



PLANNING COMMISSION

MINUTES OF THE MEETING

MEETING SUMMARY

Regular bi-monthly meeting
Thursday, September 1, 2016, 6:30pm
City of Sammamish Council Chambers

COMMISSIONERS PRESENT

Frank Blau, *Pos. 6, Chair*
Shanna Collins, *Pos. 3, Vice-Chair*
Larry Crandall, *Pos. 4*
Nancy Anderson, *Pos. 7*

ABSENT: Eric Brooks, *Pos. 1*, Brian Garvey, *Pos. 2*, Philip Cherian, *Pos. 5*

STAFF PRESENT

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

CONSULTANTS PRESENT

Doreen Gavin, AHBL
Wayne Carlson, AHBL
Brittany Porter, AHBL

CALL TO ORDER

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

APPROVAL OF AGENDA: Shanna Collins motioned; seconded – **Approved 4:0**

The Agenda was approved as read.

APPROVAL OF MINUTES: Larry Crandall motioned; seconded – **Approved 4:0**

07/21/2016 minutes approved as read.

NON-AGENDA PUBLIC COMMENT: (3 Min Individual / 5 Min Representative)

No public comment provided.

Public Comment Closed

OLD BUSINESS

Surface Water Design Manual Update – Work Session

Cheryl Paston, Deputy Director – Public Works and Tawni Dalziel, Senior Stormwater Program Manager presented a PowerPoint presentation ([link](#)) and the draft of the 2016 Sammamish Addendum to the Commission. Following feedback previously provided by the Commission and public, the draft attempts to clarify definitions, exemptions, and requirements in the 2016 King County Storm Water Design Manual (KCSWDM) along with adding language to help ensure that stormwater facilities are more attractively integrated into project designs. The draft is located in the packet ([link to packet documents](#)).

Staff and Commission commenced discussion:

- **Overview:** Staff reviewed the information which was previously brought before the Commission, specified the changes which have been made to the Sammamish Addendum, and provided a proposed schedule for the Surface Water Design Manual Update.

- **Current Drainage Requirements:** 1998 King County Surface Water Design Manual (KCSWDM) currently in use for projects disturbing less than 1 acre which are not in the Erosion Hazard Near Sensitive Water Body Overlay (EHNSWBO). 2009 KCSWDM used for projects disturbing 1+ acres. Drainage review required when project creates 2,000+ sq. ft. of new plus replaced impervious surface – 500 sq. ft. in Inglewood Historical Plat.
- **Proposed Drainage Requirements:** 2016 KCSWDM and Sammamish Addendum to be used for all projects regardless of disturbance area or location. Drainage review required same as current requirements with addition of projects with 500 sq. ft. of new impervious surface within the Landslide Hazard Drainage Area (LHDA).
- **2016 KCSWDM LID Requirements:** LID required to maximum extent feasible, with a tiered approach to assessing the feasibility of LID required and a ‘Cafeteria Menu’ approach for implementation. Less credit in modeling is provided for LID and it may require formal flow controls or water quality facilities for medium-sized projects.
- **Sammamish Addendum:** Similar to current Sammamish Surface Water Design Manual Addendum. States the relevant Sammamish Municipal Code (SMC) sections rather than King County’s, refers to appropriate departments within Sammamish, and includes Sammamish-specific interpretations of definitions, exemptions, and language referencing the 2016 KCSWDM.
 - Commission gave the following comment:
 - Pg 2, second full paragraph, first sentence: change “and be consistent with the City codes” to “and be consistent with the City’s codes”
 - Pg 5, City Equivalents for County Ordinances: clarification on why “BUILDING AND CONSTRUCTION STANDARDS” was changed to “Clearing and Grading”. Staff responded for consistency with King County Code.
- **Significant Changes Recommended for Inclusion with the Sammamish Addendum:** When drainage review is required, a Fee in Lieu and Maintenance Exemption options, flow control BMP credits for sizing stormwater facilities, introducing LID BMP special instructions, design criteria for stormwater ponds and vaults, and recreation tract credits.
 - **When drainage review is required:** (pg. 11 Sammamish Addendum) Review required when projects creating 500 sq. ft. of new impervious surface and are located in a LHDA.
 - Commission gave the following comment:
 - Requested clarification for section 1.1.1 on whether “2,000 square feet, of new, replaced or new plus replaced impervious services” should instead read “new impervious services”. Staff confirmed.
 - Suggest enlarging or bolding font for “City of Sammamish Permits and Approvals” text box.
 - Pg. 13, Impaired Water Body chart: Clarification on why Laughing Jacobs Creek but not Laughing Jacobs Lake is listed. Staff responded that the list was created by the State. Staff added that changes in the Sammamish Addendum to Pine Lake would not go into effect as more discussion is required. Commission questioned whether Klahanie was considered for the list. Staff responded that they were.
 - Pg. 14, TMDL fourth bullet: change “Consider” to a stronger word such as “Implement” or “Require”.
 - **Differences with Inglewood Historic Plat Requirements:** A drainage review will be required with new impervious surfaces, not replaced. Stormwater tightline installation not automatically required. Projects must demonstrate that onsite drainage facilities and/or flow control BMPs will not create a significant adverse impact to downhill properties or drainage systems.
 - Commission gave the following comment:
 - Whether there would be a separate section for Inglewood Historic Plat. Staff answered that the language from Title 13 of the Sammamish Surface Water

Design Manual Addendum would be retained which is scheduled for review in 2017.

- Clarification/Legend requested for map in presentation of LHDA. Staff clarified.
 - Whether the LHDA map is based on surveyed data. Staff responded that the LHDA zones from the map are not based on survey data, but that a site survey is part of the site development process.
 - Clarification regarding properties which are only partially on the LHDA. Staff replied that a site survey would be conducted to confirm site area in LHDA and that the site plan must match the survey results.
 - Requested age and update schedule of LHDA map shown in presentation along with other maps referred to in the packet materials. Staff responded that the Stormwater Comprehensive Plan has updated some of the maps. The Environmental Critical Areas Comp Plan from several years ago also involved updating several maps. Commission requested Staff to ensure all maps used or referred to are the most current version.
 - Confirmation that the tightline requirement has been softened. Staff confirmed, though noted that no changes are proposed for the Inglewood Historic Plat. The language will be reviewed in 2017.
 - Appreciate and seek to retain wording regarding projects demonstrating no adverse impacts to downhill properties.
- **Fee in Lieu and Maintenance Exemptions:** (pg. 15 Sammamish Addendum) Introduces language to utilize regional stormwater facilities should a plan for them be developed at a later date. Developers utilizing these regional stormwater facilities would pay a Fee in Lieu of creating an additional stormwater facility at or near the site. Maintenance Exemptions are consistent with those used by the Department of Ecology, but more Sammamish-specific.
 - Commission gave the following comment:
 - Whether a timeline exists for implementation of the Fee in Lieu program. Staff replied that it has yet to be determined.
 - Clarification on Staff plans regarding a regional stormwater facility program implementation. Staff responds that it has yet to be determined but provides examples of implementation methods which have been utilized by other jurisdictions.
 - Whether the regional facilities are addressing a current problem. Staff responded that it would address concerns about the number of stormwater facilities in Sammamish by consolidating them.
 - **Flow Control BMP Credits for Sizing Stormwater Facilities:** (pg. 17 Sammamish Addendum) 2009 KCSWDM allows bio-retention credits with developed condition model areas as 50% impervious/50% pervious. 2016 would allow 90% impervious/10% pervious. The proposed Sammamish Addendum specifies that no credits will be allowed when implementing LID BMPs on individual lots.
 - Commission gave the following comment:
 - Clarification requested for credits and how the model is developed. Staff and consultants provided additional history and examples.
 - Pros/Cons of inspections by homeowner vs. City. Staff responded that the City performing the inspections requires additional City resources. Maintenance and subsequent inspections are costly to the homeowner and monitoring of maintenance compliance by City is also costly.
 - **LID BMP Special Inspections:** (pg. 19 Sammamish Addendum) Special inspections to be the responsibility of the applicant rather than the City. Applicant required to hire a qualified professional to perform the inspection and submit the report to the City.

- **Design Criteria for Stormwater Vaults and Ponds:** (pg. 23 Sammamish Addendum) Specifies design requirements including slope limits, pond shape, berm embankment heights, and surrounding landscaping to create an aesthetically pleasing community feature.
 - Commission gave the following comment:
 - Request list of plants which are not recommended or disallowed from being planted, specifically non-native or invasive plants such as blackberries.
 - The design criteria are supported.
- **Recreation Tract Credits:** (pg. 27 Sammamish Addendum) Incentive credits offered to developers of stormwater ponds meeting design criteria along with recreation features such as a tot lot (area for small children to play), trails, etc. 50% and 100% credit options proposed.
 - Commission gave the following comment:
 - Clarification of a tot lot and its requirements. Staff responded.
 - Concern over safety with proximity between tot lot and stormwater pond. Staff responded that the tot lot is not a requirement and the design criteria specifies a barrier around the pond to prevent children falling into the water.
 - Concern regarding wildlife around the ponds, specifically geese.
 - Overall, the recreation tract credit and recreation areas are creative and beneficial.
- **Project Impact Summary for Proposed Updates:** Increase in cost and complexity, especially for medium-sized projects, additional documentation and review required of applicants, creation of attractive stormwater ponds with recreation opportunities, option for Fee in Lieu and development of regional stormwater facilities, and new inspection standards for LID BMPs.

Proposed Schedule

- September 15, 2016: Planning Commission public hearing and deliberation
- September 21, 2016: Public open house
- November 1, 2016: Planning Commission handoff to City Council
- November 8, 2016: City Council discussion
- November 15, 2016: City Council first reading
- December 6, 2016: City Council second reading and adoption

Chair closed discussion of the Storm Water Design Manual Update and opened Public Comment for Stormwater Updates before moving to the New Business: LID Code Amendments.

Public Comment – Agenda – Surface Water Design Manual Update (7 Minutes)

[Bookmarked Video Link](#)

- Ilene Stahl, 21553 SE 28th Ln, Sammamish, WA Time: 7:35pm
 - Topic: Storm Water Comp Plan, map accuracy & currency
Document submitted: Comments on Stormwater Management Comprehensive Plan
- Mary Wictor, 408 208th Ave. NE, Sammamish, WA Time: 7:42pm
 - Topic: Landslide Hazard Areas, drainage review, mitigation, soil requirements
- Paul Stickney, 504 228th Ave. SE, Sammamish, WA Time: 7:50pm
 - Topic: Drainage requirements

Storm Water Design Manual Update Public Comment Closed

Chair called for a short recess. Session called back to order at 8:08pm.

NEW BUSINESS

LID Code Amendments – Work Session

Tawni Dalziel, Senior Stormwater Program Manager introduced Wayne Carlson, AHBL who presented a PowerPoint presentation ([link](#)) informing the Commission of the Low Impact Development (LID) code review

and updates required by the City's 2013-2018 Western Washington Phase II Municipal Stormwater Permit (aka: National Pollutant Discharge Elimination System (NPDES) Permit). A draft of the Sammamish Municipal Code (SMC) Chapter 13.10 and 13.20 was provided and discussed. The draft is located in the packet ([link to packet documents](#)).

Staff and Commission commenced discussion:

- **Overview:** Section S5.C.4.f of the 2013-2018 Western Washington Phase II Municipal Stormwater Permit requires adoption of LID BMPs and LID principals by December 31, 2016. LID BMPs will be addressed by the KCSWDM Update. LID Principals will be addressed by the LID Code Amendments.
- **Intent:** Make LID the preferred and commonly-used approach to site development.
- **NPDES Municipal Permit and the Growth Management Act:** These two can coexist. Permit requirements do not supplant or replace other planning activities that have occurred.
- **Western WA Phase II NPDES Municipal Stormwater Permit Overview:** Small, medium, and large new and redevelopment projects covered, LID is required where feasible, and local code must be amended to support LID Principals and BMPs. This is accomplished by the permit requiring non-structural practices to be integrated into early stages of project design and requiring a conservation of vegetation, reduced and disconnected impervious surfaces, small-scale techniques distributed across the development site, and having infiltration onsite.
- **AHBL and Staff to review SMC for:** Site analysis, vegetation/canopy conservation, reducing impervious surface coverage, clustering, reduced road width, higher buildings and smaller footprints, parking design, and incorporation of bioretention in required landscaping. SMC Chapter 21A.85 will be reviewed as it houses the existing LID standards and incentives.
 - Commission gave the following comment:
 - Concern that removing incentives in 21A.85 will be replaced with penalty-based requirements. Consultant responded that some items are now required and it doesn't make sense to incentivize them also. Other incentives are good and will likely be retained.
 - Presentation was very educational.

Chair closed discussion of LID Code Amendments and opened Public Comment for LID Code Amendments.

Public Comment – Agenda – LID Code Amendments (7 Minutes)

[Bookmarked Video Link](#)

- Mary Wictor, 408 208th Ave. NE, Sammamish, WA
 - Topic: environmental concerns re: stormwater and drainage

Time: 7:42pm

LID Code Amendments Public Comment Closed

Motion to Adjourn: Shanna Collins motioned to adjourn; seconded. **Approved 4:0**

Meeting adjourned at 8:30pm

Chair: Frank Blau

PC Coordinator: Tammy Mueller

[Video Audio Record 09/01/2016](#)

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