



PLANNING COMMISSION

MEETING SUMMARY

Thursday, June 28, 2012

City of Sammamish Council Chambers

COMMISSIONERS PRESENT

Kathy Richardson

Mike Collins

Mahbubul Islam

Ryan Kohlmann

Jeff Wasserman

Joe Lipsinky

ABSENT: Michael Luxenberg

CALL TO ORDER

Chair Richardson called the Sammamish Planning Commission meeting to order at 6:01 pm.

OPEN HOUSE 6:00 – 6:30 PM

APPROVAL OF AGENDA – Approved.

APPROVAL OF MINUTES: 05/17 & 06/14/2012 - Approved.

STAFF PRESENT

Kamuron Gurol, Community Development Director

Susan Cezar, Community Development Deputy Director

Evan Maxim, Senior Planner

Carl de Simas, City Hall Consultant

Emily Arteche, Senior Planner

Rob Garwood, Senior Planner

Debbie Beadle, Community Development Secretary

REVIEW OF WORK PROGRAM CALENDAR

Kamuron Gurol began reviewing the Work Program Calendar with the Commission. At the forthcoming 07/12/2012 Planning Commission meeting the current calendar will be re-assessed. The reassessment will evaluate where we are in the process and what additional meetings need to be scheduled.

However, it was advised that there will be no meetings in August due to staff/commission availability. Information regarding additional meetings in September/October will be discussed with Chair/Vice Chair and staff and details will follow.

Chair Richardson requested feedback from the Commission on forthcoming Planning Commission meetings, specifically the time duration of meetings, meetings per month , etc. This information will assist the Chair/Vice Chair in planning forthcoming meetings.

DIRECTORS REPORT FROM CC

Kamuron Gurol Community Development Director advised details as follows:-

At present the City's Fire Services subject is in discussion with the City Council.

Kamuron Gurol advised that a Fall Joint City Council/Planning Commission meeting date will also be advised after discussion with Mayor and Deputy Mayor.

OLD BUSINESS ENVIROMENTALLY CRITICAL AREAS

Staff Presentation was given via Evan Maxim, Senior Planner - Erosion Hazard areas, Landslide Hazard areas, and the Erosion Hazard Near Sensitive Water Body overlay

Order of Events

- ⊙ Open House
- ⊙ Staff Presentation
 - Update on materials
 - Upcoming process
 - Staff Recommendation Memo #4
- ⊙ Planning Commission
 - Comments and questions
 - Advance proposed amendments
 - Further direction to staff

Resource Guide Updates

- ⊙ Staff Recommendation Memo #4 (Tab 11)
- ⊙ Written Comment Summary Matrix updated (Tab 7)
- ⊙ Erosion, Landslide, and EHNSWB overlay Verbal Question & Answer matrix (Tab 11)
- ⊙ Staff Recommendation Memo #5 updated (Tab 12)

Process

- ⊙ Direction from City Council:
 - Thorough
 - Inclusive
 - Documented
 - Evaluation Approach
- ⊙ July 12 –
 - Review / discussion of evaluation approach
 - Identification of major / minor policy decisions

Goal for Tonight

- ⊙ Planning Commission to:
 - Provide additional direction to staff as needed
 - Advance the selected amendments for formal public hearing, subsequent PC review and action

Source for recommendations

- ⊙ Best Available Science Reports (BAS) provided by the city's consultant, AMEC
- ⊙ Public comments

Consultant Recommendation 4-1

- ⊙ Define the “fully mitigated” conditions when construction is excepted from the seasonal clearing restrictions associated with the Erosion Hazard area
 - Clarify what criteria / conditions of approval are necessary in authorizing wet season construction
- ⊙ Advance. Improves consistency

Consultant Recommendation 4-2

- ⊙ Specify corrective actions required when measured site discharges in erosion hazard area exceed water quality criteria
 - Clarify remedies to water quality issues during construction by referencing applicable manual
- ⊙ Advance. Improves clarity

Consultant Recommendation 4-3

- ⊙ Amend the description of the top of the EHNSWB no-disturbance & require delineation of the no-disturbance area by qualified consultant
 - The proposed amendment would clarify how the no-disturbance area is located, and eliminate confusing terminology.
- ⊙ Advance.

Consultant Recommendation 4-4

- ⊙ Update maps to correct labels “Erosion Hazard Areas” and “Erosion Hazard Near Sensitive Water Body Overlay”
 - This is not an amendment to the regulations per se, but would be an accompanying recommendation.
- ⊙ Advance

Consultant Recommendation 4-5

- ⊙ Clarify that infiltration should be evaluated on sites that currently “drain to” the EHNSWB no-disturbance zone (rather than historically).
 - Would require projects to focus on current conditions rather than historic drainage patterns
- ⊙ Advance.

Consultant Recommendation 4-6

- ⊙ Revise regulations to clarify what drainage design constitutes BAS in the EHNSWB overlay.

- Requires a tightline downslope to a point where there is no erosion hazard area downstream from the discharge, and discharging at flow durations consistent with King County Level 2 flow control.

Staff Comment 4-6

- ⊙ Not Advance.
- ⊙ City recently amended the regulations in questions to allow for creative drainage outlet design, provided it was consistent with BAS. The proposed amendment would eliminate flexibility in review.

Consultant Recommendation 4-7

- ⊙ Revise the buffer standard such that landslide hazard area buffers extend from top & toe of slope (not from edge).
 - There is no BAS supporting buffers extending from the side of landslide hazard areas
 - Advance.

Consultant Recommendation 4-8

- ⊙ Consider eliminating exemptions for landslide hazard areas, related to topography, on slopes between 10 and 20 feet tall
 - BAS indicates that there is some risk in allowing this exemption

Staff Comment 4-8

- ⊙ Not Advance.
- ⊙ Exemptions are based upon site specific evaluations of slopes by a qualified professional. The proposed amendment would eliminate flexibility in review.

Consultant Recommendation 4-9

- ⊙ Eliminate the drainage requirements contained within the Landslide Hazard area regulations.
 - The existing requirements are not consistent with BAS. The proposed amendment would refer to the appropriate regulations in the SWDM
- ⊙ Advance. Infiltration often infeasible; proposed amendment will focus on appropriate design requirements (e.g. tightline)

Consultant Recommendation 4-10

- ⊙ Specify option for the City to have a third party review of geotechnical reports in landslide hazard areas.
 - Sammamish currently requires third part review on a case-by-case basis.
- ⊙ Advance. Proposed amendment would clarify existing practice

Consultant Recommendation 4-11

- ⊙ Revise landslide hazard area standards to specify minimum static & seismic factors of safety for slope stability

- Currently in evaluating proposed alterations, a standard factor of safety is not identified; proposed amendments would provide direction.
- ⊙ Advance.

Consultant Recommendation 4-12

- ⊙ Revise definition of landslide hazard area to include a definition of distinct break within a slope.
 - The proposed amendment would clarify how to look at landslide hazard areas when evaluating topography.
- ⊙ Advance. This would provide clarification for staff in applying standards.

Consultant Recommendation 4-13

- ⊙ Revise definition of “geologist” in definition sections to “licensed geologist”
 - Provides consistency with state requirements for licensing.
- ⊙ Advance.

Consultant Recommendation 4-14

- ⊙ Inadvertent duplicate of Recommendation 4-13
- ⊙ No action required.

Public Comment Recommendation 4-15

- ⊙ Allow development, and specifically subdivision of property in the no-disturbance area of the EHNSWB.
 - Ref. public comments #37, 38, 62, 119, 123, 131, 134, 137, 139, 142, 143, 145
 - The BAS report prepared by the city’s consultant notes that allowing development within the no-disturbance area is not consistent with BAS

Staff Comment 4-15

- ⊙ Advance
- ⊙ Additional analysis and research will be conducted on the following:
 - Identifying the policy basis for the amendment.
 - Providing appropriate mechanisms to address the risk during development and post-development to the features that the EHSNWB overlay is intended to protect.

Planning Commission direction

- Advance the selected draft amendments for formal public hearing, subsequent PC review and action
- Request additional information or analysis if needed

PUBLIC COMMENT OPENED AT 7:00PM

Greg Krabbe, GFK Consulting Inc., 1726, Holbrook Ave, Everett, WA, 98203
 James Osgood, 19661 SE 24th Way, Sammamish, WA 98075
 Sam Rodabaugh, 1905 216th Ave SE, Sammamish, WA 98075
 Erica Tilliacos, 1130, Lancaster Way SE, Sammamish, WA 98075
 Ilene Stahl, 21553 SE 28th Lane, Sammamish, WA 98075

Rory Crispin, 3032 East Lake Sammamish Pkwy SE, Washington, 98075
Susan Richardson, 19661 SE 24th Way, Sammamish, WA 98075
Megan Gee, 22201 NE 28th Pl, Sammamish, WA 98074

COMMISSION RECONVIENED AT 7:44PM

Staff Presentation continued via *Evan Maxim, Senior Planner* on the Erosion Hazard areas, Landslide Hazard areas, and the Erosion Hazard Near Sensitive Water Body overlay

Chair Richardson requested feedback on the Staff Recommendation Memo #5 (Revised June 28, 2012). Staff advised that the memo would be included with the 07/12/2012 meeting and the Commission would have an opportunity to discuss individual items that they did not agree with or needed further discussion.

Commission recommended to advance for discussion.

Summary of Amendments

1. Define “fully mitigated” for exceptions from the seasonal restrictions in the Erosion Hazard area - **Commission recommended to advance.**
2. Specify corrective actions when site discharges in erosion hazard area exceed water quality criteria - **Commission recommended to advance.**
3. Amend description of the no-disturbance & require delineation by qualified consultant - **Commission recommended to advance.**
4. Update maps to correct labels “Erosion Hazard Areas” & “Erosion Hazard near Sensitive Water Body Overlay” **Commission recommended to advance.**
5. Clarify that infiltration is evaluated on sites that currently “drain to” the no-disturbance zone (rather than historically)” **Commission recommended to advance.**
6. Revise regulations to clarify what drainage design constitutes BAS in the EHNSWB overlay (NA)” - **Commission recommended to advance.**
7. Revise the Landslide Hazard area buffer standard such that buffers extend from top & toe of slope (not from edge) - **Commission recommended to advance.**
8. Consider eliminating exemptions for landslide hazard areas on slopes between 10 & 20 feet tall (NA) - **Commission recommended to advance after discussion. Specifically the Commission wanted information regarding any problems / issues with the current exemption, the Commission also requested comments from staff regarding whether to expand the exemption, and information from Seattle and other peer jurisdictions regarding risks / impacts and their current exceptions if any.**
9. Eliminate the drainage requirements in the Landslide Hazard area regulations **Commission recommended to advance.**
10. Specify option for the City to have a third party review of geotechnical reports in landslide hazard areas. **Commission recommended to advance.**
11. Revise landslide hazard area standards to specify minimum static & seismic factors of safety for slope stability. **Commission recommended to advance.**
12. Revise definition of landslide hazard area to include a definition of distinct break in slope. **Commission recommended to advance.**
13. Revise definition of “geologist” in definition sections to “licensed geologist” **Commission recommended to advance.**

14. Omit

15. Allow development, and specifically subdivision of property in the no-disturbance area of the EHNSWB - **Commission recommended to advance.**

ADJOURN

Meeting adjourned at 8:46 p.m.

Chair: Kathy Richardson

Secretary: Debbie Beadle

(Video Audio record 06/28/2012 refers.)

Roberts Rules of Order Applies: [RONR (10TH ed.), p. 451, 1. 25-28]