



City Council, Joint Meeting with Planning Commission

AGENDA

July 13, 2010

6:30 pm – 9:30 pm
Council Chambers

Call to Order

Roll Call/Pledge of Allegiance

Approval of Agenda

Public Comment

Note: This is an opportunity for the public to address the Council. Three-minutes limit per person or 5 minutes if representing the official position of a recognized community organization.

Public Hearings

1. Ordinance/Fourth Reading Adopting The Town Center Development Regulations As Title 21b Of The Sammamish Municipal Code; Adopting Zoning Map Amendments For The Town Center Subarea; And Adopting The Town Center Infrastructure Plan
2. Interim Stormwater Development Standards and interim Street Standards for Town Center

Unfinished Business – None

New Business

3. Critical Areas Ordinance – Scope of Review

Council Reports

City Manager Report

Executive Session – If necessary

Adjournment

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

AGENDA CALENDAR

July 2010			
Tues 07/13	6:30 pm	Special Joint Meeting with Planning Commission	Continue and Close Public Hearing for Town Center Development Regulations and Complementary Street and Stormwater Standards (with Planning Commission) Critical Areas Ordinance Public Input and discussion on Scope
Mon 07/19	6:30 pm	Study Session	Wireless Code Amendments – Handoff from Planning Commission Discussion: Draft Basin Plans for Inglewood and Thompson Basins
Tues 07/20	6:30 pm	Regular Meeting	Proclamation: Camp Fire USA Recognition: Captain Baxter Ordinance: First Reading Right of Way Permitting (ROW) Resolution: Adopting Sammamish Landing Master Plan Resolution: Adopting Beaver Lake Park Master Plan
Tues 07/27	6:30 pm	Special Meeting	Council Questions/Discussion – Town Center Development Regulations Ordinance: Second Reading ROW Permitting Contract Award: 2010 Sidewalk Repair Contract Award: 2010 Neighborhood Traffic Management Program Phase II Contract Award: 2010 Pavement Restoration Contract Award: 2010 Asphalt Patching Contract: Sammamish Commons Park Lot 30% Design Agreement Contract: Home Energy Reports (consent) Critical Areas Ordinance Review and discussion on Scope (if needed)
Sept. 2010			
Tues 09/07	6:30 pm	Regular Council Meeting	Deliberation/Adoption – Town Center Development Regulations Public Hearing: Ordinance: First Reading Wireless Contract: Street Sweeping
Tues 09/14	6:30 pm	Study Session	Biennial Budget Next non-motorized project selection following 244 th Avenue NE
Mon 09/20	6:30 pm	Study Session	Biennial Budget Presentation: Stormwater Management Program
Tues 09/21	6:30 pm	Regular Meeting	Deliberation/Adoption – Town Center Development Regulations (if needed) Presentation: Waste Management (Susan Robinson) Ordinance: Second Reading Wireless Code Amendments Ordinance: Second Reading Amending SCM 21A.25.155 (consent) Resolution: Final Acceptance ELSP Phase 1A
Oct. 2010			
Tues 10/5	6:30 pm	Regular Council Meeting	
Tues 10/12	6:30 pm	Joint Meeting/Planning Commission	Sustainability Strategy Briefing
Mon 10/18	6:30 pm	Study Session	Biennial Budget (if necessary) East Lake Sammamish Parkway pedestrian crossing plan Franchise: Cable TV
Tues 10/19	6:30 pm	Regular Meeting	Public Hearing: First Reading Adopting 2011/2012 Budget Public Hearing: First Reading Setting the Tax Levy Rate for 2011 Ordinance: First Reading Franchise- Cable TV Final Acceptance: 244 th Avenue Improvement Project Final Acceptance: SE 20 th Street Non-motorized Improvement Project
Nov. 2010			

Tues 11/2	6:30 pm	Regular Council Meeting	Ordinance: Second Reading Adopting 2011/2012 Budget Ordinance: Second Reading Setting Tax Levy Rate 2011 Ordinance: Second Reading Franchise- Cable TV Resolution: 2011 Salary Schedule Resolution: 2011 Fee Schedule (if necessary)
Tues 11/09	6:30 pm	Study Session	Parks Commission Applicant Interviews Update: Connectivity
Mon 11/15	6:30 pm	Study Session	Planning Commission Applicant Interviews Public Works Standards
Tues 11/16	6:30 pm	Regular Meeting	Final Acceptance: 2010 Neighborhood Traffic Management Program Project (NE 14 th and 19 th Streets) Final Acceptance: 236 th Avenue NE/NE 22 nd Street Intersection School Crossing Improvements
Dec. 2010			
Tues 12/07	6:30 pm	Regular Council Meeting	Parks/Planning Commission Appointments Award: 2011/2012 Humans Services Grants Contract: On-Call Development Review Services
Tues 12/14	6:30 pm	Study Session	Public Works Standards
Mon 12/20	6:30 pm	Study Session	
Tues 12/21	6:30 pm	Regular Meeting	
Jan. 2011			
Tues. 1/4	6:30 pm	Regular Meeting	
Tues. 1/11	6:30 pm	Study Session	
Mon. 1/17	6:30 pm	Study Session	
Tues. 1/18	6:30 pm	Regular Meeting	
Feb. 2011			
Tues. 2/1	6:30 pm	Regular Meeting	
Tues. 2/8	6:30 pm	Study Session	
Mon. 2/14	6:30 pm	Study Session	
Tues. 2/15	6:30 pm	Regular Meeting	
Mon. 2/21	Closed	Holiday	President's Day – City Offices Closed
To Be Scheduled		To Be Scheduled	Parked Items
Code Enforcement Code Amendments (2011) Ordinance: Second Reading Puget Sound Energy Franchise Contract: On-Call Pavement Patching(tentative)		Contract: Multi-Project Wetland Mitigation Monitoring and Inspection (244 th Avenue and ELSP) Contract: Wetland Mitigation Landscape Maintenance and Replanting Contract: 228 th /SE 24 th and 228th/SE 8 th Southbound Left-turn Pocket extensions (2011)	BLA and non-conforming uses Future use of existing M & O facility on 228 th Ave SE @ SE 20 th Street

<< June

July 2010

August >>

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1 6:30 p.m. Planning Commission Meeting	2	3
4 5 p.m. 4th of July Fireworks Celebration!	5 8 a.m. Independence Day City offices closed	6 5 p.m. Finance Committee Meeting Canceled 6:30 p.m. City Council Meeting	7 4 p.m. Sammamish Farmers Market 5:30 p.m. City Council Office Hours	8 6:30 p.m. Summer Concert	9	10
11	12	13 6:30 p.m. Special Joint Council Meeting with Planning Commission	14 4 p.m. Sammamish Farmers Market 6:30 p.m. Parks and Recreation Commission Meeting	15 6:30 p.m. Planning Commission Meeting 6:30 p.m. Summer Concert	16	17 7 p.m. Wooden O Shakespeare Play
18	19 6:30 p.m. City Council Study Session 6:30 p.m. Arts Commission Meeting	20 6:30 p.m. City Council Meeting	21 4 p.m. Sammamish Farmers Market 5:30 p.m. City Council Office Hours	22 4 p.m. Public Safety Committee Meeting 6:30 p.m. Summer Concert	23	24 7 p.m. Wooden O Shakespeare Play
25	26	27 12 p.m. Kids First Noontime Performance 6:30 p.m. City Council Special Meeting	28 4 p.m. Sammamish Farmers Market	29 6:30 p.m. Planning Commission Meeting 6:30 p.m. Summer Concert	30	31

<< July

August 2010

September >>

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2	3 10 a.m. National Night Out 5 p.m. Finance Committee Meeting Canceled	4 4 p.m. Sammamish Farmers Market	5 6:30 p.m. Summer Concert	6	7
8	9	10	11 4 p.m. Sammamish Farmers Market 6:30 p.m. Parks and Recreation Commission Meeting	12 6:30 p.m. Summer Concert	13	14
15	16 6:30 p.m. Arts Commission Meeting Canceled	17 12 p.m. Kids First Noontime Performance	18 4 p.m. Sammamish Farmers Market	19 6:30 p.m. Summer Concert	20	21 10 a.m. Sammamish Walks - Photography Tour 10 a.m. Sammamish Days
22	23	24	25 4 p.m. Sammamish Farmers Market	26 6:30 p.m. Summer Concert	27	28
29	30	31				



City Council Agenda Bill

Meeting Date: July 13, 2010

Date Submitted: July 7, 2010

Originating Department: Community Development

Clearances:

<input type="checkbox"/> City Manager	<input checked="" type="checkbox"/> Community Development	<input type="checkbox"/> Parks & Recreation
<input checked="" type="checkbox"/> Attorney	<input type="checkbox"/> Finance & IT	<input type="checkbox"/> Police
<input type="checkbox"/> Admin Services	<input type="checkbox"/> Fire	<input type="checkbox"/> Public Works

Subject: Town Center Development Regulations, Zoning Map and Infrastructure Plan

Action Required: Fourth Reading, Continued Public Hearing

Exhibits: 1. Proposed Ordinance with Attachments A, B and C *(available for viewing on the city website at <https://www.ci.sammamish.wa.us/departments/communitydevelopment/TownCenter>)*

Budget: N/A

Summary Statement:

To implement the adopted Town Center Subarea Plan, this ordinance would adopt Town Center Development Regulations, Zoning Map amendments, and the Town Center Infrastructure Plan to implement the adopted Town Center Subarea Plan. The Development Regulations would be codified in the Sammamish Municipal Code as Title 21B, specific to Town Center development.

Background:

The Town Center plan was unanimously adopted by City Council in June, 2008. The Town Center Plan was developed after City Council had decided upon a Preferred Alternative. The Preferred Alternative identified policies incorporated into the Town Center Plan. Throughout the process of plan and coded development, there were multiple opportunities for public comment, workshops, preference surveys, and extensive review by the Planning Commission leading to final adoption by the City Council.

The Planning Commission provided to the City Council their recommended Town Center Development Regulations in January, 2010. The Planning Commission focused on providing a balanced document that emphasized a balance between prescriptive requirements and flexible options. The Town Center Development Regulations are intended to complement existing Sammamish Municipal Code requirements, while including requirements specific to the Town Center. The Zoning Map implements the adopted Town Center Plan and is designed to be implemented with the regulations. The Infrastructure Plan incorporates development principles for implementing the regulations on specific sites.

On June 1, 2010 the City Council opened the Public Hearing and held a first reading on this ordinance. The public hearing was continued to June 15, 2010 and then continued to July 6, 2010 providing the



City Council Agenda Bill

opportunity for additional comments to be taken. At the July 6th meeting of the City Council the Public Hearing was continued to July 13th meeting of the City Council.

Financial Impact: N/A

Recommended Motion: Continue Hearing, take testimony and close Public Hearing.

Note: The timeline for review and adoption of the Town Center development regulations has been modified as follows:

July 13, 2010 fourth reading of the ordinance, close Public Hearing. Joint meeting with the Planning Commission specifically to review proposed interim stormwater standards for Town Center and interim Town Center street standards.

July 15, 2010 Planning Commission meeting to make recommendations on the interim stormwater and interim street standards to the City Council.

July 27, 2010 Planning Commission recommendations forwarded to the City Council. Opportunity for City Council to make any comments and requests in regard to the Town Center Development regulations prior to deliberations/adoption.

City Council will also receive a comprehensive matrix of proposed amendments, including detailed summary of outstanding items to be reviewed during City Council deliberations on Town Center.

September 7, 2010 City Council begins the deliberation/adoption process.

September 14, 2010 Deliberation/adoption process continued to this meeting date if necessary.

**CITY OF SAMMAMISH
WASHINGTON**

ORDINANCE NO. O2010 - ____

**AN ORDINANCE OF THE CITY OF SAMMAMISH,
WASHINGTON, ADOPTING THE TOWN CENTER
DEVELOPMENT REGULATIONS AS TITLE 21B OF THE
SAMMAMISH MUNICIPAL CODE; ADOPTING ZONING MAP
AMENDMENTS FOR THE TOWN CENTER SUBAREA; AND
ADOPTING THE TOWN CENTER INFRASTRUCTURE PLAN**

WHEREAS, the City Council adopted the Sammamish Comprehensive Plan on September 16, 2003, consistent with the state Growth Management Act and applicable Countywide Planning Policies; and

WHEREAS, the City Council adopted the Sammamish Municipal Code on October 7, 2003, and subsequent revisions have been made since that time; and

WHEREAS, the City Council adopted the Town Center Subarea Plan on June 9, 2008, as an amendment to and element of the Sammamish Comprehensive Plan; and

WHEREAS, the Town Center Subarea Plan established the policy basis for the development of the Town Center Development Regulations, Zoning Map amendments, and the Town Center Infrastructure Plan; and

WHEREAS, the Town Center Development Regulations will authorize development consistent with the policy direction of the adopted Town Center Plan and specific regulatory provisions; and

WHEREAS, the Zoning Map amendments will designate zoning for properties within the Town Center Subarea to implement the Town Center Plan and the Town Center Development Regulations; and

WHEREAS, the Town Center Infrastructure Plan will assist in guiding infrastructure development within the Town Center Subarea Plan; and

WHEREAS, a State Environmental Policy Act (SEPA) Determination of Non-Significance for the proposed Town Center Regulations, Zoning Map amendments, and Town Center Infrastructure Plan was issued on May 12, 2010; and

WHEREAS, in accordance with RCW 36.70A, a request for expedited review was received by the State of Washington Department of Commerce on March 10, 2010 and was granted expedited review on March 25, 2010; and

WHEREAS, the public process for the proposed amendments has provided for extensive public participation opportunities at public meetings and hearings before the Planning Commission and City Council between June of 2008 and June of 2010; and

WHEREAS, the Planning Commission held public meetings and public hearings in 2008 and 2009 and forwarded recommended Town Center Development Regulations, Zoning Map, and Town Center Infrastructure Plan to the City Council on January 12, 2010; and

WHEREAS, the City Council received and considered public comment at City Council public hearings on June 1, 2010 and June 15, 2010;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SAMMAMISH, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Adoption of the Town Center Development Regulations. The Town Center Regulations, as set forth in Attachment “A” to this Ordinance, are hereby adopted.

Section 2. Adoption of the Zoning Map Amendments. The Zoning Map amendments, as set forth in Attachment “B” to this Ordinance, are hereby adopted.

Section 3. Adoption of the Town Center Infrastructure Plan. The Town Center Infrastructure plan, as set forth in Attachment “C” to this Ordinance, is hereby adopted.

Section 4. Codification of the Town Center Regulations. The City Council authorizes the Community Development Director and City Clerk to codify the regulatory provisions of the Town Center Regulations into the Sammamish Municipal Code for ease of use and reference. In codifying the regulatory provisions, the City Council authorizes the Community Development Director to make non-substantive changes to the regulatory provisions to comply with the intent of the City Council.

Section 45. Severability. Should any section, paragraph, sentence, clause or phrase of this Ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this Ordinance be pre-empted by state or federal law or regulation, such decision or pre-emption shall not affect the validity of the remaining portions of this Ordinance or its application to other persons or circumstances.

Section 65. Effective Date. This Ordinance shall be published in the official newspaper of the City, and shall take effect and be in full force five (5) days after the date of publication.

ADOPTED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF ON THE _____ DAY OF _____, 2010.

CITY OF SAMMAMISH

Mayor Donald J. Gerend

ATTEST/AUTHENTICATED:

Melonie Anderson, City Clerk

Approved as to form:

Bruce L. Disend, City Attorney

Filed with the City Clerk:	May 27, 2010
Public Hearing:	June 1, 2010
First Reading:	June 1, 2010
Public Hearing:	June 15, 2010
Second Reading:	June 15, 2010
Public Hearing:	July 6, 2010
Third Reading:	July 6, 2010
Public Hearing:	July 13, 2010
Fourth Reading:	July 13, 2010
Passed by the City Council:	
Date of Publication:	
Effective Date:	



City Council Agenda Bill

Meeting Date: July 13, 2010

Date Submitted: July 7, 2010

Originating Department: Community Development

Clearances:

<input type="checkbox"/> City Manager	<input checked="" type="checkbox"/> Community Development	<input type="checkbox"/> Parks & Recreation
<input checked="" type="checkbox"/> Attorney	<input type="checkbox"/> Finance & IT	<input type="checkbox"/> Police
<input type="checkbox"/> Admin Services	<input type="checkbox"/> Fire	<input type="checkbox"/> Public Works

Subject: Interim Stormwater Development Standards and interim Street Standards for Town Center

Action Required: Public Hearing

Exhibits: 1. Proposed Ordinance with Attachments A, B and C (*available for viewing on the city website at <https://www.ci.sammamish.wa.us/departments/communitydevelopment/TownCenter>*) and new proposed attachments D and E

Budget: N/A

Summary Statement:

Interim standards to implement the adopted Town Center Subarea Plan, and the Town Center Infrastructure Plan and include the following elements:

- Interim Stormwater Development Standards
- Interim Town Center Street Standards

Two additional chapters to Title 21B, Town Center Development Regulations are proposed.

Background:

The Town Center plan was unanimously adopted by City Council in June, 2008. The Town Center Plan was developed after City Council had decided upon a Preferred Alternative. The Preferred Alternative identified policies incorporated into the Town Center Plan. Throughout the process of plan and coded development, there were multiple opportunities for public comment, workshops, preference surveys, and extensive review by the Planning Commission leading to final adoption by the City Council.

The Planning Commission provided to the City Council their recommended Town Center Development Regulations in January, 2010. The Planning Commission focused on providing a balanced document that emphasized a balance between prescriptive requirements and flexible options. The Town Center Development Regulations are intended to complement existing Sammamish Municipal Code requirements, while including requirements specific to the Town Center. The Zoning Map implements the adopted Town Center Plan and is designed to be implemented with the regulations. The



City Council Agenda Bill

Infrastructure Plan incorporates development principles for implementing the regulations on specific sites.

The proposed Interim Stormwater Development Standards (to be adopted as Appendix G of the City of Sammamish Town Center Draft Comprehensive Stormwater Plan) would implement the Planning Commission recommendation that Low Impact Development be the standard in Town Center. The interim Town Center Street Standards would provide for implementation of the Infrastructure Plan as well as provide the regulatory framework to implement the goals and policies established in the Town Center Plan.

The Public Hearing for these proposed standards will occur on July 13, 2010. At their meeting of July 15, the Planning Commission will deliberate and provide recommendations to the City Council on these proposed standards.

Financial Impact: N/A

Recommended Motion: Open Hearing, take testimony and close Public Hearing.

SAMMAMISH TOWN CENTER DEVELOPMENT CODE

Chapter 21B.85

DEVELOPMENT STANDARDS – INTERIM STORMWATER STANDARDS

Sections:

21B.85.010	Purpose.	1
21B.85.020	Resolution of conflicts.....	1

21B.85.010

Purpose.

Town Center Interim Stormwater Development Standards (July 7, 2010) Adopted.

(1) The City hereby adopts by reference the stormwater standards and specifications set forth in the document entitled “Appendix G (date July 7, 2010) of the City of Sammamish Town Center Draft Comprehensive Stormwater Plan together with the current city-wide Stormwater manual as the interim stormwater development standards for the Town Center.

(2) The director of Public Works is authorized to adopt policies and procedures to: (a) Assist in the implementation of these standards; and (b) Take into account new modes of stormwater design and construction technology.

21B.85.020 - Resolution of conflicts.

In case of inconsistency or conflict between the standards adopted herein and other provisions of the Sammamish Municipal Code or city-wide stormwater standards, the most restrictive provision shall apply.

APPENDIX G

Interim Stormwater Development Standards (July 7, 2010) for Sammamish Town Center

Purpose and Intent

The Sammamish Town Center is located at the headwaters of the Thompson and Inglewood Basins, which contain sensitive natural resources such as:

- Ebright Creek, one of only a few streams in the Lake Sammamish watershed that supports late-run kokanee salmon,
- Large high quality wetlands that provide flow attenuation to Ebright Creek, minimizing erosive forces from peak runoff, and
- Critical Aquifer Recharge Areas that serve to preserve deep groundwater aquifers for municipal uses.

The goal of the stormwater management approach for the Town Center is to use low impact development (LID) techniques to meet stormwater management requirements that will be required through adoption of a stormwater manual equivalent to the 2005 Western Washington Ecology Manual. Ecology has convened two workgroups to evaluate technical feasibility and implementation aspects of wide-spread use of LID. In the absence of a definition of LID feasibility, the intent of the stormwater development code for the Town Center is to institute a performance standard that limits the offsite discharge of stormwater volumes to the average annual stormwater volumes produced from pre-developed forested conditions to achieve sustainability goals and preserve natural resources. It is the intent that this will be an interim standard until the Ecology technical committee develops definitions for LID and feasibility. Once Ecology has an official position, then the City may adopt it with or without modifications, and this interim standard will no longer be in effect.

Goals

The specific goals of this stormwater development standards are:

- 1) To support and achieve the sustainability goals for the Town Center as described in the Town Center Plan (City of Sammamish 2008)
- 2) To preserve natural resources of sensitive wetlands, critical aquifer recharge areas, and Ebright Creek's kokanee spawning habitat.
- 3) To provide opportunities for innovative environmental management techniques where appropriate.
- 4) To encourage green building techniques, low-impact development techniques, and other mechanisms to minimize environmental impacts.
- 5) To comply with the applicable local, state and federal stormwater regulations and requirements.

Exhibit D

As all of these goals are jeopardized by increases in the volume of water discharged to the streams and wetlands of the Inglewood and Thompson Basins, adopting a Stormwater Development Code for the Town Center is necessary to help improve and maintain the quality of these aquatic resources.

Applicability

All land uses in the City of Sammamish Town Center zones that propose to add or will result in 2,000 square feet or more of new impervious surface, replaced impervious surface or new plus replaced impervious surface in the Sammamish Town Center shall:

1. Limit the offsite discharge of stormwater volumes from the developed site to stormwater volumes produced from pre-developed forested site conditions;
2. Provide innovative stormwater approaches to achieve the intent of the standards; and
3. Incorporate the preferred LID approaches described in this Comprehensive Plan.
4. Meet the requirements of the adopted Sammamish Stormwater Manual.

The standards also apply to properties undergoing redevelopment with proposed increases in impervious surfaces greater than what is present in 2010.

Relationship of Town Center Stormwater Standards to Sammamish Regulations.

The stormwater standards recommended here apply to new development and redeveloping properties within the Sammamish Town Center. In case of inconsistency or conflict between the standards set forth here and the Sammamish Municipal Code or the Sammamish Stormwater Manual; the most restrictive provision shall apply.

Establishing Discharge Volumes

Developed stormwater discharge volumes shall match the average annual volume discharged from the pre-developed forested site conditions as determined using a calibrated continuous simulation hydrologic model based on the EPA's HSPF (Hydrologic Simulation Program-Fortran) program, or an approved equivalent model. Designs shall also conform to the duration and peak standards in the Sammamish Stormwater Manual, and the requirement to maintain historical flows to downstream wetlands and streams.

Stormwater Treatment Options:

All treatment options shall be designed according to the adopted Sammamish Stormwater Manual, and the Low Impact Development Technical Guidance Manual for Puget Sound. Alternative stormwater treatment techniques may be presented to the City for review and approval. Proposals will be reviewed to see if they meet the intent of the Comprehensive Stormwater Plan at the discretion of the City. The City will not approve any proposal that doesn't provide an equivalent level of protection as required in the Sammamish Stormwater Manual.

Submittal Requirements

Exhibit D

Submittal requirements are identified in the Sammamish Stormwater Manual. Additional information that shall be included in the submittal documents are:

- A description of methods used to determine predeveloped forested stormwater volumes and results.
- A description of methods used to meet volume standard, including engineering calculations to size facilities.

Operations and Maintenance, Easements and Declarations of Covenant:

1) Maintenance of all required stormwater treatment facilities is the responsibility of the owner of the site/lot served by these facilities. The responsibility for such maintenance must be clearly assigned to the current and future owners of the site/lot through a "declaration of covenant and grant of easement" as described in Requirement 2 below.

2) A declaration of covenant and grant of easement shall be recorded for each site/lot that contains any stormwater facilities. A draft of the proposed covenant shall be reviewed and approved by the City of Sammamish prior to recording. All required covenants shall be recorded prior to final construction approval for the proposed project. A sample covenant can be located in Section C.5.2, p. C-125 in the 2009 King County Surface Water Design Manual. At a minimum, the covenant shall provide the following:

a) Provide notice to future owners of the presence of stormwater treatment facilities on the lot and the responsibility of the owner to retain, uphold, and protect the stormwater treatment devices, features, pathways, limits, and restrictions.

b) Include as an exhibit, a recordable version of the following drainage plan information:

- The stormwater facility site plan showing all developed surfaces (impervious and pervious) and the location and dimensions of flow control devices, features, flowpaths (if applicable), and limits of native growth retention areas (if applicable). This plan(s) shall be to scale and include site topography in accordance with the specifications for such plans in Section C.4.2 (p. C-113) of the 2009 KCSWDM.

- The stormwater facility design and maintenance details for each flow control feature per Section C.4.3 (p. C-117). This includes a diagram (if applicable) of each flow control device or feature and written maintenance and operation instructions and restrictions for each device, feature, flowpath (if applicable), native growth retention area (if applicable) and impervious surface coverage (if applicable).

c) Require that each flow control BMP be operated and maintained at the owner's expense in accordance with the above exhibit.

d) Grant the City of Sammamish the right to enter the property at reasonable times for purposes of inspecting the flow control facility and to perform any corrective maintenance, repair, restoration, or mitigation work on the flow control facility that has not been performed by the property owner within a reasonable time set by

Exhibit D

the City, and to charge the property owner for the cost of any maintenance, repair, restoration, or mitigation work performed by the City.

e) Prohibit any modification or removal of flow control facility without written approval from the City. In cases where the modification or removal is done under a City of Sammamish development permit, the approval must be obtained from the City and a covenant shall be recorded to reflect the changes. In all other cases, the approval must be obtained from the City of Sammamish and a covenant must be recorded to reflect the changes. Approval will be granted only if equivalent protection in terms of hydrologic performance is provided by other means.

DRAFT

SAMMAMISH TOWN CENTER DEVELOPMENT CODE

Chapter 21B.96

DEVELOPMENT STANDARDS – INTERIM STREET DESIGN STANDARDS

Sections:

21B.96.010	Purpose.	1
21B.96.020	Resolution of conflicts.....	1

21B.96.010 Purpose.

Interim Town Center Street Design Standards (July 7, 2010) Adopted.

- (1) The City hereby adopts by reference the street design standards and specifications set forth in the document entitled “Interim City of Sammamish Town Center Street Design Standards, (dated July 7, 2010)”, as the interim development standards for the Town Center, which includes but is not limited to transportation standards and street standards.
- (2) These design standards supplant those adopted under Ordinance 02000-60 under Section 14.01
- (3) ., The Director of Public Works is authorized to adopt policies and procedures to: (a) Assist in the implementation of these standards; and (b) Take into account new modes of street design and construction technology.

21B.96.020 - Resolution of conflicts.

In case of inconsistency or conflict between the standards adopted here-in and other provisions of the Sammamish Municipal Code and the City of Sammamish public works standards, the most restrictive provision shall apply.

Interim Town Center Street Design Standards (July 7, 2010)

Article X. Town Center Supplement

PWS.15.040 TC	Street Design Standards
PWS.15.260 TC	Sidewalks, Curbs and Gutters – Sidewalks
PWS.15.260 TC	Sidewalks, Curbs and Gutters – Curb and Gutter
PWS.15.320 TC	Bikeways – General
PWS.15.330 TC	Illumination – General
PWS.15.380 TC	Signals – Design Standards
PWS.15.440 TC	Roadside Features – Design Standards
PWS.15.570 TC	Roundabouts – Design Standards

PWS.15.040 TC **Street Design Standards**

Roadways within the Town Center shall be designed with a priority to encourage non-motorized traffic (pedestrians and bicycles). The street layout in the Town Center shall be encouraged to reduce the length and of linear roadway segments to create a pedestrian friendly facility. Town Center roadway standards are based on a design speed of 25 miles per hour.

- A (TC). Alignment. Roadway alignments should efficiently maximize access to pedestrian areas and the Green Spine within the Town Center. Long tangents between blocks are discouraged from horizontal alignments. Horizontal tangents shall not exceed 660 feet. Horizontal deflections greater than 5° shall have a corresponding horizontal curve or be located at a stop-controlled intersection and must have a vehicle turning analysis performed to confirm that there is ample space for passing vehicles. It is recommended that intersecting roadway angles within the Town Center shall vary from 90 degrees; minimum angles are should be considered desirable. Vertical alignments shall be coordinated with adjacent development to ensure sidewalks are effective extensions of storefronts. Street Deflection criteria should follow those standards outlined in Table 1 of the Town Center Supplement for Public Street Design Standards.
- B (TC). Grade. Street grades within the Town Center vicinity should follow those standards outlined in Table 1 of the Town Center Supplement for Public Street Design Standards.
- C (TC). Roadway Width. The focus of roadway widths should be placed on improving pedestrian access and connectivity within Town Center. Therefore, 10-foot lane widths within the Town Center are recommended to help minimize crosswalk distances and reduce impervious areas within the right of way.
- D (TC). Street Width. Roadways within the Town Center shall be limited to a two-lane section and turn pockets are discouraged except on Minor Arterials. More than two lanes are allowed outside of the Town Center area; however, appropriate transitions to the internal roadway sections are required.
- F (TC). Parking. Parking shall focus on a “Park Early, Park Once” methodology where parking shall be provided on a shared basis throughout the Town Center. It is recommended that parking be provided on both sides of all Town Center streets. Parallel, angled, or a mix of parking styles is suggested; each side of the street may offer a different style of parking. Angled parking shall be

Exhibit E

back-in parking. Features in planter strips should be planted to accommodate access to the rear of vehicles from the edge of the curb. Each block shall devote approximately 66% of its length to parking, the remainder to pedestrian crossings, bulb-outs, and other connective or traffic calming devices.

G (TC). Block length. The Town Center block length (intersection to intersection) shall be a maximum of 350 feet while the minimum distance is 250 feet. Any block extending more than 250 feet shall have a mid-block pedestrian crossing. The total street deflection shall vary from 15 to 30 degrees.

PWS.15.260 TC Sidewalks, Curbs and Gutters – Sidewalks

Sidewalks shall be required on both sides of all roadways within the Town Center. The design and construction of all cement concrete sidewalks, curbs, and gutters shall follow minimum and maximums identified in the following standards: Sidewalks in residential areas within the Town Center have a minimum width of 6 feet, office areas must have a minimum of 10 foot sidewalks, and retail or commercial areas must have sidewalks of 15 feet or greater. Grades greater than 2% should be avoided if outdoor seating is anticipated on the adjacent sidewalks; steeper grades may be allowable in residential or office areas. Construction of the sidewalks within the Town Center should use impervious material in adjacent to retail and office uses. Planter strips adjacent to sidewalks shall be constructed of hard pervious materials where appropriate. The use of pervious concrete sidewalks should be considered where the sidewalk is not directly adjacent to building structures, where appropriate and as consistent with current building codes.

At selected locations along a block, retail and restaurant/café uses of the Town Center are encouraged to utilize the allowable (15-foot maximum) setback and up to ½ of the sidewalk (within the right-of-way) to provide for outdoor seating, sales and display, and/or outdoor commerce.

At mid-block or intersection pedestrian crossing locations, raised crosswalks shall be considered to ensure pedestrian primacy and connectivity to surrounding Town Center areas and features. It is recommended that all sidewalks within the Town Center incorporate texture, color, or scale-giving features or patterns to provide visual interest.

PWS.15.260 TC Sidewalks, Curbs and Gutters – Curb and Gutter

Raised or flat cement concrete curb and gutter are allowed for all street edges in the Town Center. Flat curbs may require the use of vertical elements such as bollards, planters, or other devices to create penetrable separation between vehicles, parking, and pedestrian zones.

PWS.15.320 TC Bikeways – General

Incorporation of dedicated bike lanes may be required outside of the Town Center for continuity to other adjacent developments. Dedicated bike lanes within the Town Center are not recommended; allowances for travel by bicyclists should be incorporated into the street section traffic lanes and designated with sharrow pavement markings. Sharrows are not to be used on Local Road Minor and Alleys

PWS.15.330 TC Illumination – General

Street lighting within the Town Center should be consistent in character, appropriate to the district, and coordinated with other City fixtures used in pedestrian environments. Street lighting shall be designed to meet the latest iE8 guidelines and include full-cutoff luminaires. All lamp posts should incorporate attachment points for banners that accommodate 90 mph wind-loads, hanging planters, or other scale-

Exhibit E

giving objects. Lamp posts shall have 120v electrical outlets installed. All supplemental low-level lighting within the Town Center is encouraged to effectively illuminate the walking surface while reducing the brilliance of overhead fixtures.

PWS.15.380 TC Signals – Design Standards

If approved for use within the Town Center, traffic signals should be consistent in character, appropriate to the district, and coordinated with other City fixtures and signal utilities used in pedestrian environments. All overhead traffic signals shall be mast arm mounted. All signal poles should incorporate attachment points for banners that accommodate 90 mph wind-loads, hanging planters, or other scale-giving objects.

PWS.15.440 TC Roadside Features – Design Standards

Additional roadside features may, may be required within the Town Center. Roadside features utilized may include but not be limited to: bollards, fences, awnings, movable planters, signs, way-finding kiosks, and other devices. These features should be used to delineate areas or zones of use along the sidewalk for outdoor commerce, public seating, planting, movement, and other pedestrian activities. Planters shall be located along the street edges, however positioned in a discontinuous fashion to promote pedestrian access to on street parking and to maximize the sidewalk areas for pedestrians and retail purposes.

Plantings within the Town Center should be done in accordance with PWS.15.520 Street Trees. Trees and low-level shrubs may be clustered at intersections or other points of significance.

PWS.15.570 TC Roundabouts – Design Standards

Roundabouts design and construction should be consistent with the Federal Highway Administration (FHWA) Roundabout Guidelines and the Washington Department of Transportation (WSDOT) Design Manual (latest editions, respectively). Roundabouts shall be designed as urban compact roundabouts able to accommodate a WB 40 design vehicle for turns and a WB 67 design vehicle for arterial through movements. Roundabouts should be used at the entry points to the Town Center on SE 4th Street.

Table 1
Interim Town Center Street Design Standards (July 7, 2010)
Supplement to Public Street Design Standards

Design Standards	Minor Arterial	Collector Arterial	Local Road Feeder	Local Road Minor	Alley / Service
Right-of-Way	TBD	TBD	TBD	TBD	TBD
AADT	TBD	TBD	TBD	TBD	TBD
Parking Lane	Both sides, 8' wide	Both sides, 8' wide	Both sides, 8' wide	Both sides, 8' wide	N/A
Grade (Minimum/Maximum)	Minimum: 2% Maximum: 15% for lengths less than 100'				
Cross Slope	2% at all locations				
Curb and Gutter	Cement concrete curb or curb and gutter on both sides; raised or flat				
Sidewalks (Minimum)	Both sides. Retail area: 15', Non-retail: 10', Residential: 6' Note: Setback varies 0'-12'; Retail areas may allow 1/2 of sidewalk width for dedicated commerce				None
Planter Strip	No continuous planter strips. Incorporate 6' minimum width discontinuous planters or tree wells with ADA-compliant covers	No continuous planter strips. Incorporate 6' minimum width discontinuous planters or tree wells with ADA-compliant covers	No continuous planter strips. Incorporate 6' minimum width discontinuous planters or tree wells with ADA-compliant covers	No continuous planter strips. Incorporate 6' minimum width discontinuous planters or tree wells with ADA-compliant covers	None
Bike Lanes	No separate on-street bike lane. Incorporate sharrows in traffic lane of street section	No separate on-street bike lane. Incorporate sharrows in traffic lane of street section	No separate on-street bike lane. Incorporate sharrows in traffic lane of street section	No separate on-street bike lane	None
Cul-De-Sac (a) Radius (pavement width) (b) maximum length	N/A	N/A	N/A	45' Paved Radius (residential) 350'	N/A
Intersection Curb Radius	35' with 6' curb bulb extension	30' with 6' curb bulb extension	25' minimum 30' w/ curb bulb extension	25' minimum 30' w/ curb bulb extension	25' minimum
Centerline Radius for Normal Crown	Curves requiring superelevation are not permitted. Stopping distance requirements must be met for a line of sight that does not pass through a parking lane Curves in the same direction shall have a minimum tangent length in between equal to 2x the radius				
Raised Landscape Median	Not Recommended	Not Recommended	Not Recommended	Not Recommended	Not Recommended
Travel Lane	10' wide	10' wide	10' wide	10' wide	TBD
Design Speed	25 mph	25 mph	25 mph	25 mph	20 mph
Maximum Street Length	1320 feet	1320 feet	1320 feet	1320 feet	N/A
Intersection Spacing	250' Minimum 350' Maximum If greater than 250', consider mid-block crossing in retail areas with high pedestrian volumes	250' Minimum 350' Maximum If greater than 250', consider mid-block crossing in retail areas with high pedestrian volumes	250' Minimum 350' Maximum	250' Minimum 350' Maximum	
Street Deflection	5° Maximum for through intersections; > 5° allowable only at stop-controlled intersections w/ vehicle turning analysis				



June 29, 2010

TO: Ben Yazici, City Manager
FM: Kamuron Gurol, Director of Community Development
RE: Critical Areas Ordinance – Scope of Review

The purpose of this memo is to propose a scope for the city's Critical Areas Ordinance (CAO) review. Consistent with City Council direction, staff will undertake the analysis, public process, and bring a set of amendments to the Planning Commission, and subsequently the City Council, for consideration. Council members have expressed an interest in seeking comment from residents on the scope, and staff has also recommended the public input process below.

Background

On December 20, 2005 the City Council adopted the CAO to comply with a state statutory deadline. The CAO became effective on January 3, 2006. The CAO was developed using a Best Available Science (BAS) approach as required by the Growth Management Act. The CAO update revised the standards we inherited from King County upon incorporation. The CAO contains regulations that seek to protect a variety of critical areas within Sammamish such as streams, wetlands, fish and wildlife habitat, aquifer recharge areas and geologic hazard areas.

The CAO update also included a sunset clause that would cause certain regulations within the CAO to lapse at the end of 2009. On December 1, 2009, the City Council extended the sunset date to January 3, 2012. The sunset clause is a mechanism to cause the city to review and determine whether certain aspects of the CAO (such as buffer requirements for streams and wetlands) should be modified. If the sunset goes into effect, buffer requirements will revert to those in effect prior to the CAO.

The City Council also amended and adopted the CAO into the new Shoreline Master program (SMP) in October 2009. The SMP is currently under review by the state Department of Ecology (ECY). Staff expects ECY to hold their own public hearing by fall 2010. Review of the SMP will be important in the city's process to review and consider modifications to the CAO, which in turn would require ECY review and approval.

Public comment

Staff suggest seeking public comment on the scope of this review at the July 13, 2010 City Council meeting. This memo is being made available to residents and stakeholders who have expressed interest in this subject, and staff will use other methods to ensure that interested parties are advised of the chance to comment. The staff can briefly respond to comments at that time if helpful in refining the scope.

Staff comments

The CAO has been effectively applied to development applications in the City for over four years. It was developed using a process that incorporated citizen and stakeholder input, a review of peer jurisdiction efforts, a significant compilation and analysis of BAS resources and documentation and review by ECY. The Planning Commission met weekly to complete a thorough review and the City Council spent many hours in public hearing and deliberations. The Planning Commission and City Council made every effort to achieve a balanced set of standards. These standards have functioned reasonably well since adoption.

As with any set of regulations, there are anecdotal stories that reflect positively and negatively on the CAO, depending on your point of view. Restoration incentives for Lake Sammamish were the subject of an American Planning Association and Planning Association of Washington Merit Award and were revised and readopted in the 2009 SMP. Many applicants have also benefitted from buffer averaging and other flexibilities built into the CAO.

Some property owners however have complained about restrictions on their lands. Staff has also found opportunities for improvement, and a number of changes were made as a part of the “code blocks” amendments adopted in 2007, 2008 and 2009. On the whole, staff has found the CAO to provide sufficient protections while providing flexibility to address unique or challenging circumstances. Please note that revisions to the CAO also are subject to a BAS requirement, including any new studies, and review by ECY will also be required.

Proposed scope of CAO review

Undertaking a CAO review will utilize staff and Planning Commission time and likely will require consultant resources to assemble BAS resources and analyze options. Therefore, staff recommends that the Council scope the code revisions to be narrowly focused on the highest priority elements:

1. Examine whether to modify wetland and stream buffer sizes, and wetland mitigation ratios
2. Review standards for new trails and public development in stream or wetland buffers
3. Possible refinements to the “permitted alterations” sections regulating landslide and erosion hazard areas, the overlay areas, wetlands and streams
4. Review standards for man-made features (ditches and ponds)
5. Eliminate the CAO sunset

City Council Direction and Planning Commission process

Ideally, the Council would finalize the scope by July 20 so that the staff work and Planning Commission process can commence. The Planning Commission will start with a “CAO Refresher” session on July 1, 2010 at 6:30pm. This session is open to the public and City Council members as well, and staff recommends that you consider attending to refresh your understanding of our current code. If helpful, a second refresher could possibly be scheduled.

Please let me know if you have questions, thanks!