



City Council Committee of the Whole

AGENDA

September 14, 2015

3:30 pm – 10:00 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 (3:30 pm – 6:00 pm)
- Dinner Break (6:00 – 6:30 pm)
- Presentation: King County-Cities Climate Collaboration (K4C) (6:30 pm)
- Tree Retention Regulations

Executive Session – if needed

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.



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Date: September 14, 2015

To: City Council

Copy: Ben Yazici, City Manager

From: Jeff Thomas, Community Development Director

Re: City Council Study Session – 2015 Comprehensive Plan Update

Direction to Staff

At the September 1, 2015 Special Study Session on the 2015 Comprehensive Plan update, City Council directed staff to prepare two tables similar to the table provided by staff at this session. The first table to be prepared is to include the list of 241 items of “minor” or “wordsmithing” amendments proposed by City Council since its July 21, 2015 meeting. The second table to be prepared is to include public comments received since its July 21, 2015 meeting.

Summary of Materials

The table of “minor” or “wordsmithing” amendments is included as Attachment A. Fortunately, with accounting for some policy amendments, duplicates, as well as matters previously discussed by City Council on September 1, this list has been reduced from 241 to 156. Per City Council direction, a column for staff recommendation and notes has also been included.

The table of public comments from July 21 through September 8 is included as Attachment B. This list contains 54 items. A column for staff recommendation and notes has also been included in this table.

Study Session Recommendations

For your September 14 Study Session, it is recommended City Council simultaneously accept all the amendments staff has recommended on both tables. Any other amendments, not staff recommended, can be raised by City Council on a case by case basis for discussion.

As discussed on September 1 Special Study Session, should City Council complete discussion on both lists, staff and the consultant will begin production on a final, clean draft copy of the Comprehensive Plan incorporating all agreed to amendments from the three tables used on September 1 and 14. This final, clean draft copy will be issued the week of September 28, approximately two weeks prior to the October 13 special meeting in which a second reading of the 2015 Comprehensive Plan update will occur.

#	Date	Name	Element	Policy/Goal	Proposed Amendment to Draft	Staff Recommendations
1.					<i>Request a list of actions specified in the Comprehensive Plan for future follow-up, scheduling work plan.</i>	Yes Note: As previously discussed, will be completed after adoption of Comprehensive Plan.
2.	8/8/2015	Don Gerend	I		<i>The pagination starts with Introduction being page 1. But, before the Introduction there is the Vision Statement, the Acknowledgments, the Table of Contents, the list of Acronyms and the Glossary. Perhaps the Vision Statement could be page i, Acknowledgments page ii (no need for a blank page in between), Table of Contents iii, Acronyms page iv, and Glossary pages v to ix.</i>	Yes Note: Staff will work with consultant.
3.	8/8/2015	Don Gerend	I		<i>The Vision Statement (page i) could also be placed in Volume II at the end of all of the vision statements on page 25 of the Community Profile.</i>	Yes Note: Staff will work with consultant.
4.	8/8/2015	Don Gerend	I		<i>The Table of Contents should be labeled "Table of Contents" and include the above.</i> TABLE OF CONTENTS Volume 1 Vision Statement..... i Acknowledgementsii TOC iii Acronyms.....iv Glossaryv GOALS AND POLICIES Intro..... 1	Yes Note: Staff will work with consultant.
5.	8/8/2015	Don Gerend	I		<i>The last comment about the structure is the pagination of Volume II. It sure would be a lot clearer when referring to background information in Volume II if it was a continuation of the pagination of Volume I. That is, start with Volume II, page 151 and go on from there.</i>	Yes Note: Staff will work with consultant.
6.	8/8/2015	Don Gerend	I		<i>Acronyms (page iv): I suggest adding the following acronyms (I put the page numbers on which they are used in Volume I); AWDT p. 123, HCM p. 122, OHWMP p. 146, PRO Plan p. 105, SMC, somewhere</i>	Yes
7.	8/8/2015	Don Gerend	I		<i>Glossary. Comment: It should be easy to computer search Volume I for which pages the terms appear on and add those page numbers to the Glossary. Example; Active Transportation.....pages 34,35. Also, I suggest a few more definitions; Density Averaging p. 45, Heritage Trees p. 70, Landmark Trees p. 70, and Priority Species p. 144</i>	Yes Note: Some definitions are already codified (ie. Heritage Tree) or will be shortly (ie. Landmark Tree).
8.	8/8/2015	Don Gerend	I		<i>Page 7, line 2 "...about 26 miles east of Seattle." Comment: not correct. At most 20 or 21 miles driving center to center</i>	Yes
9.	8/8/2015	Don Gerend	I		<i>Page 8 It states "2014 Sammamish Population: 60,200" Comment: Suggest change to "2016 Population Approximately 60,000"</i>	Yes
10.	8/8/2015	Don Gerend	I		<i>Page 8 4th paragraph "Incorporated in 1999, Sammamish is one of the area's newest cities." Comment: Rewrite "Incorporated in 1999, Sammamish is the area's newest city."</i>	Yes
11.	8/8/2015	Don Gerend	I		<i>Page 11. There is a list entitled "Framework for Sustainability and Health" and then the list has a series of goals labeled HS.1 etc. Comment: Suggest change the title to "Framework for Health and Sustainability" to be consistent with the HS abbreviations.</i>	Yes
12.	8/8/2015	Don Gerend	I		<i>Page 15, typo. The bullet entitled Tabletop Display should end with "... in order to answer questions and engage directly..."</i>	Yes
13.	8/8/2015	Don Gerend	LU		<i>Page 27 Comment: Great references to Volume II background info, but again the pagination is really awkward. Would be nice to be able to simply turn to a page number that is sequential.</i>	Yes Note: Staff will work with consultant.

14.	8/8/2015	Don Gerend	LU		<i>Page 36. Margin Insert listing neighboring jurisdictions etc. that Sammamish "commonly works with." Comment: This list should include Sound Cities Association which we are constantly working with (compare this to the frequency of times we work with Sound Transit).</i>	Yes
15.	8/8/2015	Don Gerend	Vol II		<i>On page LU.8, the fourth and fifth paragraphs speak of "Current Comprehensive Plan" which will be confusing after this Plan is published. Perhaps should state "the 2003 Comprehensive Plan..." Staff Comment, the 2003 Comprehensive Plan as amended."</i>	Yes Note: Staff will work with consultant.
16.	8/8/2015	Don Gerend	Vol II		<i>On page EC.13 in the third paragraph it states "There are three lakes in the City of Sammamish, including Lake Sammamish, Pine Lake and Beaver Lake." Comment: Suggest removing the word "including".</i>	Yes
17.	8/8/2015	Don Gerend	Vol II		<i>On page T.5 there seems to be a typo. "It highlights the role of thewhile meeting the other societal defined above." A word seems to be missing.</i>	Yes Note: Staff will work with consultant.
18.	8/8/2015	Don Gerend	Vol II		<i>On page CF.5, a typo and a suggested change. The last sentence reads "...SE 8th (Pigott) Park and Thirlf Acres (Soaring Eagle) Park. Suggest replace with Big Rock Park and Thirty Acres.</i>	Yes
19.	8/20/2015	Nancy Whitten	I	Definition	<i>Definition of connectivity, include all forms of transportation, bike, people, car...</i>	Yes Note: Staff will work with consultant.
20.	8/25/2015	Tom Odell	CF	1.2	<i>Provide <u>all</u> capital facilities necessary to support and-related services that are the responsibility of the City, including transportation, parks, police, surface water management, city hall and public works.</i>	Yes
21.	8/25/2015	Tom Odell	CF	1.3	<i>Coordinate with other <u>government</u> agencies for their provision of water, sewer, fire protection, schools, library and transit.</i>	No
22.	8/8/2015 8/25/2015	Don Gerend Tom Odell	CF	1.4	<i>Incorporate by reference to the extent not in consistent inconsistent or in conflict with the city plans or regulations 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.</i> <ul style="list-style-type: none"> a. Schools: Issaquah School District Capital Facilities Plan, Lake Washington School District Capital Facilities Plan, and Snoqualmie Valley School District Capital Facilities Plan b. Water: Sammamish Plateau Water and Sewer District Water Comprehensive Plan; and Northeast Sammamish Sewer and Water District Water Comprehensive Plan c. Sewer: Sammamish Plateau Water and Sewer District Comprehensive Wastewater Plan, and Northeast Sammamish Sewer and Water District Sewer Comprehensive Plan d. Transportation: Looking to the Future: Six-Year Transit Development Plan (for Metro), PSRC Transportation 2040 Plan and Sound Transit TOD Program Strategic Plan 	Yes
23.	8/8/2015	Don Gerend	CF	1.4d	<i>Comment: In addition to Sound Transit TOD Program Strategic Plan, there is the more comprehensive ST3 Plan and presumably more general long range plans. Transportation: Looking to the Future: Six-Year Transit Development Plan (for Metro), PSRC Transportation 2040 Plan and Sound Transit TOD Program Strategic Plan and ST3 Plan.</i>	Yes Note: Staff will work with consultant.
24.	8/25/2015	Tom Odell	CF	Goal 2	<i>Provide adequate capital facilities that address past deficiencies, meet the needs of growth <u>and annexations</u> and enhance the quality of life through acceptable levels of service.</i>	Yes
25.	8/8/2015	Don Gerend	EC		<i>Page 69, marginal note--Insert on Green energy: Comment: I suggest removing biofuel from the examples; the jury is still out on some biofuels. Perhaps replace biofuel with "wave".</i>	No
26.	8/13/2015	Kathy Huckabay	EC	New policy	<i>Promote the disposal of all waste in a safe and responsible manner.</i>	Yes

27.	8/13/2015 8/25/2015	Kathy Huckabay Tom Odell	EC	1.1	Identify critical areas, including wetlands, streams, lakes, floodways of 100-year floodplains, critical aquifer recharge areas, fish, and wildlife <u>and pollinator habitat</u> conservation areas, slopes subject to mass movement, slopes with a grade of 40 percent or more, or landslide, erosion or seismic hazard areas, and regulated buffers.	Yes
28.	8/13/2015	Kathy Huckabay	EC	1.10	Strive to minimize the City's waste stream, by reducing purchases, reusing and recycling material and promote programs to encourage reduction, reuse and recycling. and dispose of all wastes in a safe and responsible manner. Promote programs to encourage reuse, recycling materials and disposal of all waste in a safe and responsible manner.	Yes
29.	8/13/2015 8/25/2015	Kathy Huckabay Tom Odell	EC	1.14	Work to maintain and, where feasible , improve environmental quality and ecosystem function to ensure the health and well-being of the complete living ecosystem.	Yes
30.	8/13/2015	Kathy Huckabay	EC	1.21	Establish a system of publicly owned, as well as privately owned but protected, natural areas connected to each other to: a. Protect the integrity of wildlife <u>pollinator habitat</u> and conservation sites b. Strive to P protect corridors between natural areas, where feasible c. Preserve outstanding examples of Sammamish's diverse natural heritage d. Provide a broad range of opportunities for educational, interpretive and recreational programs that <u>provide public access to these protected natural areas</u> to meet community needs, and e. Facilitate completion of the vision of an Emerald Necklace, an approximately 28-mile non-motorized greenbelt encircling the Plateau <u>and connections from the Plateau to the Necklace.</u>	Yes Note: Tom Odell also requested to strike "where feasible" in (b.).
31.	8/24/2015	Tom Odell	EC	1.21a	a. Protect the integrity of <u>fish, and wildlife and pollinator habitat</u> and conservation sites	Yes
32.	8/24/2015	Tom Odell	EC	1.21d	d. Provide a broad range of opportunities for <u>access to</u> educational, interpretive and recreational programs <u>in protected natural areas in ways that to not negatively impact their primary purpose.</u> to meet community needs, and	Yes
33.	8/24/2015	Tom Odell	EC	1.21e	e. Facilitate completion of the vision of an Emerald Necklace, an approximately 28-mile non-motorized greenbelt encircling the Plateau <u>and provide improved public access for Sammamish residents.</u>	Yes
34.	8/20/2015	Nancy Whitten	EC	1.3	Recognize the inter-relationship between natural systems, natural drainage areas (Erosion Hazard Near Sensitive Water Bodies and Wetland Management Areas, <u>in particular</u>) and people, economy and environment. Promote integrated and interdisciplinary approaches for environmental planning and assessment.	Yes
35.	8/8/2015	Don Gerend	EC	1.4d	"including parcels subject to density averaging," Comment: I believe that I asked that "density averaging" be defined in the Glossary or remove the phrase "including parcels subject to density averaging, where appropriate"	Yes Note: Include density averaging in glossary.
36.	8/8/2015 8/24/2015	Don Gerend Tom Odell	EC	1.5	Page 45 typo in Policy the abbreviation for Sammamish Community Wildlife Habitat Certification should be CWH, not CHW	Yes
37.	8/13/2015	Kathy Huckabay	EC	1.7	Apply regulations and coordinate with other governing agencies to minimize and, where feasible practical , eliminate the release of substances into the air, water and soil that may degrade the quality of these resources.	Yes
38.	8/13/2015	Kathy Huckabay	EC	1.8	Maintain Uphold enforcement of the city's environmental critical areas code requirements and its rules and regulations. Evaluate effectiveness of compliance periodically.	No
39.	8/20/2015	Nancy Whitten	EC	1.8	Maintain <u>aggressive</u> enforcement of the city's environmental critical areas code requirements and its rules and regulations. Evaluate effectiveness of compliance periodically.	No

40.	8/24/2015	Tom Odell	EC	1.8	Maintain Enhance enforcement of the city's environmental critical areas code requirements and its rules and regulations. Evaluate effectiveness of compliance periodically.	No
41.	8/13/2015	Kathy Huckabay	EC	1.9	Encourage the wise use of renewable natural resources and conserve the conservation of nonrenewable natural resources through education programs and by example in city plans, programs and activities.	Yes
42.	8/13/2015	Kathy Huckabay	EC	2.1	Protect and, <u>strive to enhance</u> 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).	No
43.	8/24/2015	Tom Odell	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).	No
44.	8/13/2015	Kathy Huckabay	EC	2.2	When development occurs in the 100-year floodplain, seek to <u>insure that it is designed</u> to minimize risk to people, property and the environment.	Yes
45.	8/24/2015	Tom Odell	EC	2.2	When development occurs in the 100-year floodplain, seek to ensure that it is designed to minimize risk to people, property and the environment.	No
46.	8/24/2015	Tom Odell	EC	2.5	Periodically Assess effectiveness of regulations protecting erosion hazard areas, erosion hazard near sensitive water bodies, wetland management areas, landslide hazard areas as well as those areas that drain to them to minimize risk to health and safety of citizens in the event of a geological hazard.	Yes
47.	8/13/2015	Kathy Huckabay	EC	2.6	Avoid potential impacts to life and property by strictly limiting land disturbance and development in landslide hazard areas and erosion hazard near sensitive water bodies areas.	Yes
48.	8/24/2015	Tom Odell	EC	3.1	To the maximum extent possible, a Avoid wetland impacts, preserving and maintaining wetlands in their natural state.	Yes
49.	8/13/2015	Kathy Huckabay	EC	3.11	Consider educating Educate abutting or adjacent property owners, installing signs and fencing as appropriate to maintain and protect wetlands and their buffers.	Yes
50.	8/20/2015	Nancy Whitten	EC	3.17	Consider mitigation sites to replace or augment the <u>wetland</u> functions to be lost as a result of a project proposal. Wetland mitigation proposals may be approved if they would result in improved overall wetland functions within a sub-basin. Consider all wetland functions. Locate mitigation sites strategically to alleviate habitat fragmentation <u>in the same subbasin</u> .	Yes
51.	8/24/2015	Tom Odell	EC	3.5	Support techniques <u>per Best Available Science (BAS)</u> to protect specific unique and outstanding wetlands, especially bogs.	Yes
52.	8/13/2015	Kathy Huckabay	EC	Goal 4	Protect and promote a diversity of plant and animal species <u>and pollinator</u> habitat in Sammamish.	Yes
53.	8/13/2015	Kathy Huckabay	EC	4.12	Encourage measures to preserve critical wildlife and habitat , pollinator habitat and natural areas such as incentives, regulation, acquisition or other measures, when feasible.	No
54.	8/24/2015	Tom Odell	EC	4.12	Encourage Use measures such as incentive, regulation, acquisition, and other means to preserve <u>critical wildlife</u> habitat, and natural areas critical to wildlife, salmonids and pollinators. pollinator habitat and natural areas such as incentives, regulation, acquisition or other measures, when feasible.	Yes Note: City Council previously discussed and approved a lesser change on 9/1/2015.
55.	8/13/2015 8/24/2015	Kathy Huckabay Tom Odell	EC	4.13	Seek opportunities to link Preserve and connect an add pollinator and 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, pollinator habitat or corridors and protected critical areas or other features.	Yes
56.	8/13/2015	Bob Keller	EC	4.14	Protect habitat and their connectivity potentially used by wildlife and pollinators from the impacts of development.	No
57.	8/13/2015	Kathy Huckabay	EC	4.14	Protect habitat and their <u>habitat corridors</u> connectivity potentially used by wildlife and pollinators from the impacts of development.	Yes

58.	8/24/2015	Tom Odell	EC	4.14	<i>Protect habitat and their connectivity potentially used by wildlife, salmonids and pollinators from the impacts of development.</i>	Yes
59.	8/8/2015	Don Gerend	EC	4.2	<i>"Protect priority species and habitats." Comment: Are priority species "threatened" or "endangered" or what? Please put the definition in the Glossary.</i>	Yes
60.	8/13/2015	Kathy Huckabay	EC	4.2	<i>Protect priority species and riparian habitats.</i>	Yes
61.	8/24/2015	Tom Odell	EC	4.2	<i>Protect all native plant, fish, animal and pollinator priority species and riparian habitats.</i>	Yes
62.	8/24/2015	Tom Odell	EC	4.4	<i>Protect native plant communities by encouraging through management and control of non-native invasive plants, including aquatic plants.</i>	Yes
63.	8/24/2015	Tom Odell	EC	4.5	<i>On public and private projects, properties and facilities, encourage planting of native vegetation to reduce the spread of noxious weeds in the City.</i>	Yes
64.	8/13/2015	Bob Keller	EC	4.9	<i>Where appropriate, preserve Promote the preservation and encourage restoration of fish and wildlife diversity, including bird, bear, deer, butterfly and other pollinator species in the City.</i>	No
65.	8/23/2015	Tom Odell	EC	4.9	<i>Where appropriate, preserve and encourage restoration of fish, animal, and other and wildlife diversity, including bird, butterfly and other pollinator species in the City.</i>	No
66.	8/13/2015	Kathy Huckabay	EC	5.1	<i>Protect and enhance the multiple beneficial water resource functions-including fish and wildlife habitat, and pollinator habitat, flood and erosion control, water quality control and sediment transport, water supply and storage, transportation, recreational opportunities and scenic beauty.</i>	Yes
67.	8/20/2015	Nancy Whitten	EC	5.1 and wherever "pollinator exists"	<i>New definition "wildlife habitat as used in this comp plan, pollinator habitat". And eliminate "pollinator habitat". By changing the definition can remove the word pollinator</i> <i>Protect and enhance the multiple beneficial water resource functions-including fish and wildlife habitat, pollinator habitat, flood and erosion control, water quality control and sediment transport, water supply and storage, transportation, recreational opportunities and scenic beauty.</i>	No
68.	8/24/2015	Tom Odell	EC	5.12	<i>Support development of an on-going efficient and effective water quality management strategy.</i>	Yes
69.	8/8/2015	Don Gerend	EC	5.15	<i>Use incentives, regulations and programs to manage water resources (rivers, streams, Lake Sammamish and other lakes, ponds, wetlands and groundwater) 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. When using water resources for one purpose preserve opportunities for other uses to the fullest extent possible.</i>	No
70.	8/24/2015	Tom Odell	EC	5.15	<i>Use incentives, regulations and programs to manage all water resources (rivers, streams, lakes Lake Sammamish and other lakes, ponds, wetlands and groundwater) 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. When using water resources for one purpose preserve opportunities for other uses to the fullest extent possible.</i>	Yes
71.	8/24/2015	Tom Odell	EC	5.16	<i>Ensure development that supports maintains continued...</i>	Yes
72.	8/13/2015 8/24/2015	Kathy Huckabay Tom Odell	EC	5.17	<i>Protect and 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. Include conditions of and impacts to the downstream receiving waters in watershed and/or sub-basin management efforts. Participate in water resource planning efforts.</i>	Yes

73.	8/24/2015	Tom Odell	EC	5.2	<i>Incorporate public and private management practices in the built and natural environments that minimize impacts to wildlife, <u>salmonids, and pollinator habitat</u> 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>	Yes
74.	8/13/2015	Kathy Huckabay	EC	5.2	<i>Incorporate public and private management practices in the built and natural environments that minimize impacts to <u>fish, wildlife and pollinator habitat</u> 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>	No
75.	8/13/2015 8/24/2015	Kathy Huckabay Tom Odell	EC	5.20	<i>Review the Wetland Management Area and the Erosion Hazards Near Sensitive Water Bodies Overlay requirements for potential amendments and updates, where appropriate, to ensure protection of high function or high hazard areas and to make certain the intended protections for these areas are clear.</i>	Yes
76.	8/24/2015	Tom Odell	EC	5.21	<i>In addition to existing policy and regulations, <u>the parcels in the Erosion Hazard Near Sensitive Water Body, and Wetland Management Area</u> overlays are entitled to additional protections and increased storm water controls by the City such as seasonal clearing and grading restrictions, tree retention, reduced impervious surface limits, open space dedication requirements, as well as reduced density and density credit limitations.</i>	Yes
77.	8/13/2015 8/24/2015	Kathy Huckabay Tom Odell	EC	5.25 (and delete 5.32)	<i>Encourage and support lake management districts <u>plans and policies</u>.</i>	Yes
78.	8/20/2015 8/24/2015	Nancy Whitten Tom Odell	EC	5.27	<i>Educate and <u>involve the local community</u> in cooperation with the 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, <u>tribes and local and regional agencies in the development and implementation of a program to develop and implement a program</u> 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, pet waste and the use of waterside vegetation and benefits of natural shorelines at the individual household level.</i>	Yes
79.	8/13/2015 8/20/2015	Bob Keller Nancy Whitten	EC	5.28	<i>Prevent the introduction <u>and treat the presence</u> of nuisance aquatic plants through cooperation with state and other local agencies. When appropriate, Ccontrol or eradicate invasive aquatic plant species that have been introduced.</i>	Yes
80.	8/24/2015	Tom Odell	EC	5.3	<i>Protect and enhance surface waters, including streams, Lake our lakes<u>Sammamish</u> and other lakes, ponds and wetlands, on a watershed and sub-basin basis.</i>	Yes
81.	8/24/2015	Tom Odell	EC	5.30	<i>Prevent and take action against the deterioration of trophic status for all lakes and minimize the increase in phosphorus loading.</i>	Yes
82.	8/13/2015 8/24/2015	Kathy Huckabay Tom Odell	EC	5.32	<i>Support lake management plans and policies.</i>	Yes
83.	8/20/2015	Nancy Whitten	EC	5.33	<i>Support the management goals and incorporate the strategies of the 1994 King County East Lake Sammamish Basin and Nonpoint Action Plan <u>as it may be updated from time to time</u>. in Lake Sammamish plans and regulations as appropriate.</i>	Yes
84.	8/20/2015 8/24/2015	Nancy Whitten Tom Odell	EC	5.36	<i>For Beaver and Pine Lakes strive for an 80 percent reduction of total phosphorus (above <u>untreated</u> background levels) as a stormwater treatment goal for all future development. Employ AKART, or "all known, available and reasonable methods of prevention, control and treatment," for phosphorus control as a standard to achieve</i>	Yes

					<i>this goal. <u>Do not provide for any exceptions or variances for phosphorus removal treatment requirements.</u></i>	
85.	8/20/2015 8/24/2015	Nancy Whitten Tom Odell	EC	5.38	<i>For Beaver and Pine Lakes, provide for sufficient <u>resources for construction inspection and monitoring surveillance before, during and after the construction period of all new development and redevelopment in the watershed.</u></i>	Yes
86.	8/24/2015	Tom Odell	EC	5.50	<i>Maximize vegetation retention, assure environmentally-friendly re-vegetation and apply other best management practices. <u>Encourage the use of vegetation native to the Sammamish area.</u></i>	Yes
87.	8/24/2015	Tom Odell	EC	5.53	<i>Where commercial and industrial uses and high levels of vehicular traffic are established, seek to protect and enhance water quality. Store petroleum, solvents and other potential water pollutants in such a way as to prevent entry into the natural drainage systems or groundwater. Require car washes to use biodegradable, environmentally friendly soaps, cleansers and related materials. <u>Encourage and promote water conservation and reuse.</u></i>	Yes
88.	8/13/2015 8/24/2015	Bob Keller Tom Odell	EC	5.55	<i>Manage storm water runoff through a variety of methods, with the goal of a. limiting impacts to aquatic resources (including lake and stream life forms), <u>and</u> b. protecting and enhancing the viability of agricultural lands and c. promoting groundwater recharge. <i>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 as methods of storm water management. Manage runoff caused by development to prevent adverse impacts to water resources. Develop regulations that favor non-structural storm water control measures when feasible including: vegetation retention and management, seasonal clearing limits, limits on impervious surface, preservation of open space and limits on soil disturbance.</i></i>	Yes Note: Striking (b.) is only language change, the rest is format only.
89.	8/13/2015 8/24/2015	Bob Keller Tom Odell	EC	5.60	<i><u>Update studied basin plans and develop and maintain basin plans and policies within the City. These Sub-basins are: Panhandle Sub-basin, Inglewood Sub-basin, Monohon Sub-basins (3), Thompson Sub-basin, Pine Lake Creek Sub-basin, Laughing Jacobs Sub-basin, Allen Lake Sub-basin, Beaver lake Sub-basin, Patterson Creek Sub-basin, Evans Creek Sub-basin, Mystic Lake Sub-basin and North Fork Issaquah Creek Sub-basin. For each Sub-basin, identify and define the topography, soils, drainage, flow and channel characteristics, biological conditions, utilities, stormwater best management practices and mitigation policies. Coordinate such basin planning with other agencies having jurisdiction.</u></i>	Yes Note: Future prioritizing should occur during budgeting and work programming processes.
90.	8/20/2015 8/24/2015	Nancy Whitten Tom Odell	EC	5.62	<i><u>In developing updating basin plans, invite the following participants: tribes, representatives of local water and sewer districts; affected neighborhoods; local, state and federal resource agencies; and organizations or agencies with expertise in habitat conservation and restoration, groundwater hydrology, fisheries, wildlife, botany and land use.</u></i>	Yes
91.	8/24/2015	Tom Odell	EC	5.74	<i><u>Provide measures and regulations to prevent the introduction of contaminants into groundwater aquifers either naturally or by direct injection. Protect groundwater recharge quantity by promoting methods that infiltrate and treat runoff where appropriate and where site conditions permit, except where potential groundwater contamination cannot be prevented by pollution source controls and storm water pretreatment.</u></i>	Yes
92.	8/13/2015 8/24/2015	Kathy Huckabay Tom Odell	EC	6.1	<i><u>Support federal, state and regional clean air policies in cooperation with the Environmental Protection Agency, Puget Sound Air Pollution Control Agency and the Puget Sound Regional Council and other agencies as appropriate.</u></i>	Yes

93.	8/24/2015	Tom Odell	EC	6.2	Assess <u>all</u> air quality impacts of proposed land use actions when developing local plans and transportation strategies such as road design and planning, intercity shuttle service and expanded non-motorized network.	Yes
94.	8/24/2015	Tom Odell	EC	Goal 7	Support regional efforts Be a regional model in mitigating and adapting to climate change.	Yes
95.	8/13/2015 8/24/2015	Kathy Huckabay Tom Odell	EC	7.3	Consider a multi-pronged approach to climate change mitigation, including support for energy efficiency, vehicle trip reduction, reforestation, and environmental protection and flood control.	Yes
96.	8/13/2015	Kathy Huckabay	EC	9.2	Encourage projects that utilize green energy strategies such as smart meters, <u>gray water system, geothermal, solar and wind systems</u> and other innovative approaches to conserving resources in conjunction with other agencies, as appropriate.	Yes Note: City Council removed similar examples from the Utility Element on 9/1/2015.
97.	8/13/2015	Kathy Huckabay	EC	9.3	Consider flexibility in regulatory amendments such as the use of recycled building materials and zero energy homes to achieve sustainable building practices.	Yes
98.	8/24/2015	Tom Odell	EC	10.1	Preserve and enhance of the City's urban forest. <u>Use trees and other vegetation native to the Sammamish area in all restoration.</u>	Yes
99.	8/24/2015	Tom Odell	EC	10.3	Maintain and enhance a street tree maintenance program, where appropriate <u>using a mix of trees native to the Sammamish area.</u>	Yes
100.	8/24/2015	Tom Odell	EC	5.39	Strive to review and update the Beaver Lake Management Plan thoroughly at least once every five years (or more frequently if compelling reasons exist) if needed.	Yes
101.	8/24/2015	Tom Odell	EC	5.40	<u>Strive to review and update the Pine Lake Study and Pine Lake Management Plan thoroughly at least once every five years (or more frequently if compelling reasons exist) if needed.</u> Periodically update, no less than every 10 years, the Pine Lake Study and thoroughly review the Pine Lake Management Plan and update as appropriate.	Yes
102.	8/8/2015	Don Gerend	H		Page 74 1st line "Housing Element Background Information contains the East King County Housing needs Analysis." Comment: Refer to Volume II and page number; the problem is that there is no consistent page number.	Yes Note: Staff will work with consultant.
103.	8/25/2015	Tom Odell	H	1.1	Support <u>Ensure</u> new development and redevelopment which is sensitive to the context of existing and planned neighborhood character.	Yes
104.	8/14/2015	Kathy Huckabay	H	Goal 2	Housing Supply and Variety Ensure that Sammamish has a sufficient quantity and variety of housing to meet projected <u>needs and growth</u> and needs of the community.	Yes
105.	8/25/2015	Tom Odell	H	2.5	Permit and s <u>Support</u> smaller housing types (e.g. cottages, duplexes, efficiency studios, and townhouses) where appropriate, with sensitivity to the quality, design, and intensity of surrounding land uses.	Yes
106.	8/25/2015	Tom Odell	H	2.7	<u>Permit a manufactured homes on an individual lots in residential zones in accordance with the provisions of state and federal law.</u>	Yes Note: Staff proposed language in response to concern.
107.	8/25/2015	Tom Odell	H	2.8	Adopt regulations and procedures consistent with the goal of minimizing unnecessary costs and time delays. This objective should be balanced with maintaining opportunities for public involvement and review, public safety and other explicitly stated city policies <u>consistent with other Comprehensive Plan direction.</u>	Yes

108.	8/8/2015	Don Gerend	H	2.9	Context sensitive infill residential development and redevelopment may be considered in existing residential neighborhoods on vacant or underutilized land suitable for development provided it is consistent with the existing neighborhood development.	Yes Note: Staff proposed striking language in response to concern.
109.	8/25/2015	Tom Odell	H	3.1 and 5.1 Combine (Make 3.1 the new 5.1)	Develop plans and strategies that Support the development of region-wide plans for housing affordable to households with moderate, low and very low incomes, including those with special needs.	Yes
110.	8/25/2015	Tom Odell	H	3.6	Encourage and support non-profit agencies, public-private partnerships, and housing authorities to preserve or build new, sustainable housing affordable for very low-, low- and moderate-income households on a regional basis.	Yes
111.	8/25/2015	Tom Odell	H	3.8 and 3.9 Combine (Delete 3.9)	Support affordable housing that is context-sensitive throughout the city <u>rental and ownership especially in areas with good access to transit, employment, education and shopping.</u>	Yes
112.	8/14/2015 8/25/2015	Kathy Huckabay Tom Odell	H	4.2	Encourage the geographic distribution of special needs housing throughout the city, understanding that some clustering of such housing may be appropriate if proximity to public transportation, <u>employment opportunities</u> , medical facilities or other services is necessary.	Yes
113.	8/25/2015	Tom Odell	H	4.3 (Renumber to 4.1)	Support ways for older adults and people with disabilities to remain in the community as their housing needs change by encouraging universal design or retrofitting homes for lifetime use.	Yes
114.	8/25/2015	Tom Odell	H	4.4 (Renumber to 4.2)	Support ways for older adults and people with disabilities to remain in the community as their housing needs change by encouraging universal design or retrofitting homes for lifetime use.	Yes
115.	8/25/2015	Tom Odell	H	5.1 and 3.1 Combine (Make 3.1 the new 5.1)	Collaborate with other local governments and regional and state agencies on regional housing strategies, especially related to providing low- and very low-income housing.	Yes
116.	8/14/2015 8/25/2015	Kathy Huckabay Tom Odell	H	3.8 and 3.9 Combine (Delete) 3.9	Support affordable housing that is context-sensitive throughout the city especially in areas with good access to transit, employment, <u>rental and ownership</u> , education and shopping.	Yes
117.	8/20/2015	Nancy Whitten	I		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, encourage community open spaces, foster a sense of community, reflect current and historic character, and keep new growth compatible <u>context sensitive</u> with existing development. It recognizes the auto-oriented legacy of historic development patterns, and sets policies to continue suburban 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.	Yes
118.	8/8/2015	Don Gerend	LU	Vol II	On page there is a typo in the first paragraph. "...the City also grew at annually at almost three times the rate of King County overall." Correction is to remove the first "at". Comment: Comparing the growth rate to King County is somewhat misleading since Sammamish's includes annexations. The color of the table headings (orange?) is hard to see; suggest a different color.	Yes Note: Staff will work with consultant.
119.	7/21/2015	Kathy Huckabay	LU	3.7e	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	Yes

					<i>d. Provide passive recreation, including trails where appropriate e. Identify opportunities for development of Develop compatible services, recreation and gathering places within walking/bicycling distance of homes</i>	
120.	8/20/2015	Nancy Whitten	LU	Description	<i>Take out reference to min density in R-12, intro on page 28. Council removed min. in R-12. The R-12 through R-18 districts allow for a mix of multifamily development at a variety of densities. Minimum residential densities should be met in the R-8, R-12, R-18, TC-A, and TC-B districts. In all residential districts, accessory uses and complementary nonresidential uses may be allowed. Minimum residential densities should be met in the R-8, R-12, R-18, TC-A, and TC-B districts. In all residential districts, accessory uses and complementary nonresidential uses may be allowed.</i>	Yes Note: Staff will work with consultant.
121.	8/23/2015	Tom Odell	LU		<i>Box containing sidebar on page 36. needs to be changed to (1) Sound Cities Association and (2) the Association of WA Cities. We should also add the words "other organizations" to the first sentence following the words "special purpose districts".</i>	Yes Note: Staff will work with consultant.
122.	8/20/2015	Nancy Whitten	LU	1.2	<i>Through the future land use pattern, promote a variety of housing, including affordable <u>housing opportunities</u>, reduce external vehicle trips and related traffic congestion patterns.</i>	No
123.	8/23/2015	Tom Odell	LU	3.3	<i>Periodically Maintain current review housing densities, lot dimensions and sizes, building setbacks and height, impervious surface limitations, access, parking and other standards in the residential development standards.</i>	No
124.	8/23/2015	Tom Odell	LU	3.4	<i>Consider establishing Establish 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.</i>	No Note: Alternative language could be "Consider the feasibility of a program..."
125.	7/21/2015	Kathy Huckabay	LU	3.6	<i>Where feasible, design stormwater facilities to provide supplemental benefits, such as <u>pollinator and wildlife habitat</u>, passive recreation, trails and enhancement of community character.</i>	Yes
126.	8/23/2015	Tom Odell	LU	3.8	<i>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 e. <u>Are close to public transportation</u></i>	Yes
127.	8/20/2015 8/23/2015	Nancy Whitten Tom Odell	LU	3.9	<i>Ensure non-residential uses—including <u>but not limited to</u> schools, religious facilities, group residences and similar uses—in residential zones minimize impacts to existing uses and surrounding single family residences <u>and should be compatible size wise with the supporting neighborhood to the extent authorized by law.</u></i>	Yes
128.	8/23/2015	Tom Odell	LU	4.1	<i>Town Center and the designated Commercial Centers should provide for a lively mix of activities, such as: a. Specialty retail and restaurants b. Professional services c. Pedestrian walkways and transit access d. Civic, community service, community gathering and recreational uses</i>	Yes

129.	7/21/2015	Kathy Huckabay	LU	4.3	<i>Review and update performance standards to ensure that new and expanding businesses 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.</i>	Yes
130.	8/23/2015	Tom Odell	LU	4.4	<i><u>Support education and training programs</u> Through cooperative planning efforts with other agency. support education and training programs.</i>	Yes
131.	8/23/2015	Tom Odell	LU	Goal 5 and policies 5.1-5.4	<i>Possibly move to CF Element. Ensure that public facilities support and strengthen community character.</i>	Yes Note: Staff will work with consultant.
132.	7/21/2015	Kathy Huckabay	LU	5.2	<i>Enhance the visual character and function of stormwater management facilities through creative <u>features such fountains and ponds</u> and innovative use of evolving technologies.</i>	Yes
133.	7/21/2015	Kathy Huckabay	LU	5.3	<i>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, including <u>native plantings</u> and street furniture to enhance community character.</i>	Yes
134.	8/23/2015	Tom Odell	LU	Goal 1 moved to Goal 5 (Renumbr rest)	<i>Provide for planned population and employment growth and maintain the City's suburban patterns.</i>	Yes Note: Staff will work with consultant.
135.	7/21/2015	Kathy Huckabay	LU	6.2	<i>Maximize tree retention and assure restoration <u>replacement</u> where tree retention is not feasible.</i>	Yes
136.	7/21/2015	Kathy Huckabay	LU	6.4	<i>Promote sustainable water management activities, such as rain harvesting, rain gardens, and using strategies to limit the necessary amount of impervious surface. <u>that limit impervious surfaces.</u></i>	Yes
137.	7/21/2015 8/23/2015	Kathy Huckabay Tom Odell	LU	6.5	<i>Use flexible development regulations, incentives and open space acquisition (or low density zoning where these measures are not adequate) 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 <u>and pollinator</u> habitat.</i>	Yes
138.	8/20/2015	Nancy Whitten	LU	Goal 7	<i>Support a land use pattern that promotes community health and connectivity <u>within</u> between neighborhoods and active transportation routes consistent with public safety needs.</i>	No
139.	8/23/2015	Tom Odell	LU	7.2	<i>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.</i>	Yes
140.	7/21/2015	Kathy Huckabay	LU	7.4	<i>Integrate land use characteristics, such as densities and key destinations, with planning for road connections and connectivity between neighborhoods, <u>safe</u> active transport trails, bikeways and paths.</i>	Yes
141.	7/21/2015	Kathy Huckabay	LU	7.5	<i>Encourage connectivity within a new development and connectivity between a new development and development outside of it by minimizing use of cul-de-sacs in future developments.</i>	No
142.	8/23/2015	Tom Odell	LU	7.5	<i>Encourage connectivity within a new development and connectivity between a new development and development outside of it by minimizing use of cul-de-sacs in future developments.</i>	Yes
143.	7/21/2015	Kathy Huckabay	LU	7.7	<i>Support road connections and connectivity to <u>that</u> enhance safe walking and bicycling routes to schools.</i>	Yes

144.	7/21/2015	Kathy Huckabay	LU	9.2	<i>Promote water conservation through a variety of technologies, including, <u>smart meters</u>, water efficient fixtures, rainwater harvesting and re-use of greywater.</i>	Yes
145.	7/21/2015	Kathy Huckabay	LU	11.3	<i>Encourage <u>cultural</u>, 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.</i>	Yes
146.	8/25/2015	Tom Odell	T	1.1	<i>Maintain a concurrency management system that monitors the impacts of growth and development on the transportation system and ensures that level-of-service standards are met within required timeframes. Focus level-of-service standards for transportation on the movement of people and goods instead of only on the movement of vehicles.</i>	No
147.	8/25/2015	Tom Odell	T	1.3	Flawed policy statement that needs revision. <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 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. Segments at or near capacity should be reviewed closely and innovative localized solutions should be considered and encouraged.</i>	N/A Note: No change proposed for staff recommendation. Staff can work on a future revision of this policy as an annual amendment.
148.	8/16/2015	Kathy Huckabay	T	2.13	<i>Improve local connectivity for walking, <u>and non-motorized modes of transportation such as bicycling, skateboarding, scooters and wheelchairs to enhance community and physical activity.</u> and transit use to enhance community and physical activity.</i>	No
149.	8/8/2015	Don Gerend	T	Goals 1 and 2 Combine	Supporting Growth Support the city's and region's growth strategy by focusing on moving people and goods within the city and beyond with a highly efficient multimodal transportation network. Greater Options and Mobility Invest in transportation systems that offer greater options, mobility, and access in support of the city's growth strategy.	No Note: One is the movement of goods and people and the other is investment in transportation systems.
150.	8/16/2015	Kathy Huckabay	T	3.3	<i>Prioritize <u>safety improves to the existing transportation system essential maintenance, preservation, and safety improvements of the existing transportation system to protect mobility.</u> and avoid more costly replacement projects.</i>	No
151.	8/25/2015	Tom Odell	T	3.5	<i>Design or redesign arterial and connector streets, including retrofit projects, to <u>improve traffic flow</u>, 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>	Yes
152.	8/16/2015 8/25/2015	Kathy Huckabay Tom Odell	T	3.9	<i>Develop disaster response plans, <u>which include including</u> strategies to prevent damage to transportation facilities as a result of disaster and plans for repairing, reopening, and operating transportation facilities after disasters.</i>	Yes

153.	8/25/2015	Tom Odell	UT	1.3	Assure <u>Ensure that water and sewer plans are coordinated with and support the City's Comprehensive Plan.</u>	Yes
154.	8/25/2015	Tom Odell	UT	Goal 2	<u>Support coordination with service providers to minimize cost and service and community disruption.</u>	Yes
155.	8/25/2015	Tom Odell	UT	6.1	<u>Promote water conservation through a variety of technologies and methods, that allow residents to monitor and adjust usage including rain sensors for automatic sprinkler and irrigation systems, low flow toilets, and re-use of greywater.</u>	Yes
156.	8/8/2015 8/25/2015	Don Gerand Tom Odell	UT	6.6	<u>In partnership with solid waste service providers, educate watershed residents and businesses regarding educated 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>	Yes

Attachment B

Comprehensive Plan Public Comment Received after July 21, 2015

#	Date	Name	Element	Policy/Goal	Proposed Amendment to Draft	Staff Recommendation
1.	7/28/15	Sharon Steinbis	(multiple)		<i>Add the wording “equestrian/pedestrian trails”. These types of trails should be maintained in the City, and this idea should be contained in the comprehensive plan.</i>	No Note: Can be reconsidered as part of the next PRO Plan update in 2018.
2.	7/29/15	Erica Tiliacos	EC	1.14	<i>Work to maintain and, where feasible, improve environmental quality and ecosystem function to ensure the health and well-being of the complete living ecosystem.</i>	Yes
3.	7/29/15	Erica Tiliacos	EC	1.20	<i>Consider the potential for transfer of development rights (TDR) within or to areas outside the City to protect important open spaces within Sammamish such as shorelines, landslide hazard areas, <u>Erosion Hazard Near Sensitive Waterbody Overlays and Wetland Management Areas</u> and others.</i>	Yes
4.	7/29/15	Erica Tiliacos	EC	1.21	<i>Establish a system of publicly owned, as well as privately owned but protected, natural areas connected to each other to:</i> <i>a Protect the integrity of wildlife habitat and conservation sites</i> <i>b Strive to Pprotect corridors between natural areas, where feasible</i> <i>c Preserve outstanding examples of Sammamish’s diverse natural heritage</i> <i>d Provide a broad range of opportunities for educational, interpretive and recreational programs to meet community needs, and</i> <i>e Facilitate completion of the vision of an Emerald Necklace, an approximately 28-mile non-motorized greenbelt encircling the Plateau</i>	Yes

5.	7/29/15	Erica Tiliacos	EC	Goal EC 2	Discourage building Protect people, property and the environment in areas of natural hazards to protect people, property and the environment.	No Note: Previously discussed and amended by City Council.
6.	7/29/15	Erica Tiliacos	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).	No Note: Previously discussed and amended by City Council.
7.	7/29/15	Erica Tiliacos	EC	2.5	Assess effectiveness of regulations protecting erosion hazard areas, Erosion Hazard Near Sensitive Water Bodies Overlays areas, Wetland Management Overlays areas, landslide hazard areas as well as those areas that drain to them to minimize risk to health and safety of citizens in the event of a geological hazard.	Yes
8.	7/29/15	Erica Tiliacos	EC	3.1	To the maximum extent possible, Avoid or minimize wetland impacts, preserving and maintaining wetlands in their natural state.	No Note: Previously discussed and amended by City Council.
9.	7/29/15	Erica Tiliacos	EC	3.4	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.	No Note: Previously discussed by City Council.
10.	7/29/15	Erica Tiliacos	EC	3.5	Support techniques to Protect specific unique and outstanding wetlands, especially bogs.	Yes
11.	7/29/15	Erica Tiliacos	EC	3.8	Use as minimum standards the Use as minimum standards the <u>federal 1987 Wetland Delineation Manual (Environmental Laboratory, 1987) and the United States Army Corps of Engineers (USACE) Interim Regional Supplement for Western Mountains, Valleys, and Coast Region (USACE, 2010), or such other manuals adopted by the Department of Ecology pursuant to RCW 90.58.380 and WAC 173-22-035, as amended</u> Washington State Wetlands Identification and Delineation Manual,	No

					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.	
12.	7/29/15	Erica Tiliacos	EC	3.12	Strive to protect areas of native vegetation that connect wetland systems. Whenever effective, use incentive programs.	No Note: Previously discussed and amended by City Council.
13.	7/29/15	Erica Tiliacos	EC	3.16	Consider allowing alterations to wetlands to accomplish a public agency or utility development or road crossing <u>by mitigating these actions through enhancements to enhance</u> the function of an existing wetland and/or connected wetlands and open water corridors. Avoid denying all reasonable use of the property by evaluating all wetland functions, pursuing the least harmful and reasonable alternatives, appropriately mitigating affected significant functions and monitoring mitigation sites.	No Note: Previously discussed and amended by City Council.
14.	7/29/15	Erica Tiliacos	EC	3.17	Consider <u>Designate</u> mitigation sites to replace or augment the functions to be lost as a result of a project proposal. Wetland mitigation proposals may be approved if they would result in improved overall wetland functions within a sub-basin. Consider all wetland functions. Locate mitigation sites strategically to alleviate habitat fragmentation.	No Note: Alternative language could be "Consider <u>designating</u> ..."
15.	7/29/15	Erica Tiliacos	EC	3.18	Preserve in perpetuity land used for wetland mitigation. Require a project proponent to provide monitoring and maintenance in conformance with the City standards until the success of the site is established. Consider the use of open space tracts to further mitigate the detrimental impacts of development to critical areas and lakes. Encourage open space to be located where it will have the maximum environmental benefit such as between a development and adjacent critical area, when	No Note: Previously discussed and amended by City Council.

					practicable . Require dedication of open space tracts to the City <u>or other entity where appropriate</u> to ensure the maximum environmental benefit is maintained <u>and protected</u> .	
16.	7/29/15	Erica Tiliacos	EC	3.19	Consider the use of open space tracts to further mitigate the detrimental impacts of development to critical areas and lakes. Encourage open space to be located where it will have the maximum environmental benefit such as between a development and adjacent critical area, when practicable . Require dedication of open space tracts to the City where appropriate to ensure the maximum environmental benefit is maintained and protected.	No Note: Previously discussed and amended by City Council.
17.	7/29/15	Erica Tiliacos	EC	4.2	Protect <u>large diversity of wildlife, and priority species and habitats.</u>	Yes
18.	7/29/15	Erica Tiliacos	EC	4.9	Where appropriate, p Preserve and encourage restoration of fish and wildlife diversity, including <u>mammals, bird, butterfly and other pollinator species in the City.</u>	No Note: Alternative language could be " <u>Encourage preservation...</u> " Mammals OK
19.	7/29/15	Erica Tiliacos	EC	4.12	Encourage measures to preserve critical wildlife habitat <u>critical to wildlife, such as pollinator habitat and natural areas such as</u> using incentives, regulation, acquisition or other measures, when feasible.	No Note: Previously discussed and amended by City Council.
20.	7/29/15	Erica Tiliacos	EC	4.13	<u>Protect wildlife corridors and strive to maintain or create further connections.</u> 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, pollinator habitat or corridors and protected critical areas or other features.	No
21.	7/29/15	Erica Tiliacos	EC	5.21	In addition to existing policy and regulations, <u>parcels in the Erosion Hazard Near Sensitive Water Body, and Wetland Management Area overlays are entitled to additional protections and</u>	Yes

					<i>increased storm water controls by the City such as seasonal clearing and grading restrictions, tree retention, reduced impervious surface limits, open space dedication requirements, as well as reduced density and density credit limitations.</i>	
22.	7/29/15	Erica Tiliacos	EC	5.55	<i>Manage storm water runoff through a variety of methods, with the goal of limiting impacts to aquatic resources (including lake and stream life forms), protecting and enhancing the viability of agricultural lands and promoting groundwater recharge. 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 as methods of storm water management. Manage runoff caused by development to prevent adverse impacts to water resources. Develop regulations that favor non-structural storm water control measures when feasible including: vegetation retention and management, seasonal clearing limits, limits on impervious surface, preservation of open space and limits on soil disturbance.</i>	Yes
23.	7/29/15	Erica Tiliacos	EC	5.60	<i><u>Update studied basins and</u> Develop and maintain basin plans and policies within the City. These Sub-basins are: Panhandle Sub-basin, Inglewood Sub-basin, Monohon Sub-basins (3), Thompson Sub-basin, Pine Lake Creek Sub-basin, Laughing Jacobs Sub-basin, Allen Lake Sub-basin, Beaver lake Sub-basin, Patterson Creek Sub-basin, Evans Creek Sub-basin, Mystic Lake Sub-basin and North Fork Issaquah Creek Sub-basin. For each Sub-basin, identify and define the topography, soils, drainage, flow and channel</i>	Yes

					<i>characteristics, biological conditions, utilities, stormwater best management practices and mitigation policies. Coordinate such basin planning with other agencies having jurisdiction.</i>	
24.	7/29/15	Erica Tiliacos	EC	5.62	<i>In updating and developing basin plans, invite the following participants: representatives of local water and sewer districts; affected neighborhoods; local, state and federal resource agencies; and organizations or agencies with expertise in habitat conservation and restoration, groundwater hydrology, fisheries, wildlife, botany and land use.</i>	Yes
25.	8/12/15	Paul Stickney	I		Amend Vision Statement as follows: Sammamish is a vibrant bedroom community blessed with a well-preserved natural environment, a family-friendly, kid-safe culture and unrivaled connectedness. <u>The City also enjoys a unique core of urban lifestyles and conveniences.</u> From its expanding tree canopy, to its peaceful neighborhoods, to its multi-modal transportation resources, Sammamish captures the best of the past even as it embraces a burgeoning digital future <u>and meeting housing affordability through balanced, sustainable housing.</u> Is it a state-of-the-art community—engaged, responsive, inclusive and generous in its support for the full-range of human endeavor. P.9 Add: BAS—Best Available Science CCC—Complete, Compact and Connected MPP—Multi-County Planning Policies BSH—Balanced Sustainable Housing ED Needs—Housing Needs for Economic Segments and Demographic Groups	No No Yes Note: Add “TOD” to glossary. No

		(Paul Stickney cont.)			<p>P. 11 Glossary: Add “Balanced Sustainable Housing: This refers to reaching the point where the City’s housing supply matches the housing needs for all economic segments and all demographic groups (ED Needs) of those living and working in the City.</p> <p>P. 12 Glossary: Add “Complete, Compact and Connected: Refers to urban development patterns in the Town Center and other Commercial Center that are high density (multi-family and mixed use), walkable, easy to use active transportation, reduce external vehicle trips, promote green building techniques and best stormwater management practices, safety and health.”</p> <p>Add “ED Needs: Refers to deficient housing need gaps that were identified by the Housing Needs Analysis of all economic segments and all demographic groups in Sammamish.”</p> <p>Add “Housing Affordability: Rental and Ownership housing is available for all those living and working in Sammamish at a point where total housing costs are no more than 30% of household income.”</p> <p>P. 14 Glossary: Add “Mixed Use: Building styles that are from three to seven stories tall, typically with parking underground or podium style, that have office and/or retail uses on the lower floors with residential uses on the upper floors. In Sammamish, mixed-use buildings are only allowed in the Town Center and the Commercial Centers.</p> <p>P. 15 Glossary: “Transit Oriented Development: Transit-oriented</p>	
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		(Paul Stickney, cont.)			<p>development (TOD) describes a mix of housing, office, retail and amenities integrated into a walkable neighborhood, <u>where car use is significantly lowered and may have regional and/or local public transit.</u></p> <p>P.3 The Growth Management Act (GMA) defines a Comprehensive Plan as <u>“A generalized coordinated land use policy statement of the governing body of a country or city that is adopted pursuant to this chapter” – RCW 36.70A.030 (4).</u> The City’s consultant stated <u>“A comprehensive plan is a generalized policy statement about land use”.</u> The Department of Commerce definition is <u>“the big picture of how a community choses to balance the goals of the GMA”.</u> The GMA has <u>14 planning goals, with 13 of the 14 planning goals listed in RCW 76.70A.020.</u> The 14th planning goal, Shorelines, was added <u>subsequently to adoption of the GMA.</u> The comprehensive plan guides decisions on land use, transportation, housing, capital facilities parks and the environment. It also sets standards for roads and other infrastructure, identifies how they’ll be paid for, and establishes the basis for zoning and development regulations.</p> <p>P.4 Land use capacity to meet projected growth, <u>housing affordability, balanced sustainable housing, compatibility, environmental protection, sense of community, community character.</u></p> <p>P.4 Housing capacity to meet <u>not only projected growth but also economic and demographic needs, housing preservation, provisions for diverse housing types to meet the needs for all who live and work in Sammamish.</u></p>	<p>Yes</p> <p>No</p>
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		(Paul Stickney, cont.)			<p>P. 4 Facilities and infrastructure needed for public services that will support planned population and employment, <u>as well as housing affordability needs.</u></p> <p>P.10 Sammamish is a vibrant bedroom community blessed with a well-preserved natural environment, a family-friendly, kid-safe culture and unrivaled connectedness. <u>The City also enjoys a unique core of urban lifestyles and conveniences.</u> From its expanding tree canopy, to its peaceful neighborhoods, to its multi-modal transportation resources, Sammamish captures the best of the past even as it embraces a burgeoning digital future <u>and meeting housing affordability through balanced, sustainable housing.</u> It is a state-of-the-art community—engaged, responsive, <u>inclusive</u> and generous in its support for the full range of human endeavor.</p>	<p>No</p> <p>No</p> <p>Note: Previously discussed and amended by City Council.</p>
26.	8/12/15	Paul Stickney	I	HS.1	<u>Promote housing affordability for all living or working in Sammamish.</u>	No
27.	8/12/15	Paul Stickney	I	HS.2	<u>Create and protect a diverse ecosystem and healthy habitats.</u>	No
28.	8/12/15	Paul Stickney	I	HS.14	<u>Achieve and maintain balanced sustainable housing.</u>	No
29.	8/12/15	Paul Stickney	I	LU 1.1	<p>P. 12 - Changes in Table /-1 - "Sustainability Goals and Policies":</p> <p>Establish a community that maintains and enhances the quality of <u>life for everyone living and working</u> within Sammamish.</p>	No
30.	8/12/15	Paul Stickney	I		<p>P. 14 - Changes to text in "Regional Planning and Vision 2040":</p> <p>The comprehensive plan has been updated based on residential and employment targets that align with Vision 2040, <u>which set forth the City's</u></p>	No

					<p><u>share of regional growth targets for both housing units and jobs through the year 2035. In addition to meeting growth targets Vision 2040 calls for the City to meet the housing needs for all economic segments and demographic groups. As Vision 2040 states, "Housing is a basic need for every individual" and " the regional will preserve, improve, and expand its housing stock to provide a range of affordable, healthy and safe housing choices to every resident". The plan is designed to meet both regional growth targets and economic and demographic housing needs.</u></p> <p>P. 20 Changes to "Framework for Implementing and Amending the Comprehensive Plan" (After IA.3d insert the text below as IA.3e and then re-label the subsequent elements) <u>A statement of how the amendment complied with PSRC Multi-County Goals and Planning Policies (MPP's and/or King County Goals and Planning Policies (CPP's).</u></p>	<p>No</p> <p>Note: Alternative language could be "A statement of how the amendment complies with regional and/or county goals and policies."</p>
31.	8/12/15	Paul Stickney	H		<p>Page 73: The Housing Element addresses the preservation, improvement, and development of housing, identifies land to accommodate different housing types and makes provisions for the existing and projected housing needs of all economic segments <u>and all demographic groups</u> of the community. Sammamish's housing element ensures that there will be enough housing to accommodate <u>growth targets for the City from King County, and to meet the economic and demographic housing needs of all residents now, and over the planning period.</u> At the same time, the element seeks to preserve existing neighborhood character, by including policies that will keep new developments compatible.</p>	<p>No</p> <p>Note: Substantive changes to Housing Element can be considered by City Council at a future date (ie. an annual amendment cycle).</p>

					The Housing Element is supported by a housing needs analysis, which quantifies <u>the number of housing units necessary to meet</u> existing and projected <u>housing needs for all economic segments, all demographic groups and King County growth targets</u> . This analysis prompts the City to consider what current and future residents will need, and this in turn informs policies that <u>both</u> shape the zoning and development standards in place today and to be balanced, including <u>meeting the housing needs for all residents, meeting the King County growth target, community character and Housing Affordability</u> . See “Housing Element Background Information.”	
32.	8/12/15	Paul Stickney	H	(P. 74)	Revise discussion on p. 74 and Housing Needs Analysis to more clearly identify housing supply and perform a gap analysis.	No
33.	8/12/15	Paul Stickney	H	2	Housing Supply and Variety. Ensure that Sammamish has <u>the quantity and variety of housing to meet projected King County growth targets as well as the current and projected economic and demographic needs of all residents</u> .	No
34.	8/12/15	Paul Stickney	H	2.1	<u>Maintain an adequate supply of appropriately zoned land to meet both the City’s growth targets and the City’s economic and demographic housing needs</u> .	No Note: Addressed in Land Use Element.
35.	8/12/15	Paul Stickney	H	2.2	Support a variety of residential densities and housing types to meet <u>the needs and preferences of all Sammamish residents</u> .	Yes
36.	8/12/15	Paul Stickney	H	2.5	Permit and support smaller housing types (e.g. cottages, duplexes, efficiency studios, and townhomes) where appropriate, with sensitivity to the quality, design, and intensity of	No

					surrounding land uses. <u>In the Town Center, and other Commercial Centers, promote multi-family apartments, condominiums and mixed-use development up to seven stories in height including the parking levels.</u>	
37.	8/12/15	Paul Stickney	H	3	Housing Affordability. Provide for a range of housing opportunities to <u>meet the needs and preferences of all economic segments and all demographic groups of those living and working in the community.</u>	No
38.	8/12/15	Paul Stickney	H	3.4	<u>Offer regulatory incentives such as priority processing of permits, fee waivers or reductions, and/or property tax relief for builders/developers who provide very low, low or moderate income housing or builders/developers providing housing for demographic needs, such as seniors, singles, and two person households.</u>	Yes Note: Previously discussed and amended by City Council.
39.	8/12/15	Paul Stickney	H	5.4	Support and encourage housing legislation at the county, state and federal levels, <u>that promotes housing affordability and balanced sustainable housing for all residents in the region and the City.</u>	Yes Note: Needs minor wordsmithing.
40.	8/12/15	Paul Stickney	H	6.4	<u>On a bi-annual basis, based on results of monitoring local data and the effectiveness of local regulations and programs, reassess and adjust policies and strategies to meet changing economic and demographic housing needs.</u>	No
41.	8/12/15	Paul Stickney (Paul Stickney, cont.)	LU		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 polices that <u>support a diverse range of housing to meet all needs of current and future residents,</u> compatibility with natural features and environmental protection, encourage community open spaces, foster a sense of community <u>and</u> reflect current and historic character. <u>New growth is kept</u>	No Note: Substantive changes to Land Use Element can be considered by City Council at a future date (ie. an annual amendment cycle).

					<p><u>compatible with existing development in most of the City, with the Town Center and other Commercial Centers providing a unique core of urban services.</u> It recognizes the auto-oriented legacy of historic development patterns, sets policies to continue suburban patterns that are more walkable and promote good human health. <u>In addition, the Town Center and other Commercial Centers focus on being "Complete, Compact and Connected" with significant decreases in car use.</u> Lastly it aims to be part of coherent regional whole by coo'rdinating planning efforts with neighboring cities, special districts and, King County.</p> <p>Consistent with the Plan's framework goals and emphasis on sustainability and healthy communities, land us policies promote opportunities for sustainable development patterns, active transportation, <u>housing affordability</u>, access to healthy foods and social connectedness.</p> <p>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 <u>growth as assigned by King County and also how cities are to meet the housing needs for all economic segments.</u> <u>Further, the Puget Sound Regional Council and King County have policies for cities to meet housing needs for all demographic groups. Cities are to show that they have sufficient buildable lands that are zoned appropriately to meet these ED Needs.</u> In additional to continuing growth and avoiding sprawl (2 of the 14 Growth Management Act Planning Goals), the Land Use element</p>
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					<p>also sets goals and policies for the design and layout of cities. These provide the opportunities to shape communities into more livable, healthy spaces <u>and plan for the important dynamics of change</u>. Regional and county goals promote compact, walkable cities that make it easy to use active transportation and contribute to a sense of community.</p> <p>The Land Use Element Background Information contains <u>some of the</u> background data and analysis that provide the foundation for the Land Use Element and policies.</p>	
42.	8/12/15	Paul Stickney	LU	1	Provide for planned population and employment growth, <u>and the housing needs of all economic segments and demographic groups</u> . Maintain the City's suburban patterns <u>in most of the City, with urban patterns in the Town Center and other Commercial Centers</u> .	No
43.	8/12/15	Paul Stickney	LU	1.2	Through the future land use pattern, promote a variety of housing <u>to meet the housing affordability needs of all those living and working in Sammamish</u> , reduce external vehicle trip and related traffic congestion patterns.	No
44.	8/12/15	Paul Stickney	LU	2	Build community character, identity <u>and meet all housing needs</u> on a Citywide basis to enhance the high quality <u>of life</u> established in Sammamish.	No
45.	8/12/15	Paul Stickney	LU	2.1	Establish land use policies and regulations that promote a safe, healthy and connected residential community with a <u>diverse range of ownership and rental</u> housing options, safeguard the environment and foster a sense of community.	No
46.	8/12/15	Paul Stickney	LU	2.3	<u>Recognize and preserving</u> the natural environment, <u>and meeting the housing needs for all residents</u> , are important elements of the City's identity.	No

47.	8/12/15	Paul Stickney	LU		P. 28 Add to the first sentence of the "Residential Districts" Section: The residential districts implement Comprehensive Plan policies for housing quality, diversity (such as townhomes, cottage housing, apartments, <u>mixed-use</u> , duplex and single family detached), <u>housing affordability</u> , efficient use of land, public services and energy.	No Note: Mixed Use is not a housing type.
48.	8/12/15	Paul Stickney	LU	2.4	J. <u>Diverse and appealing housing affordability options.</u>	No
49.	8/12/15	Paul Stickney	LU	3.1	Promote a variety of housing types to meet <u>all</u> housing needs.	Yes
50.	8/12/15	Paul Stickney	LU	4.1	Town Center and designated Commercial Centers should provide for a lively mix of activities, <u>including:</u> a. <u>Diverse ownership and rental housing opportunities.</u> b. <u>Innovatively designed multi-family and mixed use developments to meet the economic and demographic housing needs as identified in the Housing Needs Analysis.</u> c. <u>Services, restaurants and retail needs, including speciality retail.</u> d. <u>Professional and medical offices.</u> e. <u>Pedestrian walkways and design that encourages transit.</u> f. <u>Civic, community service, community gathering and recreational uses.</u>	Yes
51.	8/12/15	Paul Stickney	LU	4.2	Develop subarea plans and design guidelines for designated Community Centers/ Commons to support long term <u>housing affordability, balanced sustainable housing, compatibility, function, sustainability and vitality.</u> Maximize development capacity within existing centers before allowing geographic expansion.	No Note: Previously discussed and amended by City Council.
52.	8/12/15	Paul Stickney	LU		Between LU 4.2 and LU 4.3 add back, and modify what was LU 4.3 in previous drafts: In addition to the community-wide design considerations described in	No Note: Previously discussed and amended by City Council.

					<p>Policy LU2.4 commercial area design guidelines should <u>promote</u> the following goals:</p> <p>a. <u>Complete, compact and connected urban environments in the four centers (about 3% of the City) while preserving the existing pattern of suburban, natural and forested characteristics in most (about 97%) of the City.</u></p> <p>b. Transition toward a visually continuous, pedestrian and bicycle oriented storefronts adjacent to the street.</p> <p>c. Promote the unique and distinct character of each commercial center.</p> <p>d. Establish a cohesive and consistent design character within each commercial center.</p>	
53.	8/12/15	Paul Stickney	LU	5	<p>Ensure that public facilities support and strengthen community character <u>and provide the infrastructure, necessary to meet all housing needs.</u></p>	No
54.	8/12/15	Paul Stickney	LU	11	<p>Establish a community that maintains and enhances the <u>quality of life for all people living and working within Sammamish.</u></p>	Yes

Presentation at Meeting:
King County-Cities Climate Collaboration (K4C)



MEMORANDUM

DATE: September 10, 2015
TO: City Council
FROM: Jeff Thomas, Community Development Director
RE: Tree Regulations Question and Answer

The following question and answer memorandum is intended to provide a list of City Council questions on the draft tree regulations. The list includes all Council questions through September 8, 2015. As the City Council discussed on September 8, 2015, several of the Council questions are complex and will require additional analysis and / or legal review prior to staff response. Consequently some questions will be answered on, or shortly after September 14, 2015.

The City has also compiled a list of possible amendments to the draft regulations based upon Council comments and observations to date. Staff will provide this list to the Council following the study sessions to aid in the Council's deliberation and adoption process.

1. What is the definition of a significant tree, heritage tree, and landmark tree?

Significant tree and heritage tree are currently defined in the SMC as follows:

21A.15.1333 Tree, significant. "Tree, significant" means a tree that is:

- (1) A coniferous tree with a diameter of eight (8) inches or more DBH; or
- (2) A deciduous tree with a diameter of twelve (12) inches or more DBH. (Ord. O2005-175 § 1)

21A.15.1332 Tree, heritage. "Tree, heritage" means a tree that is equal to or greater than twenty-two (22) inches DBH. (Ord. O2005-175 § 1)

The Planning Commission proposed the following definition for landmark tree:

Tree, landmark. "Tree, landmark" means a tree that is equal to or greater than thirty-two (32) inches DBH.

2. What is the cost of an arborist review?

The City currently has an on-call arborist consultant who assists in the review of tree removal permits on some single family lots. A typical cost for the use of this consultant is approximately \$500 to \$750 per review.

3. Why aren't non-significant trees and understory regulated by this chapter?

Non-significant trees consist of any tree less than eight inches in diameter for coniferous and twelve inches in diameter for deciduous. Staff could not locate any jurisdictions that regulate trees below their significant tree threshold.

If the Council determines that retention of understory is required when located in areas where trees are retained, staff recommends providing some flexibility for the removal of non-native or invasive plants.

In SMC 21A.37.280(3)(b), landscape restoration is listed as an alternative when full retention cannot be provided in a development. This provision is "designed to mitigate the loss of trees by restoring all or parts of the forest landscape." Understory vegetation could be considered under this description.

4. Why is a critical area retention credit being reintroduced when it was eliminated from the interim ordinance?

The critical area retention credit was discussed in detail by the Planning Commission with significant input from public comment. One public commenter noted that Redmond allows the count of critical area trees as part, or all, of their 35% retention requirement. This was confirmed by the Redmond Planning Department. Another commenter disputed that the buffer is not part of the delineated critical area, so the trees within buffers should count toward retention.

Recall that the former regulations allowed a 50% credit in both critical areas and their buffers. The Planning Commission's proposed credit applies to buffers only. Additionally, the credit is scaled so that it takes into account the size of the buffer compared to the total site area. By scaling the credit, it prevents sites with relatively small buffers from taking the full credit. The site must be encumbered by a large amount of buffer to receive the full credit.

5. The purpose section says to avoid the removal of stands of trees and significant trees. Where are we addressing the stands of trees?

Staff will provide a response to this question on September 14, 2015.

6. When are a Certified Arborist's services deemed necessary? Is an arborist needed for determining which trees are to be removed, or just replanted?

Staff will provide a response to this question on September 14, 2015.

7. Do the tree regulations require retention outside of environmentally critical areas?

The tree ordinance is in addition to the protections afforded to environmentally critical areas under the Sammamish Municipal Code. Tree retention is required for those areas that would not already be retaining trees to comply with SMC 21A.50 Environmentally Critical Areas.

8. Can we incentivize planting in Erosion Hazard Areas or EHNSWB?

Staff will provide a response to this question on September 14, 2015.

9. When will the Urban Forestry Management Plan be completed?

The Council has directed staff to begin work on this plan in 2016.

10. Impervious surface limitations should complement tree retention – how do they work together?

Staff will provide a response to this question on September 14, 2015.

11. Who is authorized to remove trees in the ROW and public easements?

Trees located within the ROW are typically under the control and ownership of the City. Consequently any tree removal within the ROW will require City authorization in advance. In some instances, private property owners wish to remove City trees which is evaluated on a case by case basis.

Trees within public easements are owned by the underlying property owner. Depending on the purpose of the public easement, the property owner or the easement owner may remove the tree, however such removal may be subject to permitting requirements.

12. How many developable acres exist in Sammamish?

The 2014 King County Buildable Lands Report (BLR) describes how many acres of vacant and redevelopable land exist in Sammamish. Please note that this information is based upon a number of assumptions and should be considered approximate for the purposes of informing the City

Council’s deliberations and decision on the tree ordinance. Most developable land exists in the single family zones, as seen in the following table from the BLR. Note that the Town Center zones are regulated by a separate set of tree standards in Chapter 21B.35 SMC.

Residential Land Supply and Dwelling Unit Capacity (2012)

	Residential Capacity	Gross acres	Critical Areas	ROW & Public Purpose Discount	Market Factor	Net Available Acres
Neighborhoods	Single Family					
	Vacant Subtotal	1,334.00	664.00	227.80	15%	375.87
	Redev Subtotal	2,211.00	746.00	498.10	20%	773.60
	Total	3,545.00	1,410.00			1,149.47
	Multifamily					
	Vacant Subtotal	0.00	0.00	0.00	10%	0.00
	Redev Subtotal	8.00	4.00	1.36	20%	2.11
Total	8.00	4.00			2.11	
	Neighborhood Total	3,553.0	1,414.0			1,151.6
Mixed Use	Multifamily in Mixed-Use					
	Vacant Subtotal	0.00	0.00	0.00	10%	0.00
	Redev Subtotal	229.00	74.00	35.70	10%	107.42
	Total	229.0	74.0			107.4
City Total	All Housing					
	Vacant Total	1,334.00	664.00	227.80	10%	375.87
	Redev Total	2,448.00	824.00	535.16	10% - 15%	883.13
	Total	3782.0	1488.0	763.0		1259.0

13. How do we ensure that replacement trees will survive?

The City requires a financial surety (e.g. bond, cash deposit, etc) to guarantee the survival of replacement trees. Typically the City requires that replacement trees are monitored for 2 years, but up to 5 years of monitoring may be required in some circumstances. The trees are inspected prior to release of the financial surety at the end of the monitoring period.

Current provisions in SMC 21A.37.280, *Tree Replacement Standards*, that help ensure survival include:

(1)(h)	“The condition of replacement trees shall meet or exceed current American Nursery and Landscape Association or equivalent organization’s standards for nursery stock”
(1)(i)	“Financial guarantees for replacement trees may be required consistent with the provisions of Title 27A SMC”
(1)(j)	“Installation of required replacement trees shall be in accordance with best management practices for arboriculture which ensure the tree’s long-term health and survival”
(3)	The proposed code provides off-site replacement options for replacement trees. The off-site locations will likely have conditions more suitable to tree survival. This helps prevent squeezing trees into on-site areas where they will eventually outgrow their location and need to be removed.

(4)(c)	"Replacement trees shall be planted in locations appropriate to the species' growth habit and horticultural requirements"
(4)(d)	"Replacement trees shall be located away from areas where damage is likely"
(5)	<p>"Tree Maintenance. All required replacement trees and relocated trees shown on an approved permit whether located on-site or off-site, shall be maintained in healthy condition by the applicant throughout the life of the project, unless otherwise approved by the Director in a subsequent permit or approval. Healthy condition can be achieved by employing, as appropriate, the following preventative measures, consistent with best management practices for maintaining the health of the tree:</p> <ul style="list-style-type: none"> (a) Trees shall not be topped; (b) Excessive pruning shall not be allowed unless necessary to protect life and property; (c) Pruning of visible deadwood on trees to be protected or relocated; (d) Application of fertilizer to enhance the vigor of stressed trees; (e) Use of soil amendments and soil aeration in tree protection and planting areas; (f) Mulching over tree drip line areas; and (g) Ensuring proper water availability during and immediately after construction."

14. What is the process the director will use for approval in 21A.37.240(1)(e) and (2)(d)?

Staff will provide a response on September 14, 2015.

15. What is the definition of "excessive pruning" in 21A.37.270(6)(b)?

Staff will provide a response on September 14, 2015.

16. Are the penalties for infractions and stop work orders high enough in SMC 23.100.010? Who decides severity of the violation and how in SMC 23.100.010(6)?

Staff will provide a response on September 14, 2015.

Note that the penalty in SMC 23.100.010(6) applies to critical areas only. SMC 23.100.010(7) of the draft Title 23 amendments applies to this ordinance.

17. How do we assess a higher penalty for repeat offenders?

Staff will provide a response on September 14, 2015.

18. Why is the tree removal table metered so that it regulates lots below 20,000 S.F. and above 20,000 S.F. in SMC 21A.37.240(1)(b)?

The Planning Commission determined that a half acre was a reasonable threshold for the removal standards after reviewing regulations from Redmond and Issaquah. These cities use the same regulation method in their code but with a greater resolution in the division of lot sizes. Issaquah further requires that all developed sites maintain a minimum tree density.

Redmond

Developed Single-Family Lots.

Lots up to 10,000 square feet:	Up to 2 significant trees may be removed per year.
Lots 10,001 square feet to 20,000 square feet:	Up to 4 significant trees may be removed per year.
Lots 20,001 square feet to 30,000 square feet:	Up to 6 significant trees may be removed per year.
Lots 30,001 square feet and greater:	Up to 8 significant trees may be removed per year.

Other Developed Lots. Permits shall be granted for the removal of no more than five significant trees per acre per year for the purposes of (a) thinning a heavily wooded area where remaining trees may benefit from the thinning and the site’s forested look, value, or function is maintained, or (b) maintaining the site’s landscaped areas.

Issaquah

Issaquah requires the following minimum tree density be maintained in the developable site area of all developed sites. The tree density may consist of existing significant trees, replacement trees, or a combination of both.

IMC 18.12.1370(A): Minimum Tree Density Requirements

Land Use	Minimum Tree Density
Multifamily Development	4 significant trees ² per 5,000 sq. ft. ¹
Commercial, Retail and Facilities	4 significant trees ² per 5,000 sq. ft. ¹
Single Family Lots	2 significant trees ² per 5,000 sq.ft. ¹
¹ Calculated based on developable site area of the lot(s)	
² Or their equivalent size in caliper inches at dbh.	

Existing Single Family Lots. Single family homeowners may remove significant, nonprotected, non-landmark trees without a permit based on the following:

Lot Size (sq. ft.)	Maximum number of significant trees* allowed to be removed in one year without a permit	Maximum number of significant trees* allowed to be removed in 5 years without a permit
Lots up to 10,000 sq. ft.	2	4

Lots 10,001 to 20,000 sq. ft.	4	8
Lots 20,001 sq. ft. or greater	6	12
*Except landmark trees (greater than 30-inch dbh) shall not be removed without permit approval as established in IMC 18.12.1380(b), tree removal review.		

Existing Non-Single Family Lots. Tree removal requests for non-single family lots shall be required to meet the minimum tree density requirements and maintenance requirements of this chapter.

Alternative – Percentage Approach

Another option would be to regulate tree removal based on a percentage system, similar to the retention standards. Setting a flat percentage would allow for the removal of more trees on heavily treed lots compared to sparsely treed lots.

The issue with a flat percentage is that it would prevent tree removal beyond a certain point. For example, if the removal limit was set at 10% per year, then no more trees could be removed once the lot dropped below 10 significant trees (10% of 9 trees does not equal a whole tree). This issue could be solved by adding tiers that take into account the number of trees existing on the lot (see following table).

EXAMPLE TABLE

Number of Significant Trees on Lot	Maximum Removal Allowed Per Year
10 or more	15%
9 - 5	20%
Less than 5	50%

This method may be difficult for staff to track. Staff could not find jurisdictions utilizing this method.

19. Why didn't the PC propose a misdemeanor penalty for illegal tree removal or damage?

The City will provide a response on September 14, 2015 following consultation with the City attorney.

20. Do we need to base replacement trees on the underlying soil type (e.g. sandy soils)?

Staff will provide a response on September 14, 2015.

21. Why did the Planning Commission propose a monetary penalty of \$1,500 per inch of diameter for trees illegally removed or damaged?

The decision to propose a \$1,500 per inch penalty came after a review of 11 surrounding jurisdictions, as found in the table below. The Planning Commission worked off the direction given by City Council to create a monetary penalty with teeth.

The Planning Commission expressed their desire to implement a penalty that could not be factored into the cost of development. Jurisdictions with a “flat fee per tree” penalty (Lake Forest Park, Redmond, Edmonds, Kirkland and Woodinville) were not seen as being punitive enough to dissuade illegal removal. They also fail to take the size of the tree into account – removing a 40” tree receives the same penalty as an 8” tree.

The second method reviewed by the Planning Commission was a tree value approach (Mercer Island, Lake Stevens). Valuing a tree is quite subjective and can be difficult for an appraiser to do when the tree has been taken offsite or destroyed. Research on tree valuation methodology was prepared for the Planning Commission who decided against recommending this type of penalty.

The last method reviewed was a “fee per inch” penalty. Kenmore and Hunts Point use this method which the Planning Commission liked due to its dissuasive fine and because it accounts for the size of tree removed. The per-inch dollar amount was debated, with some Commissioners preferring Kenmore’s \$2000 fine and others preferring Hunts Point’s \$1000 fine. An agreement was reached on a \$1500 per inch fine.

Jurisdiction	Monetary Penalty for Unlawful Removal
Kenmore	\$2000 per inch DBH (20” tree = \$40,000)
Hunts Point	\$1000 per violation + \$1000 per inch of diameter
Issaquah	Criminal: Fine up to \$5000, imprisonment up to 1yr. City may also be entitled to 3 times value of removed trees & cost of restoration Civil: Triple amount of civil damages claimed or assessed
Lake Stevens	\$3000 per tree + value of tree + costs incurred in determining value
Mercer Island	Up to 3X value of tree + cost of remediation
Lake Forest Park	Up to \$5000 per tree
Redmond	Up to \$3000 per tree
Edmonds	Up to \$1000 per tree up to 3” Up to \$3000 per tree 3” or more Fines are tripled in critical areas, NGPEs, public property, public ROW
Kirkland & Woodinville	\$1000 per tree
Tigard, OR	Minimum \$250 per tree, and not more than the city’s cost to plant and maintain for 3yrs an equivalent DBH of 1.5” replacement trees.
Note: Most penalties listed are in addition to remediation. Other criminal or civil penalties may also apply.	

22. Should replanting within critical area buffers be given additional credit?

The Master Builders Association suggests amending the regulations as follows:

- Provide a 2/1 credit for replanting that occurs within on-site critical areas and/or buffers.
- Provide a 1.5/1 credit for replanting that occurs within off-site critical areas and/or buffers.

23. Should street trees be given replanting credit?

The Master Builders Association suggests amending the regulations to provide 1/1 credit for replanting street trees and other landscaping required as part of development.

24. Should trees planted within, or as part of, stormwater facilities receive credit?

The Master Builders Association suggests amending the regulations to provide 1/1 credit for trees planted in stormwater facilities as part of low-impact development techniques, or in storm ponds.

25. In sections SMC 21A.37.240(1)(d) and 21A.37.240(2)(c), why is the phrase “and other vegetation” included? Vegetation is not regulated as part of the tree ordinance.

The phrase “and other vegetation” is included because those subsections refer to critical areas. It is true that vegetation is not regulated by this tree ordinance. However, without that phrase, someone reading the ordinance might assume that trees are the only type of plant regulated within critical areas. The phrase is necessary to ensure the understanding that removal of any kind within critical areas is prohibited.

26. How does the incentive work for heritage and landmark tree retention? Explain why it’s proposed, what it means, and an example of how it’s calculated.

Incentives are proposed to help prioritize the retention of heritage and landmark trees. The incentives provide the developer with a reason to save a 40” DBH tree over an 8” DBH tree. Without an incentive, it makes more sense to remove the large trees which take up more space above ground and have larger root systems below ground.

The incentives work by making individual heritage and landmark trees count as more than one tree for the purposes of the retention requirement. So, for example, a single landmark tree with the incentive might be counted as 2 trees. Therefore the tree receives “credit” for 2 trees even though it is only a single tree.

For example, say there are 100 significant trees on a development site.

- The base 35% retention requirement is 35 trees.

Of the 100 trees on site, there are a handful of heritage and landmark trees. The developer proposes to save 3 of the heritage trees and 2 of the landmark trees.

Assuming the 3 heritage trees are part of a continuous canopy, they will receive 175% credit as shown in 21A.37.270(4)(b)(i).

- 3 heritage trees saved X 1.75 = 5.25 trees
 - Those 3 heritage trees are now worth 5.25 trees toward the retention requirement.

Assuming the 2 landmark trees are part of a continuous canopy, they will receive 200% credit as shown in 21A.37.270(4)(a)(i).

- 2 landmark trees saved X 2.00 = 4 trees
 - Those 2 landmark trees are now worth 4 trees toward the retention requirement.

In total, the 5 heritage and landmark trees are counted as 9 trees with the incentive (rounded down from 9.25). Deducting the heritage and landmark trees, the retention requirement now becomes 26 trees.

To summarize: 26 smaller significant trees (8"-22"), 3 heritage trees (22"-32"), and 2 landmark trees (>32") will be retained at minimum.