



PLANNING COMMISSION

MINUTES OF THE MEETING

MEETING SUMMARY

Regular bi-monthly meeting
Thursday, July 7, 2016, 6:30pm
City of Sammamish Council Chambers

COMMISSIONERS PRESENT

Frank Blau, *Pos. 6, Chair*
Shanna Collins, *Pos. 3, Vice-Chair*
Eric Brooks, *Pos. 1*
Brian Garvey, *Pos. 2*
Larry Crandall, *Pos. 4*
Nancy Anderson, *Pos. 7*
ABSENT: Philip Cherian, *Pos. 5*

STAFF PRESENT

Cheryl Paston, Deputy Director - Public Works
Tawni Dalziel, Senior Stormwater Program Manager
Tammy Mueller, Administrative Research Assistant

CALL TO ORDER

Chair Frank Blau called the Sammamish Planning Commission meeting to order at 6:30 pm.

EXCUSAL REQUEST FOR PHILIP CHERIAN: Eric Brooks motioned; seconded – **Approved 6:0**

APPROVAL OF AGENDA: Larry Crandall motioned; seconded – **Approved 6:0**

The Agenda was approved as revised. The LID Update bullet under Sub-Committee Formation was revised as a separate line of New Business. The 06/16/2016 minutes were removed, pending approval at the 07/21/2016 regular session.

APPROVAL OF MINUTES: Vice-Chair motioned; seconded – **Approved 6:0**
05/05/2016 minutes approved as corrected.

NON-AGENDA PUBLIC COMMENT: (3 Mins)

[Bookmarked Video Link](#) (Firefox and Chrome browsers only at this time)

- Jeffrey Weems, 941 206th PL NE, Sammamish, WA Time: 6:34pm
 - Topic: Storm Water Manual Code Update
Presentation submitted – available upon request
- Loreen Lapenna, 905 206th PL NE, Sammamish, WA Time: 6:38pm
 - Topic: Storm Water Manual Code Update
- Gary Tobiason, 1100 206th AVE NE, Sammamish, WA Time: 6:40pm
 - Topic: Storm Water Manual Code Update
- Jay Rokneddin, 1218 206th PL NE, Sammamish, WA Time: 6:42pm
 - Topic: Storm Water Manual Code Update
- Mary Victor, 408 208th Ave. NE, Sammamish, WA Time: 6:43pm
 - Topic: Sign-in sheet: comment column revisions

Public Comment Closed

NEW BUSINESS

Sub-Committee Formation

Chair recommended to postpone the “Neighborhood Character” investigation until clarification is obtained from the City Council as to the nature of the request to define “Neighborhood Character”.

Nancy Anderson motioned; seconded – **Approved 6:0**

NEW BUSINESS

LID Update

Staff recommended city tours be made available to the Commission to discuss and provide examples relevant to the LID Updates which will be introduced at the 9/1/16 regular meeting. Chair recommends Staff coordinate with the Commission via email to schedule.

NEW BUSINESS

Storm Water Design Manual Update – Work Session

Cheryl Paston, Deputy Director - Public Works and Tawni Dalziel, Senior Stormwater Program Manager presented a PowerPoint presentation ([link](#)) informing the Commission of the proposed updates to the King County Surface Water Design Manual outlined in their submitted Memo and Attachments ([link to documents](#)).

Staff and Commission commenced discussion:

- **Overview:** Staff informed that updates to the storm water design manual are necessary to comply with the City’s 2013-1018 Western Washington Phase II Municipal Stormwater Permit (NPDES).
- **NPDES Permit Requirements:** Staff specified three options to comply with NPDES with Staff recommending option 1 as it is the most feasible to adopt per the reasons outlined in the chart below:
 1. Adopt 2016 KCSWDM
 2. Adopt 2012 Stormwater Management Manual for Western Washington
 3. Author and adopt original stormwater design manual specific to Sammamish

	2016 KCSWDM	2012 Ecology Manual	New Sammamish Manual
Ecology approved	✓	✓	
Extensive public involvement process	✓	✓	
Consistency in approach between current Sammamish adopted manual (2009 KCSWDM)	✓		
Staff and developer familiarity with Core Requirements	✓		
Detailed design guidance	✓		
Technical/interpretation/training support	✓		
Feasibility of meeting permit adoption deadline of Dec 31, 2016	✓		

- **Sammamish Addendum:** Staff proposed an addendum to the KCSWDM which would reference Sammamish Municipal Code rather than King County Code as well as Sammamish-specific interpretations of definitions, exemptions, and implementation requirements.
 - Commission requested information regarding stormwater retention ponds, recommending that previously raised ascetic and safety concerns regarding them be addressed. Staff responded that the Commission is able to provide input toward the addendums.

- **Staff recommendations:** Staff recommended adoption of the 2016 KCSWDM with updates to the Sammamish Addendum and SMC Title 13. Noted future work may include:

 - The creation of critical drainage areas in Inglewood, Tamarack, and/or other areas
 - Additional public and stakeholder education and involvement
 - Revision and distribution of technical and general educational materials about the changes between the current and proposed stormwater manual.

Commission questioned definition of “Critical Drainage Areas” and whether Sammamish definitions might conflict with county or federal definitions. Staff reported “Critical Drainage Areas” is defined in the surface water design manuals in such a way as to allow municipalities to interpret and modify the definition without conflict.

- **Overview of Changes from Current Requirements:** Discussed the most significant changes between the 1998 and 2009 KCSWDMs (currently utilized depending on project disturbance size—less than 1 acre or 1+ acres respectively) and the 2016 KCSWDM which are as follows:

 - Under 2016 KCSWDM, LID now required to the maximum extent feasible
 - Tiered approach to assessing feasibility of LID types required
 - ‘Cafeteria menu’ approach to LID implementation available to developers
 - May require formal flow controls or water quality facilities
 - Streamlined drainage review for small projects
 - Provides less credit in modeling give for LID
 - All transportation projects will be required to use LID
 - Facility Design requirements and landslide precautions have been updated

King County’s fact sheet (Attachment A) which summarizes the changes was referenced. Commission requested examples regarding the tiered approach. Staff provided them and discussion followed.

- **Project Impacts:** Staff informed that adoption of the 2016 KCSWDM is expected to change cost and complexity of stormwater design and implementation for development and CIP projects, especially medium-sized projects, outlined in Attachment B. Impact examples are highlighted in Attachment C.

 - Commission requested clarification from Staff regarding whether terminology is “and” or “or” in reference to ‘where LID BMPs are not feasible, reduced impervious footprints [AND/OR] native growth preservation are/is required’ as both are listed (pp. 3, 7) in Attachment A. Staff agreed to confirm and respond once known.

- **Vesting:** Staff reports that projects will be able to vest with the 1998 or 2009 KCSWDM (whichever their project qualifies for) if their application is deemed complete for a building, short plat, or subdivision prior to Dec 31, 2016 and their construction has started by Dec 31, 2021. Starting Jan 1, 2017, the 2016 KCSWDM will be utilized for all applications submitted and deemed complete. Projects which start construction on or after Jan 1, 2022 will also be subject to the 2016 KCSWDM.

 - Staff defined “Started construction” as work associated with, and directly related to the approved project having begun. Clearing a project site does not constitute the start of construction while grading to final grade or utility installation does. Staff also noted that these dates are NPDES Permit requirements and cannot be revised.
 - Commission requested definition of “complete application”. Staff responded that it is MPS permitting requirements which the permit technicians use in a checklist they complete when reviewing applications.

- **Outreach and Adoption Process:** The proposed schedule ([listed below](#)) was introduced.

 - Commission requested purpose of outreach; whether it is to gain support for the 2016 KCSWDM or to explore the other options, voicing concerns that if a different option is decided upon, there may not be time to implement it. Staff answered that it is for support of KCSWDM and that time constraints will be kept in mind.

- Commission requested clarification on how and when the City Council would be addressed and whether the Commission would be briefed again. Staff replied that the outcome of the City Council meeting would be emailed to the Commission.
- Commission questioned whether it was possible to adopt amendments to the 2016 KCSWDM. Staff replied that any amendments would have to be consistent with the KCSWDM's requirements. Commission requests clarification on what can and can't be added to the addendum.
- **Requested from the Commission:** Staff requested consensus that the proposed 2016 KCSWDM adoption is appropriate to meet NPDES requirements and that the Commission provide comments which can be addressed at the 09/01/16 Commission Public Hearing and Deliberation session.
 - Chair advised adoption of 2016 KCSWDM due to time constraints, requesting clarification of addendum process.

Motion: Vice-Chair motioned to make recommendation to adopt 2016 KCSWDM as proposed; seconded – **Approved 6:0**

Proposed Schedule

- Staff introduction to Planning Commission: July 7, 2016
- Staff meeting with individual Council members: July 15, 18, 19, 2016
 - Chair requests the content from these meetings be made available to the Commission
- Public Open House: July 27, 2016
- Stakeholders Meetings (2): August & September 2016
- PC Public Hearing/Deliberation: September 1, 2016
- PC Handoff to City Council: November 1, 2016
- City Council Discussion: November 8, 2016
- City Council First Reading: November 15, 2016
- City Council Second Reading and Adoption: December 6, 2016

Public Comment – Agenda (7 Minutes)

[Bookmarked Video Link](#) (Firefox and Chrome browsers only at this time)

- Mary Wictor, 408 208th Ave. NE, Sammamish, WA Time: 8:24pm
 - Topic: 2016 KCSWDM adoption, LID Updates, “Neighborhood Character”
Handouts submitted: “Tunnel Vision” re: LID Update; “Neighborhood Character” email
- David Gowing, 4051 232nd AVE SE, Sammamish, WA Time: 8:31pm
 - Topic: 2016 KCSWDM adoption
- Jeffrey Weems, 941 206th PL NE, Sammamish, WA Time: 8:34pm
 - Topic: 2016 KCSWDM adoption

Public Comment Closed

Motion to Adjourn: Larry Crandall motioned to adjourn; seconded. **Approved 6:0**
Meeting adjourned at 8:39pm

Chair: Frank Blau

PC Coordinator: Tammy Mueller

[Video Audio record 07/07/2016](#)

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