	Goal/Policy	Revision	Council Direction
				<p>Permit and promote <u>support</u> smaller housing types (e.g. cottages, duplexes, efficiency studios, and townhouses).</p> <p>Promote <u>Support</u> the development of accessory dwelling units (ADUs.)</p>	
47.		P.55	2.10	<p>Remove this policy on promoting clustering.</p> <p>“Permit and promote residential clustering as a means of protecting environmentally sensitive areas and encouraging infill development.”</p>	
48.		P.55	2.11	<p>Remove minimum density for R-6 and every zone below R-12.</p> <p>“Require minimum densities for housing in medium and higher density residential areas and commercial zones that allow housing.” Note that SMC 21A.25 establishes minimum densities for R-8, R-12, and R-18.</p>	
49.		P.57	3.7	<p>Use other word for “address”</p> <p>“ Address Support efforts to provide the need for housing affordable to households at less than 30% of area median income very low-income), and given the unique challenges of serving this need, local efforts will require <u>including</u> collaboration with other jurisdictions and funders.</p>	
50.		P. 58	5.1	<p>Update policy to reflect “Sound Cities”.</p> <p>“Collaborate with other local governments and the Suburban Cities Association <u>Association of Washington Cities, National League of Cities Sound Cities Association and the Puget Sound Regional Council (PSRC)</u> on regional housing strategies, especially related to providing low- and very low-income housing.</p>	

Proposed Council Amendments to the Comprehensive Plan update through May 22, 2015

#	Date	Page	Goal/Policy	Revision	Council Direction
Utilities Element					
51.	4/21 and 5/18	P.78	UT.1	Strike “Promote and encourage”, replace with “Ensure” “ Ensure Promote and encourage development and <u>the</u> maintenance of all utilities at levels of service <u>are</u> adequate to accommodate existing and projected growth.	
52.	4/21		New policy 1.5	Add the following: Develop and execute a sewer/water plan to serve legacy development. <i>Staff Response: Add new policy, “<u>Develop and execute a sewer/water plan to serve legacy development</u>”</i>	
53.	4/21	P. 5	Vol 2	Telecommunications – considering adding language recognizing that phone service is going wireless, but some people are dependent on landlines and service should be protected. Background and policy? <i>Staff Response: As available, provide information on the numbers of landline users and long-term trends in Volume 2.</i>	
54.	5/18		New Policy	Add language supporting the preservation of landline phone service. <i>Add new policy under Goal UT.4 as follows: ad“Preserve landline telephone service as a long-term viable communications option for city residents and businesses.”</i>	
55.	4/21	P. 5	Vol 2	First sentence under Telecommunications – Cable is missing the number of residential customers (cable services to approximately ___ residential customers...) <i>Staff Response: Obtain missing information from cable provider and insert.</i>	

Proposed Council Amendments to the Comprehensive Plan update through May 22, 2015

#	Date	Page	Goal/Policy	Revision	Council Direction
56.	4/21	P. 78	UT 2.2	Broaden to include consideration of co-location of above-ground facilities <i>"Promote co-location of new public and private utility distribution facilities <u>above-ground and in underground</u> in-shared trenches.</i>	
57.	4/21		UT 3.4	Consider adding qualifier regarding safety – "where safety permits..." or "where appropriate". <i>"Promote recreational use of utility corridors, such as trails, sports courts, or similar facilities, <u>where safe and appropriate.</u>"</i>	
58.	4/21	P. 79	UT 4.5	Strike "encourage expansion". Replace with either "Increase speed" or "increase bandwidth"—the two terms are synonymous. <i>"Encourage expansion of Increase bandwidth and speed of telecommunication services to enhance service to Sammamish residents.</i>	
59.	4/21	P. 80	UT.6	Strike "Conserve water", replace with "Encourage conservation of water" <i>"Encourage Conserve conservation of water and protect water quality."</i>	
60.	4/21	P. 80	UT 6.3	Septic can be better for removing phosphorus than sewer. This policy should not be a blanket statement. Add "where appropriate" to policy. <i>Staff Response: "Support development of a strategy for phased conversion to sewers <u>where appropriate</u> that coordinates public and private interests and creates a model for shared public/private funding."</i>	

Proposed Council Amendments to the Comprehensive Plan update through May 22, 2015

#	Date	Page	Goal/Policy	Revision	Council Direction
61.	4/21	P. 80	New Policy UT 6.4	<p>Individuals need support in conserving water. If there is a leak somewhere, a resident might not realize it right away unless the home has a water meter. Plus, wasted water could act like stormwater and cause issues. Add new policy on coordinating with the water and sewer districts to provide water meters.</p> <p><i>Staff Response: For the Sammamish Plateau Water and Sewer District the District currently has an RFP out to install Smart Meters throughout the District. When fully complete, real-time information on use will be available for each customer. The implementation of the project is expected to take a few years.</i></p> <p><i>Add the following new policy, <u>“Work with water and sewer districts to provide real time meters for every residence.”</u></i></p>	
62.	4/21	P.80	New policy UT 6.5	<p>Support individuals to conserve water. Add policy on education.</p> <p><i>Staff Response: Add the following new policy: <u>“Coordinate with water and sewer districts to educate homeowners on water conservation.”</u></i></p>	
63.	5/18	P. 80	Moved from Draft Environmental Element 5.12	<p><i><u>In partnership with solid waste service providers, educate watershed residents and businesses to facilitate the collection and proper disposal of household hazardous waste and identify substitutes for cleaning and other products that generate hazardous waste.</u></i></p>	
Capital Facilities					
64.	3/19			<p>The draft Capital Facilities Element and supporting analysis provides a clear picture 6 years out (with the exception of transportation, which projects to 2035), but lacks a forecast of future needs for the 20-year planning period.</p>	

Proposed Council Amendments to the Comprehensive Plan update through May 22, 2015

#	Date	Page	Goal/Policy	Revision	Council Direction
				<i>Staff Response: S 20-year forecast of future needs is being prepared, based on available information.</i>	
65.	3/24			<p>VISION 2040 also contains policies to prioritize infrastructure funding within centers. Policies to prioritize funding for Sammamish's town center for transportation, utilities, public spaces, and other investments can be added to further support development of the center (MPP-DP-7, MPP-T-11-12).</p> <p><i>Staff Response: Add the following new policy, "Prioritize transportation investments in the Town Center that promote mixed-use and compact development and provide multi-modal access to regional transit facilities.</i></p>	
66.	3/24			<p>Consider documenting growth targets and land use assumptions in elements other than land use, such as the transportation, capital facilities and housing elements.</p> <p><i>Staff Response: Add references in the Housing and Transportation Elements to growth targets found in Volume 2.</i></p>	
67.	4/21 and 5/18	P.99	CF 1.4	<p>Consider incorporating language "To the extent not in consistent or in conflict with..." Consider specifically adopting by reference only pertinent sections of plans. Requested City Attorney advice.</p> <p>Staff Response: <i>Adopt by reference <u>to the extent not inconsistent or in conflict with the city plans or regulations</u> the following plans which are considered to be incorporated into the Sammamish Comprehensive Plan by reference. The plans may be amended as needed to reflect changing development trends or to update the plans as new facilities are constructed. a Schools: Issaquah School District Capital Facilities Plan, Lake Washington School District</i></p>	

Proposed Council Amendments to the Comprehensive Plan update through May 22, 2015

#	Date	Page	Goal/Policy	Revision	Council Direction
				<p><i>Capital Facilities Plan, and Snoqualmie Valley School District Capital Facilities Plan, and PSRC Transportation 2040 Plan.”</i></p> <p><i>b Water: Sammamish Plateau Water and Sewer District Water Comprehensive Plan; and Northeast Sammamish Sewer and Water District Water Comprehensive Plan</i></p> <p><i>c Sewer: Sammamish Plateau Water and Sewer District Comprehensive Wastewater Plan, and Northeast Sammamish Sewer and Water District Sewer Comprehensive Plan.</i></p> <p><i>d Transportation: Looking to the Future: Six-Year Transit Development Plan (for Metro), and Sound Transit TOD Program Strategic Plan.</i></p>	
68.	4/21	P. 103	Goal 3	<p>“Ensure” too strong, tone it down</p> <p><i>Staff Response: “Ensure Strive for <u>that financially feasible planned capital facilities are financially feasible.</u></i></p>	
69.	4/21	P. 103	Policy 3.5	<p>“Use” too strong</p> <p><i>Staff Response, “Use Consider debt <u>as a means of paying for a project only</u> when the City Council determines that it is appropriate to enable early completion of priority capital improvements and to amortize the cost over the life of the public facility.</i></p>	
Transportation					
70.	3/24			<p>The Growth Management Act requires level of service standards for all locally owned arterials and transit routes, and the MPPs call for other modes, such as biking and walking.</p>	

Proposed Council Amendments to the Comprehensive Plan update through May 22, 2015

#	Date	Page	Goal/Policy	Revision	Council Direction
				<p><i>Staff Response: Include as text box next to Policy T.1.3 and where LOS is discussed in the Capital Facilities Element -- The provision of non-motorized facilities on arterial roadways is a key element of the city's roadway segment LOS methodology. The roadway segment allowable AWDT volume thresholds are based upon providing facilities for all users and recognizes that if sidewalks or bike lanes are absent; vehicle capacity is reduced and non-motorized capacity and safety are affected. While non-motorized demand and capacity are not explicitly measured; allowable vehicle volumes are constrained until facilities for all modes are present. This has the effect of prioritizing multi-modal projects on all classifications of roadways, and encourages provision of non-motorized facilities to increase capacity rather than additional travel lanes.</i></p>	
71.	3/24			<p>Freight routes are an important part of the transportation system and should be inventoried and planned for in comprehensive plan transportation elements.</p> <p><i>Staff Response: Freight Route Map created and incorporated into Volume 2 Supporting Analysis.</i></p>	
72.	5/6		1.3	<p><i>Arterial capacity is based upon the number and size of travel lanes, turning lanes shoulders and/or bike lanes and sidewalks. Fully improved streets that provide for all modes have a higher capacity than streets that do not. Key arterial corridors are defined according to functional classification. The longer corridors are divided into segments that reflect likely improvement limits and similar operations conditions. The LOS arterial corridors is determined by averaging the forecast traffic volume over the arterial capacity (v/c) ratios of the segments within each corridor. This provides an average LOS</i></p>	

Proposed Council Amendments to the Comprehensive Plan update through May 22, 2015

#	Date	Page	Goal/Policy	Revision	Council Direction
				<i>for the corridor. This has the effect of tolerating some congestion in a segment or more within a corridor while resulting in the ultimate completion of the corridor improvements. The average v/c of the segments comprising a corridor must be 1.00 or less for the corridor to be considered adequate. All corridors must pass the Corridor LOS standard for the transportation system to be considered adequate. Corridors comprised of just one concurrency segment must have a v/c of 1.0 or less to be considered adequate. <u>Segments at or near capacity should be reviewed closely and innovative localized solutions should be considered and encouraged.</u></i>	
73.	5/6		1.5	<i>Coordinate planning efforts for transportation with adjacent jurisdictions including the City of Issaquah, City of Redmond, and King County through and other regional partners Including the Puget Sound Regional Council to develop and operate a highly efficient, multimodal system that supports the regional growth strategy.</i>	
74.	5/6		2.1	<i><u>Encourage</u> in increase <u>in</u> the proportion of trips made by transportation modes other than driving alone.</i>	
75.	5/6		2.2	<i><u>Encourage the</u> integrating <u>Intergrate</u> of transportation systems to make it easy for people to move from one mode or technology to another.</i>	
76.	5/6		2.3	<i><u>Encourage the</u> Ppromotion of the mobility of people and goods through a multi-modal transportation system consistent with regional priorities and VISION 2040.</i>	
77.	5/6 and 5/18		2.5	<i><u>Encourage</u> Ssiteing and designing of transit facilities to enable access for pedestrian and bicycle patrons, <u>where appropriate.</u></i>	
78.	5/6		2.7	<i>Support <u>regional efforts to</u> effectively management of regional air, marine and rail transportation capacity and address future</i>	

Proposed Council Amendments to the Comprehensive Plan update through May 22, 2015

#	Date	Page	Goal/Policy	Revision	Council Direction
				<i>capacity needs in cooperation with responsible agencies, affected communities, and users.</i>	
79.	5/6		2.8	<i>Support local transportation demand management programs (education and /or local regulations) to reduce the impacts of high traffic generators not addressed by the Washington State Commute Trip Reduction Act including: city offices, recreational facilities, schools, and other high traffic generating uses. The City of Sammamish should serve as a model to the community by voluntarily striving to complying with the requirements of the State Commute Trip Reduction Act, CTR. <u>The City should work with schools to reduce vehicular traffic.</u></i>	
80.	5/6		2.11	<i>Design, construct, operate, and maintain transportation facilities to serve all users safely and conveniently, including motorists, pedestrians, bicyclists, and transit users. <u>Pedestrian crossings should be consistent with the citizens' desire to develop and maintain a pedestrian-friendly, walkable community.</u></i>	
81.	5/6		2.12	<i>Improve local street design <u>connectivity</u> for walking, bicycling, and transit use to enhance communities <u>community connectivity</u> and physical activity.</i>	
82.	5/6		2.13	<i>Consider paving materials that are safe <u>and quiet</u> for all users (pedestrians, bicycle riders, wheelchairs, etc.) when mixed use of the pavement is expected.</i>	
83.	5/6		New Policy	<i>Encourage noise reduction on roadways <u>In Innovative ways other than the use of noise walls.</u></i>	
84.	5/6		2.15	<i>Encourage transit oriented development <u>in the town center and commercial use centers</u> and joint-use park-and-ride facilities, <u>where appropriate.</u></i>	

Proposed Council Amendments to the Comprehensive Plan update through May 22, 2015

#	Date	Page	Goal/Policy	Revision	Council Direction
85.	5/6		2.17	<i>New development and redevelopment in the city should be designed to provide and encourage non-motorized access to transit <u>where appropriate</u>. The location of bus stops and shelters should be incorporated into a project's development design.</i>	
86.	5/6		2.18	<i><u>Where appropriate</u>, Aadopt road design standards, site-access guidelines, and land use regulations that support transit.</i>	
87.	5/6		New Policy	<i><u>Encourage exploring intercity transportation modes, such as expanded metro service, city-sponsored shuttle or other private / public partnership options.</u></i>	
88.	5/6		3.5	<i>Design or redesign roads and <u>arterial and connector streets</u>, including retrofit projects, to accommodate a range of motorized and non-motorized travel modes in order to reduce injuries and fatalities and to encourage non-motorized travel. The design should include well-defined, safe and appealing spaces for pedestrians and bicyclists.</i>	
89.	5/6		3.7	<i>Strive to increase the efficiency of the current transportation system to move goods, services, and people to <u>or from</u> and within the city <u>by means such as expanded left and right and bus turnouts before adding additional capacity: when suitable.</u></i>	
90.	5/6	P.71	3.8	Break into two draft policies <i>Protect the transportation system against major disruptions by third party infrastructure projects and maintenance, and by.</i>	
91.	5/18	P. 71	3.8 New Policy broken off from 3.8	Reword the language <i>dDeveloping prevention and recovery strategies plans and by coordinating for disaster response plans.</i> <i><u>Develop disaster response plans including strategies to prevent damage to transportation facilities as a result of disaster and</u></i>	

Proposed Council Amendments to the Comprehensive Plan update through May 22, 2015

#	Date	Page	Goal/Policy	Revision	Council Direction
				<u>plans for repairing, reopening, and operating transportation facilities after disasters.</u>	
92.	5/6		3.11	<i>Enforce motorized and non-motorized safety laws.</i>	
93.	5/6		3.12	Emphasize <u>Consider</u> transportation investments that provide and encourage alternatives to single-occupancy vehicle travel and increase travel options, especially to and within commercial and mixed use areas and along corridors served by transit.	
94.	5/6		3.13	Consider <u>Prioritize</u> investments in transportation facilities and services that support compact, pedestrian- and transit-oriented development.	
95.	5/12	p.72	3.18	<i>Consider city financing methods that sustain or expand metro provided local transit service <u>by Metro or other service providers.</u></i>	
96.	5/6		3.19	Try to <u>Maintain</u> a balance between available revenue and needed capital facilities. If projected funding is inadequate to finance needed capital facilities- <u>the that</u> provide adequate levels of service, adjust the level of service, the planned growth, and/or the sources of revenue. The City should first consider identifying additional funding, then adjusting level of service standards, <u>before considering and/or reassessment of land use assumptions, before adjusting Level-of-Service standards.</u>	
97.	5/6		4.1	<i>Foster a less polluting system that reduces the negative effects of transportation infrastructure and operation on the climate, and natural environment, including the use of rain gardens or other techniques to reduce pollutants in storm drains. <u>and residents.</u></i>	

Proposed Council Amendments to the Comprehensive Plan update through May 22, 2015

#	Date	Page	Goal/Policy	Revision	Council Direction
98.	5/6 and 5/18		New Policy	<i><u>Require, where feasible and practical, the use of rain gardens and other techniques to reduce pollutants in storm drains.</u></i>	
99.	5/6		4.2	<i>Seek the development and implementation of transportation modes and technologies that are energy-efficient, reduce vehicular emissions, support regional and national efforts and improve vehicular traffic flow, and overall system flow and performance.</i>	
100.	5/6		New Policy	<i>Encourage transportation system development that minimizes existing tree canopy removal and replaces any necessary removal along traffic rights of way with native northwest deciduous and evergreen species.</i>	
101.	5/6 and 5/18	P 73	4.4	<i>Where financially feasible, promote the expanded use of alternative fuel vehicles by converting public fleets, applying public incentive programs, and encouraging the establishment of providing for electric vehicle charging stations throughout the city where appropriate.</i>	
102.	5/6		4.5	<i>Plan and develop a citywide-transportation system that reduces greenhouse gas emissions by shortening average trip length by encouraging trip consolidation, and Improving arterial traffic flows. Where practical, encourage replacement of or replacing vehicle trips with other modes of transportation to decrease vehicle miles traveled.</i>	
103.	5/6		4.6	<i>Develop a transportation system that minimizes negative impacts to human health, including exposure to environmental toxins generated by vehicle emissions.</i>	
104.	5/6		4.7	<i>Provide opportunities for an active, healthy lifestyle by integrating Where practical and financially feasible, integrate the needs of pedestrians and bicyclists in the local and regional transportation plan and systems.</i>	

Proposed Council Amendments to the Comprehensive Plan update through May 22, 2015

#	Date	Page	Goal/Policy	Revision	Council Direction
105.	5/6		4.8	<i>Develop a transportation system that minimizes negative impacts to human health, including exposure to environmental toxins generated by from vehicle emissions, noise, or a lack of non-motorized options.</i>	
106.	5/6		4.9	<i>Implement transportation programs and projects in ways that prevent or minimize negative impacts to low-income, minority, and special needs populations.</i>	
107.		P. 28 after last para.	Volume 2	<i>Staff Response: Add the following language on non-motorized LOS: Non-motorized facilities on arterial roadways are a key element of the city's roadway segment LOS methodology. The roadway segment allowable AWDT volume thresholds are based upon providing facilities for all users and recognizes that if sidewalks or bike lanes are absent; vehicle capacity is reduced and non-motorized capacity and safety are affected. While non-motorized demand and capacity are not explicitly measured; allowable vehicle volumes are constrained until facilities for all modes are present. This has the effect of prioritizing multi-modal projects on all classifications of roadways, and encourages provision of non-motorized facilities to increase capacity rather than additional travel lanes."</i>	
108.		P. 14	Volume 2	<i>Staff Response: Add the following language before Roadway Design Standards: "Freight destined to and from Sammamish is associated primarily with retail oriented commercial developments in the city. There are no significant industrial, manufacturing, or import/export freight generators in the city. Limited through freight associated with Fed Ex sorting facilities in Issaquah to the south and UPS sorting facilities in Redmond to the north travel through the city. Freight traffic uses two corridors.</i>	

Proposed Council Amendments to the Comprehensive Plan update through May 22, 2015

#	Date	Page	Goal/Policy	Revision	Council Direction
				<i>Through freight typically uses East Lake Sammamish Parkway and local freight traffic uses Sahalee Way/228th Ave. Figure T-X shows these routes. (Insert figure you provided)"</i>	
Environment & Conservation Element					
109.	5/18			<i>Remove term "wildlife corridor" and replace with "greenbelt".</i>	
110.		P. 40	1.2	<i>Work cooperatively with local, state, regional and federal governments, <u>homeowners associations</u> and community organizations to protect and enhance the environment. Encourage participation in local and national organizations such as National Wildlife Federation and Tree City USA.</i>	
111.		P. 41	1.14	<i>Actively work with local, regional, and state agencies and private entities, to acquire larger tracts of key open lands in the region, including through such programs as transfer of development rights (TDR).</i> <i>Consider the potential for transfer of development rights within the City to protect important open spaces, such as shoreline, landslide hazard areas and others.</i>	
112.	5/18	P. 41	1.15	<i>Establish a system of publicly owned natural areas to:</i> <i>a Protect the integrity of wildlife habitat and conservation sites,</i> <i>b Protect corridors between natural areas <u>where feasible</u>,</i> <i>c Preserve outstanding examples of Sammamish's diverse natural heritage; and</i> <i>d Provide a broad range of opportunities for educational, interpretive, and recreational programs to meet community needs.</i> <u><i>e Facilitate completion of the vision of an Emerald Necklace, an approximately 28 mile non-motorized greenbelt encircling the Plateau.</i></u>	

Proposed Council Amendments to the Comprehensive Plan update through May 22, 2015

#	Date	Page	Goal/Policy	Revision	Council Direction
113.		P. 41	1.16	<i>Consider incentivizing retention of trees on existing lots, prioritizing clusters and/or a continuous canopy with trees on adjacent lots <u>when feasible</u>.</i>	
114.		P.41	1.18	<i>Create and support a robust and comprehensive Urban Forestry Management Plan by 2016.</i>	
115.	5/18	P. 42	2.4	<i>Manage development in erosion <u>and landslide</u> hazard areas to minimize erosion <u>while allowing reasonable use</u>.</i>	
116.	5/18	P. 43	3.4	<i>Use acquisition enhancement, regulatory, and incentive programs <u>and acquisition</u> independently or in combination with one another to protect and enhance wetlands functions.</i>	
117.		P. 43	3.5	<i>When public access to wetlands is proposed, protect ensure that sensitive habitats and species are protected, <u>strive for uncompromised</u> public safety is not compromised, and <u>maintain hydrologic continuity is maintained</u>.</i>	
118.		P. 43	3.7	<i>Support techniques to protect specific unique and outstanding wetlands, <u>such as bogs</u>.</i>	
119.		P.44	4.2	<i>Protect priority species and habitats, as listed by the Washington Department of Fish and Wildlife and the City.</i>	
120.		P.44	4.6	<i>Promote or require the use of native plants in landscaping and the restoration of stream banks, lakes, shorelines and wetlands on private development projects.</i>	
121.		P.44	4.8	<i>Encourage the use of a diversity of <u>native plant</u> species for replanting and restoration.</i>	
122.		P.44	4.9	<i>Seek to preserve and, where feasible <u>and sensible</u>; restore diversity of fish and wildlife species and habitats in the City.</i>	
123.	5/18	P.45	4.11	<i>Encourage measures such as incentives, regulation, acquisition or other measures to preserve critical wildlife habitat and wildlife corridors <u>greenbelts</u> such as incentives, regulation, acquisition or other measures.</i>	

Proposed Council Amendments to the Comprehensive Plan update through May 22, 2015

#	Date	Page	Goal/Policy	Revision	Council Direction
124.	5/18	P.45	4.13	<i>Consider impacts of public <u>and private</u> projects on wildlife corridors and connectivity.</i>	
125.	5/18	P.45	4.14	<i>Give special consideration to measures to preserve and enhance habitat for anadromous, <u>salmonid fish and fish other</u> species.</i>	
126.	5/18	P.45	4.15	<i>Promote recovery of endangered threatened fish species in coordination with watershed management plans.</i>	
127.	5/18	P.45	4.17	<i>Incorporate public <u>and private</u> facility management practices that minimize impacts to wildlife and water quality, such as limiting the use of toxic pesticides and fertilizers, incorporating alternative pest management methods, and providing public education about such practices.</i>	
128.	5/18	P.45	4.17	<i>Move amended draft policy 4.17 to go beneath draft policy EC5.1</i>	
129.	5/18	P.45	4.18	<i>Maintain Sammamish's certification as a Community Wildlife Habitat (CWH) by the National Wildlife Federation.</i>	
130.	5/18	P.45	4.19	<i>Increase awareness about the CWH certification and promote its success and expansion by encouraging Sammamish residents, businesses, churches and schools to become certified wildlife habitats</i>	
131.	5/18	P.45	4.20	<i>Promote pesticide and chemical fertilizer free neighborhoods through a program of citizen education and City demonstration projects on City owned properties</i>	
132.	5/18	P.46	5.3	<i>Participate with federal, state, regional, local, and tribal agencies in preparing watershed plans for <u>all sub-basins</u> in upstream or downstream of Sammamish.</i>	
133.	5/18	P.46	5.5	<i>Work with interested citizens, other agencies and special purpose districts to p</i> <i><u>Promote</u> the health of Lake Sammamish, Beaver Lake and Pine Lake, through water quality management principles.</i>	

Proposed Council Amendments to the Comprehensive Plan update through May 22, 2015

#	Date	Page	Goal/Policy	Revision	Council Direction
134.	5/18	P.47	5.12 (Moved to Draft Utilities Element)	In partnership with solid waste service providers, educate watershed residents and businesses to facilitate the collection and proper disposal of household hazardous waste and identify substitutes for cleaning and other products that generate hazardous waste.	
135.	5/18	P.46	5.15	Consider <u>Review</u> the potential impacts of land use actions on critical aquifer recharge areas (CARAs) that serve as potable water supplies.	
136.	5/19	P.48	6	Protect clean air <u>Improve and preserve and improve air quality.</u>	
137.	5/19	P.48	6.5	Reduce the amount of air-borne particulates through measures such as: a Continuing and possibly expanding streetsweeping. b Encouraging dust abatement at construction sites. c Promoting low-emission construction practices. d Conducting public education to reduce the burning of solid and yard waste, and use of clean burning wood stoves. e Support a transition to a low-emission municipal vehicle fleet. <u>f. Promoting the use of clean and efficient burning fuels,</u> <u>g. Educating citizens about air quality problems,</u> <u>h. Encouraging the planting of trees,</u> <u>i. Encouraging the proper use of wood stoves and fireplaces;</u>	
138.	5/19	P.48	New Policy 6.7	<u>Air quality impacts of proposed land use actions shall be assessed when developing local plans and transportation strategies.</u>	
139.	5/19	P.48	7.2	Seek to meet or exceed climate pledges and commitments made by Sammamish, including the Mayor's Climate Protection Agreement.	
140.	5/19	P.49	7.4	Advocate for <u>Promote</u> administrative practices, land use patterns, transportation systems, and building practices that will reduce greenhouse gas emissions.	

Proposed Council Amendments to the Comprehensive Plan update through May 22, 2015

#	Date	Page	Goal/Policy	Revision	Council Direction
141.	5/19	P.49	7.5	Consider <u>Climate change impacts shall be assessed when conducting review of proposed land use and transportation actions and programs, to the extent practicable.</u>	
142.	5/19	P.49	7.7	Recognize that the information surrounding climate change is constantly evolving and <u>Track the best available climate change science to use for planning purposes.</u>	
143.	5/19	P. 49	New Goal	<u>Sammamish is a sustainable city.</u>	
144.	5/19	P. 49	New Policy	<u>Develop a strategy for sustainability and include the index of sustainability.</u>	
145.	5/19	P. 49	8	Increase the sustainability and <u>environmental</u> efficiency of building practices in Sammamish.	
146.	5/19	P.49	8.2	Encourage projects that utilize green energy strategies and innovative approaches to conserving water by providing flexibility in meeting regulatory requirements.	
147.	5/19	P. 49	New Policy	<u>Consider flexibility in regulatory requirements to achieve sustainable building practices.</u>	
148.	5/19	P.50	9	Cross reference tree related policies in Land Use and Environment elements	
149.	5/19	P.50	9.1	Preserve and enhance of the City's existing tree canopy <u>urban forest.</u>	
150.	5/19	P.50	9.6	Develop <u>and enforce more effective regulatory penalties</u> practices for unauthorized tree-removal <u>and alteration of trees.</u>	
		Closing			
151.	4/14 and 5/18			Provide a glossary – define terms such as compatible, gateway development, active transportation, social connectedness, legacy, active transport, mixed attached/detached housing, sustainability and character. <i>Staff Response: Prepare glossary</i>	

Proposed Council Amendments to the Comprehensive Plan update through May 22, 2015

Sammamish City Council
Questions/Comments

#	Date	Page	Goal/Policy	Revision
Introduction and General Comments				
1.	4/23	P.11 and 13		<p>It is not clear how economic growth locally relates to Sustainability and Health.</p> <p><i>Response: Based on City Council Comment #4, "economic vitality" would replace "economic growth" and HS.13 would be changed to "Support a local economy that provides opportunities for economic vitality." A healthy economy provides opportunities for citizens and fiscal sustainability for the city.</i></p>
2.	4/23	P. 13		<p>Update poster for "Coming Soon".</p> <p><i>Response: The posters shown on p. 13 were intended as examples of public outreach materials used during the public involvement process. To avoid confusion, the "Coming Soon" poster will be substituted with a different poster.</i></p>
3.				<p>We like the way the existing Plan has a table listing all of the Goals of an element followed by each Goal with its Policies. We would suggest carrying this program forward in the draft 2015 Plan.</p> <p><i>Response: The list of goals for each element will be added at the beginning of each chapter.</i></p>
4.				<p>The draft 2015 Plan has removed most of the introductions from each element and placed this background and support information in Volume II, but there are no footnotes referring the reader to the appropriate pages in Volume II to find further explication.</p> <p><i>Response: In the Environment & Conservation Element, staff has prepared an example of how the connection between the background information and goals/policies can be shown for Council consideration.</i></p>

#	Date	Page	Goal/Policy	Revision
5.				<p>We would like a better understanding of what such a major reworking of the Comp Plan means in terms of the Sammamish City Code and Regulations changes needed as a consequence of the rewriting of the Comp Plan. Is this in the staff work plan for this biennium?</p> <p><i>Response: The draft Comprehensive Plan retains all land use designations and the Planning Commission intentionally retained language to make sure that regulatory amendments to the development code were not required. One exception is the urban forestry plan, which was inserted with explicit recognition that this task would be incorporated into the work program.</i></p>
6.				<p>We notice that the existing Plan makes extensive use of the words "shall", "should" and "may". The draft 2015 Plan uses such words as "promote", "encourage", "enhance", "Ensure", "support", "provide" etc. and very little "should". We need to be briefed as to the reasoning behind this change in approach to the wording of goals and policies and the implications of these changes.</p> <p><i>Response: On April 20, staff reviewed the framework for how verbs were selected in the draft Comprehensive Plan (attached). In general, staff avoided the word "shall" "require" and other similar language to keep a policy, rather than regulatory, focus. Use of other words, such as should, may, ensure, support, etc. are based on an assessment of the level of agreement, availability of information, and amount of city control over the pertinent policy.</i></p>
Land Use				
7.				<p>Why did we wholly abandon a well written policy in the existing plan in favor of a proposed policy that is ambiguous, overly broad, unfocused, and unqualified? What should we do to fix it?</p> <p><i>Example: "Policy LU 3.7 Encourage townhomes and mixed attached and detached housing in appropriately zoned areas"</i></p>

#	Date	Page	Goal/Policy	Revision
				<p><i>near services or as transition between single family and other uses."</i></p> <p>The problem of this policy as it might apply to infill development and also in general is that as written the phrase "mixed attached and detached housing" is ambiguous, its meaning is not clear and it could be interpreted to refer (or not refer) to many different types of housing and possibly to include or not include infill development.</p> <p><i>Response: The comment is referring to draft policy LU 3.4. The phrase "mixed attached and detached housing" was specifically added by the Planning Commission with the intention of allowing greater flexibility in areas near services or as a transition between single family and other uses. Additional detail, consistent with current policy LUT-7.7 can be added and/or the reference to mixed and detached housing deleted as directed by Council.</i></p>
8.				<p>Where is infill appropriate?</p> <p><i>Response: Infill development could occur wherever there is vacant or under-developed land surrounded by development and FLUM designations and implementing development regulations would allow development to occur.</i></p>
9.				<p>Are we to assume that these two elements, Land Use and Housing, have been totally redone or is this simply a rewriting of what now exists in the current Plan?</p> <p><i>Response: The draft land use and housing elements have been rewritten, but overall policy direction established in the current Comprehensive Plan has been retained. Examples of changes include deletion of policies that have been implemented (such as policies describing regulations) and updated language to reflect current requirements and conditions.</i></p>
10				<p>I would like to see a clear definition and consistent use of Character throughout the chapter</p>

#	Date	Page	Goal/Policy	Revision
				<i>Response: Proposed definition: "Community character is sum of all the attributes and assets that make a community unique, and that establish a sense of place for its residents." Staff will review to ensure consistent usage of this term.</i>
11	5/18	P. 23	1.3	<p>What are FLUM designations (as used in Question 8 above)?</p> <p><i>Response: FLUM stands for Future Land Use Map.</i></p>
12	5/18			<p>Sammamish is unique in the sense that the Forbes survey concludes that Sammamish is the friendliest city in the United States. We also have the highest percentage of families with income over \$100,000 in the United States. We are the safest city in Washington. We have the 5th best schools on the West Coast. Should these be cited in the Comprehensive plan as part of our character?</p> <p><i>Response: Some of these factors are described in the Community Profile prepared for the Comprehensive Plan, but could be added into the definition of character for Sammamish also.</i></p>
13		P. 27	LU.3.5	<p>We indicate we value our Urban Wildlife but don't seem to protect it. This might be identified in the Environment Element. Do we support the Wildlife corridors identified from the county? Have they been revised? Should corridors be mentioned in LU. Note: Sammamish is a backyard wildlife habitat designated city.</p> <p><i>Response: Wildlife corridors have not been revised. Wildlife habitat and corridors are addressed in the Environment & Conservation Element, under Goal EC.4. Sammamish's status as a Community Wildlife Habitat community is also addressed under this goal.</i></p>
14		P. 28	4.2	<p>LU 4.2 develop Subarea plans, LU 4.4, maximize development in existing commercial locations. This has been in the plan but did not result in sub area plans that I am aware of. How do we put more emphasis here?</p>

#	Date	Page	Goal/Policy	Revision
				<p><i>Response: LU 4.2 is carried forward from the current plan. Implementation of this policy is at the discretion of the City, based on the relative importance of the policy, relative to other priorities. For example, the Planning Commission wanted to emphasize the importance of preparation of an urban forestry management plan by identifying a specific date for completion (Policy EC.1.18).</i></p> <p><i>LU 4.4 is a new policy recommended by the Planning Commission and states that development capacity should be maximized before allowing geographic expansion. For comparison with the existing plan, current policy in LUP 2.1 establishes specific parcel boundaries (which are reflected in the FLUM, LUP 2.2 calls for compact community centers, and LUP 2.8 allows for expansion of the community centers upon Planning Commission recommendation or City Council action. A recommendation or action could come as a result of a subarea planning process.</i></p>
15	5/18	P. 28	4.4	<p>Why should we maximize development in existing commercial locations before allowing geographic expansion? If there is a need for compact community centers elsewhere in the city before existing capacity is maximized, it should be allowed? This is too restrictive a policy?</p> <p><i>Response: This is policy direction from the existing comprehensive plan, (see policy LUP 2.2, plan for compact and diverse community centers...) Our community centers include Pine Lake and Sammamish Highlands. The current policy LUP 2.8 indicates that expansion only upon a recommendation of the City Planning Commission or upon action of the City Council. No need for additional community centers outside the already designated centers has been identified.</i></p>
16		P. 29	5.4	<p>Discuss Policy LU 5.4, "Recognize that the character of public rights-of-way play a role in determining community character. Wherever feasible, incorporate streetscape improvements,</p>

#	Date	Page	Goal/Policy	Revision
				<p><i>such as wayfinding signs, lighting, public art, enhanced landscaping and street furniture, to enhance community character."</i></p> <p><i>Response: Rights-of-way are a major land use in Sammamish; together with single family residences, rights-of-way and open water comprise over 90% of the city's land area. Draft policy LU 5.4 is intended to recognize the major influence that rights-of-way exert on community character and suggest ways to include streetscape improvements to enhance character, consistent with the City's vision.</i></p>
17		P. 29	6.4	<p>Should we define vistas? This could create competing goods, vistas vs trees. Originally there was discussion on a 228th view corridor.</p> <p><i>Response: Draft policy 6.4 carries forward existing Comprehensive Plan LUG-12 and LUP-12.2. Although the existing Plan does not define this term, a potential definition could be: In the context of this plan, a vista is defined as a pleasing distant view from a public right-of-way or public place.</i></p>
18	4/20	P. 33	10.1	<p>Discuss policy: Preserve the community's history and cultural roots through identification, preservation, restoration and adaptive re-use of buildings.</p> <p><i>Response: This is a carry forward of existing policy ECP-9.4 and is intended to support conservation of valuable historic buildings as a way of preserving community history and identity.</i></p>
19		P. 33	10.4	<p>Would like a little more emphasis on our growing cultural diversity.</p> <p><i>Response: Staff requests additional guidance on policy direction to respond to this comment.</i></p>
Environment & Conservation Element				
20				<p>The environmental element may address this but, would we develop an updated wildlife corridor plan and manage to it. (EC-1.2, EC.1.5, EC3.6, EC3.8, EC4.2).</p>

#	Date	Page	Goal/Policy	Revision
				<p><i>Wildlife corridors around found in SMC 21A.50.327 Fish and wildlife habitat corridors. An updated wildlife corridor plan could be part of the comprehensive plan development code implementation, depending upon City Council prioritization.</i></p> <p><i>Wildlife habitat and corridors are addressed in the Draft Environment & Conservation Element, under Goal EC.4. Sammamish's status as a Community Wildlife Habitat community is also addressed under this goal.</i></p>
21	5/18	P 44, 45	4.8-4.19	<p>Which wildlife do we desire to provide corridors for and why?</p> <p><i>Response: The City has eliminated the King County mapped corridors but we have established regulatory provisions that require establishment of wildlife corridors between certain high value critical area types. The type of wildlife affected is all fish and wildlife, such as priority species, endangered, threatened, sensitive or candidate species</i></p>
22				<p>Do we evaluate the storm water facility in regards to wildlife, what is the process?</p> <p><i>Response: We do not design or provide special consideration for the wildlife associated with the design of our stormwater facilities. However, the ponds are often used by wildlife for habitat and unless they are causing a disruption to the function of the facility we do not discourage the use. The stormwater facilities do provide water quality treatment that provides benefits for all, including the wildlife.</i></p>
23				<p>Can we build on fault lines, seismic hazard areas? What are the restrictions?</p> <p><i>Response: Our building codes are derived from the International Code Council. These codes are adopted by The State Building Code Council which advises the Legislature on building code issues and to develop the building codes used in Washington State.</i></p> <p><i>The building code requires all structures to be designed to resist all loads including dead loads, live loads, roof loads,</i></p>

#	Date	Page	Goal/Policy	Revision
				<p><i>flood loads, snow loads, wind loads and seismic loads. These loads are identified and mapped out within the International Building Code & International Residential Code.</i></p> <p><i>Specifically, seismic design is broken up into categories for a site, these categories have been developed by the USGS, BSSC, SDPRG, and FEMA. Buildings are then constructed based off Climate and geographic design criteria, which is provided by each jurisdiction based on the code.</i></p> <p><i>The city of Sammamish's design criteria has been adopted under SMC 16.05.070 for commercial and SMC 16.05.080 for residential.</i></p>
24	3/12	P. 43	3.6	<p>What is isolated wetland:</p> <p><i>Response: "Wetland, isolated" means a wetland that is hydrologically isolated from other aquatic resources. Isolated wetlands may perform important functions and are protected by state law (Chapter 90.48 RCW), whether or not they are protected by federal law.</i></p>
25	5/18	P. 43	3.6	<p>What part of 90.48 deals with protection of isolated wetlands?</p> <p><i>RCW 90.48 does not specifically refer to isolated wetlands. SMC 21A.50.320 (1) addresses the potential for development flexibility for isolated wetlands. This section states:</i></p> <p><i>Isolated wetlands, as designated by a qualified professional using the adopted Washington State Wetland Rating System for Western Washington in a written and approved critical areas study meeting the requirements of SMC 21A.50.130, with a total area of up to 1,000 square feet may be exempted from the avoidance sequencing provisions of SMC 21A.50.135(1)(a) and the provisions of SMC 21A.50.290 and may be altered.</i></p>
26	3/12			<p>What is the wetland map and management area relations?</p> <p><i>Response: The wetland map is a map of wetlands. The data was collected from both King County, surveys from</i></p>

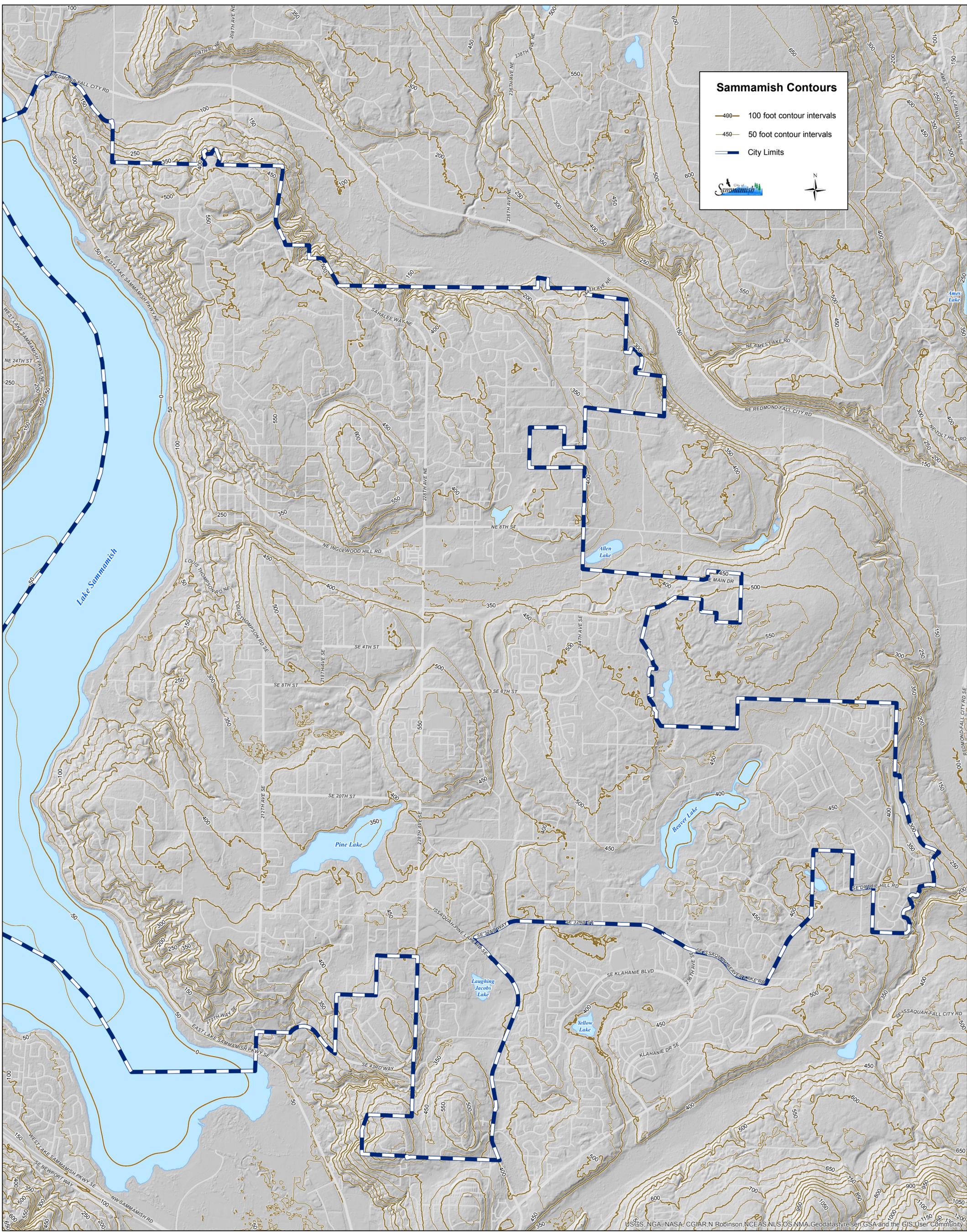
#	Date	Page	Goal/Policy	Revision
				<i>plats, and onsite reconnaissance. The wetland management area is area special overlay district handed down from King County upon incorporation. It is to provide a means to designate certain unique and outstanding wetlands when necessary to protect their functions and values from the impacts created from geographic and hydrologic isolation and impervious surface. The development code provides additional protections to these wetlands in the wetland management area.</i>
27	3/12			Is there a map showing all the critical areas on one map. <i>Response: Yes, attached is a map showing wetlands and other critical one map. This map is available on the city's webpage.</i>
28	5/18	P. 45	4.17	What are we trying to protect the "Urban Wildlife" from? <i>Response: Direction from the Planning Commission included incorporating best practices from the National Wildlife Federation (who administer the Certified Wildlife Habitat program for backyard habitat).</i>
29	5/19	P. 48	6	Is there a different metric we can use for air quality besides Puget Sound? I would like to know if they are measuring in our area specifically <i>Ecology, EPA, tribes, and local clean air agencies maintain a network of air monitoring stations around the state to measure air pollution. The closest stations to the City of Sammamish are located in Issaquah (Lake Sammamish State Park) and North Bend. Areas that do not meet federal health-based air quality standards are identified as being in "nonattainment." The only nonattainment area in the region is Tacoma/Pierce County, which is in nonattainment for particulate matter.</i>
Housing				
30	4/20	P. 55	2.7	Is there another term to describe what you are trying to say here? Seems to me that manufactured homes come in

#	Date	Page	Goal/Policy	Revision
				<p>many sizes and price ranges from cottages for accessory dwelling units to large homes that are quite expensive.</p> <p>Policy 2.7 Permit manufactured homes on individual lots in residential zones in accordance with the provisions of state and federal law.</p> <p><i>Response: The terminology in draft Policy 2.7 is in response to a state requirement that manufactured housing is not regulated differently than stick built housing.</i></p>
31	4/20	P. 55	2.13	<p>Hopefully, we will learn of some options for incentivizing energy efficient homes after we attend the Green Building Conference next week. Can we have more of an emphasis on multi-family (not mixed use), duplex and cottage housing? Focus should be livability, the environment and sustainability.</p> <p>Policy 2.13 Promote location- and energy-efficient housing choices through incentives and other means.</p> <p><i>Response: Policy emphasis on this topic will be focused pursuant to Council direction.</i></p>
Transportation				
32	5/18	P. 69	2.14	<p>There have been tests of quiet asphalt (on SR 520 some years ago); what are the results of those tests? Also, what are quiet paving materials for pedestrians, bicycle riders, etc.?</p> <p><i>Response: On SR 520, WSDOT conducted quieter pavement tests between July 2007 and July 2011. Similar tests were also conducted on I-5 and I-405. These tests found that noise levels on quiet pavement compared to standard mix asphalt were audibly quieter when first built and none of the sections remained quieter for a significant period of time. The standard for being audibly quieter was three decibels, or the noise level typically detectable by most human hearing.</i></p>

#	Date	Page	Goal/Policy	Revision
				<p>http://www.wsdot.wa.gov/Business/materialslab/quieterpavement)</p> <p><i>Pavement noise is a complex issue and tests on freeways are not directly applicable to low speeds on city streets. The WSDOT tests were looking to correct the "roar" you hear near freeways when traffic is moving at 60 mph. This is much greater than noise levels on local streets, which moves at lower speeds. In general, smoother pavements are the quieter than rougher pavements. Rougher pavements, however, provide better traction and safety. On local streets, asphalt pavement is generally quieter and textured concrete or cobblestones louder.</i></p>
Utilities Element				
33				<p>The Introduction first line refers to "telecommunications". To what does that refer? What is included?</p> <p><i>Response: Wireless and land lines</i></p>
34				<p>Why was existing CP policy UPC 6.3 eliminated? Should we add it back in?</p> <p>UPC 6.3 The City should consider educational and regulatory measures aimed at prudent avoidance of potential power-line EMF exposure such as:</p> <ul style="list-style-type: none"> • Siting power lines to reduce exposures and exploring with service providers measures to reduce the creation of magnetic fields around transmission and distribution lines without creating new hazards, • Encouraging service providers to measure fields in their customers' homes and help them to identify sources of high fields; and, • Encouraging underground electrical lines wherever practical consistent with the policies of this Element. <p><i>Response: Neither the U.S. government nor the State of Washington have established limits on public exposure to power frequency EMF. Over the past 30 years, there have been many scientific studies conducted on power frequency</i></p>

#	Date	Page	Goal/Policy	Revision
				<p><i>EMF. According to extensive reviews conducted by leading public health agencies such as the World Health Organization (WHO) and the U.S. National Institute of Environmental Health Sciences (one of the U.S. National Institutes of Health), this large body of research has not established that exposure to power frequency EMF causes adverse health effects in humans or animals. Based on a recent in-depth review of the scientific literature, the WHO concluded that current evidence does not confirm the existence of any health consequences from exposure to low level electromagnetic fields. The planning commission didn't feel that such policies were warranted anymore.</i></p>
35			6.2 and 6.3	<p>What is our existing policy, if any, in regard to the mandate to hook up to sewer over time as set forth in proposed Policies UT. 6.2 and .6.3? How would the proposed policies change the existing policies and if so, how and why?</p> <p><i>Response: There are no existing policies.</i></p>
36				<p>What other alternatives are there rather than to a broad underlying assumption and mandate that eventually all development existing and new, should be served by, and if necessary, convert to sewer service?</p> <p><i>Response: The proposed policy has a suggested amendment to indicate, "where appropriate".</i></p>
Capital Facilities				
37			1.4	<p>Proposed Policy CF 1.4 incorporates into our proposed Comp Plan (CP) and adopts by reference the plans of our three Schools, our two water and sewer districts and the transportation plans of Metro and Sound Transit. What is our existing policy, if any, in this regard? Would CF 1.4 change the existing policy and if so, how?</p> <p><i>Response: The current policy, CFP-4.3 states "Upon approval by the applicable District and all appropriate County and State agencies, the adopted non-City facility plans are considered to be incorporated into the Sammamish</i></p>

#	Date	Page	Goal/Policy	Revision
				<p><i>Comprehensive Plan by reference. The plans may be amended as needed to reflect changing development trends or to update the plans as new facilities are constructed. The following plans are hereby adopted by reference"..."</i></p>
38				<p>What other alternatives are there rather than just adopting the plans of these other districts?</p> <p>For example, could we adopt only those portions of those plans needed to provide the information required to meet the GMA requirement for the Capital Facilities Section (see proposed CP, page 98, explanatory paragraph right above the Goals and Policies Section) WITHOUT adopting their policies which may or may not agree with our City policies and objectives or those we might desire (e.g., a policy not permitting Metro to cut all mid-day service to our city or a policy not requiring all to hookup to sewer)?</p> <p><i>Response: The current draft policy 1.4 has a suggested amendment to include the following, "to the extent not in consistent or in conflict with the city plans or regulations"</i></p>
39				<p>What are some thoughtful policies about storm water facilities, with opportunities for sustainability, etc.?</p> <p><i>Response: Draft SFG- 9: states, "Promote sustainable development through the use of environmentally sensitive building techniques and low impact stormwater methods and the corresponding policies in the draft land use and the environmental and conservation elements."</i></p>



Sammamish Contours

- 400 — 100 foot contour intervals
- 450 — 50 foot contour intervals
- City Limits

