

SAMMAMISH

ISSUE 170

CITY NEWSLETTER

AUG. 2016

New growth raises age-old question

HOW DO YOU PRESERVE TREES AND PROPERTY RIGHTS AT THE SAME TIME?

As an improving economy drives up land prices, many Sammamish property owners are selling – some of them to lock in retirement nest eggs, others to profit from long-term business investments.

The result – trees are coming down, new homes are going up, and there's a rising tide of concern about growth in Sammamish.

“We've heard the complaints loud and clear,” City Manager Lyman Howard said. “Unfortunately, the solution some are seeking – a real clamp down on growth – isn't available to us.

“By law, developers have the right to buy land and build new homes. Cities can manage and regulate development, but they can't stop it.”

As part of that management effort, the city recently toughened up its tree retention rules, requiring builders to retain an above-average number of trees, and plant replacements for those they take down. The new trees are planted elsewhere on the property, or, if that's not possible, at a receiving site elsewhere in the city.

Cities also require builders to pay



New developments, both large and small, are popping up in Sammamish.

impact fees for roads, parks, etc. Sammamish charges the highest road impact fees in the state – over \$14,000 per new house.

“We know those steps aren't enough for some people,” Howard said. “But if you go too far, the Council chamber would be packed with residents and developers threatening to sue the city. And history tells us they would win in court and walk away with a lot of taxpayer money in their pockets.”

The state's Growth Management Act (GMA) requires cities to accept

new growth. One of the law's primary goals is to encourage development in urban areas (like Sammamish) and protect forests and farms in rural areas.

To learn more about the GMA, turn to pages 4 and 5 of this newsletter and read a primer (edited for space) from the state's Department of Commerce.

“Understanding the GMA will be very useful for residents planning to attend our Sept. 8 round-table on growth,” Howard said. “I certainly hope we see a lot of people in City Hall that night.”

MAYOR'S MESSAGE

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VIRTUAL TOWN HALL

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SAMMAMISH DAYS

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The horns of a dilemma, indeed!

During the past century, the region east of Lake Sammamish has evolved from unincorporated, rural King County – an area covered with old growth forest – into the vibrant young city of Sammamish we call home.

The 24 square miles that make up our community was logged off around a century ago for the timber value. The second growth, after maturing beautifully, has been selectively logged off again, not primarily for the timber value, but to clear land for the wonderful neighborhoods that make our city so desirable.

With thousands of different land parcels, King County, and later the city of Sammamish, found it difficult to overlay urban infrastructure in a coherent fashion. After all, it's difficult to tell some property owners that their property must be a road or a park or a storm water facility, while telling others that they can build homes.

So, as the rural became urban, it didn't happen according to a detailed master plan, with all of the elements fixed, but rather in spurts, as the market demand for housing ebbed and flowed and individual tracts were approved for subdivisions.

As these subdivisions were laid out, King County approved internal circulation patterns, road connec-

tions to existing arterials, and stubs where future connections were anticipated.

Trossachs is a great example. It developed in phases, adding internal circulation along the way and connecting to the single existing arterial – Duthie Hill Road.

The main internal corridor, Trossachs Boulevard, is barricaded at the northern boundary of the development. King County had planned to have this arterial continue north and west, connecting to the eastern stub of Main Street. That assumption was based on the idea that the square mile to the north of Trossachs would eventually be developed.

But that plan changed when an opportunity arose for King County to acquire the entire square mile for the purpose of a regional park. The park master plan had ballfields, open spaces and picnic areas, but no through street from Trossachs to Main Street.

This was a result of restrictions placed on the development by the granting agency that provided funding for the purchase, and the county's fear that a through road would replicate the problems they had experienced at Marymoor Park. The arterial through that park became a major commute route, thereby disrupting its primary use as an active-recreation regional park.

As a result, the northern end of Trossachs Boulevard is still a stub. And, absent some major shift by King County, it may very well remain that way.

Despite that stubborn fact, we're hearing demands for a northward extension of Trossachs Boulevard. That's understandable. There are over a thousand homes in Trossachs with only one way out.

But that's not a convincing argument to those who are absolutely opposed to extending the road into and through what is now Soaring Eagle Park. They don't want a busy road cutting through what is now open space.

The horns of a dilemma, indeed!

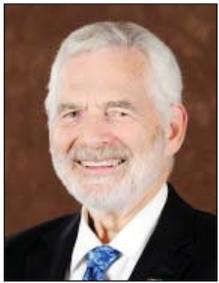
Since the park is outside the city, and its use is constrained by King County policy and conservation easements, the city's hands are tied.

To make matters more frustrating, building a northbound road that goes around the periphery of the park doesn't appear to be an option either. The way is blocked by a wetlands and a golf course.

But that's only one headache. The patchwork nature of development we inherited from King County has left us with other dilemmas, as well. As we transformed the city into denser urban neighborhoods – as the state's Growth Management Act requires – it left us with many stub roads, and many challenges.

Going forward, please know that we'll be having a lot of public conversations regarding these "horns."

We look forward to hearing your suggestions!



Don Gerend
Mayor

A handwritten signature in black ink, which appears to read "Don Gerend". The signature is written in a cursive style.

Virtual Town Hall: Your chance to join the conversation!

At press time, the city was about to launch a brand-new, public-input tool called “Virtual Town Hall.”

The goal: To provide an online mechanism that will allow busy residents to weigh in on important topics without having to make the trip to City Hall.

The first topic: How can the city improve its communication with residents?

To take part, just go to the city

website at www.sammamish.us, click on “Virtual Town Hall,” and follow the prompts.

“We’re trying to expand the amount of public input we receive,” Communications Manager Tim Larson said. “This will be a great tool for people who are too busy to attend a Council meeting, or a bit uncomfortable speaking in public.”

Over time, participants will be asked to speak up about traffic,

growth, recreational opportunities, specific projects and a long list of other topics important to the community.

“The City Council and city staff are looking forward to the additional feedback,” Larson said. “Everyone’s comments will be taken into consideration as decisions are made.”

For more information, contact Tim Larson at tlarson@sammamish.us or 425-295-0555.

Town Center Update: New businesses announced!

The Village at Sammamish Town Center, a mixed-use development now being constructed at the intersection of 228th Avenue and Southeast Fourth Street, will be anchored by Metropolitan Market, a high-end grocery store.

Last month, the developer, TRF Pacific, announced six new businesses that will also locate there:

- T-Mobile
- Chipotle
- Issaquah Nails
- Jersey Mike’s Subs
- Wagly Pet Campus
- Kelly Fisher, DDS

The Village at Sammamish Town Center will be a walkable, family-friendly environment located on 6 acres in the geographical center of the city.

In addition to the retail space, it will feature 159 apartment units, office space, parking for 343 vehicles and numerous low-impact development (LID) features.

The LID features include green roofing, rain gardens, rainwater capture, reuse of rainwater for irrigation, areas of pervious pavement and an integrated site green storm water vault.

Man-made stormwater basins are “ponds with a purpose!”

Is there a stormwater pond in your neighborhood? They’re usually designed to look like natural features, but these man-made basins are intended to catch stormwater runoff from roofs, streets, parking lots and other impervious surfaces that don’t absorb water.

The goal? To reduce flooding and slowly filter out pollutants before the water reaches our streams and lakes. Oils, pet waste, fertilizers, pesticides and sediment are just some of the pollutants these “ponds with a purpose” help us out with.

They pay a price, though. Sometimes the ponds capture so much pollution, they generate unsightly algae blooms. Here’s what you can do to keep the basins looking clean and healthy:

- Limit use of lawn care products such as fertilizers or pesticides. These have nutrients that get washed into the ponds and cause algae blooms. Use phosphorus-free fertilizer.
- Pick up animal waste and remove/dispose of trash.
- Do not dump lawn clippings or leaves in or near the pond.
- Preserve established trees, shrubs and vegetation.
- Plant a natural buffer or filter strip, using native plants, not sod, to trap and clean runoff.
- Don’t pour chemicals, oils, etc., in or near the pond.
- Sweep driveways and sidewalks into lawn or gardens, instead of hosing them off onto the street.
- Capture roof runoff with raingardens or rain barrels.

GROWTH MANAGEMENT ACT PRIMER

*Excerpted from the Dept. of Commerce
Growth Management Act Brochure*

The Washington State Legislature enacted the Growth Management Act (GMA) in 1990 to deal with uncoordinated and unplanned growth that posed a threat to the state's high quality of life.

Citizens and lawmakers saw how population growth and suburban sprawl threatened Washington's forest and agricultural lands, wetlands, and wildlife habitat. Traffic congestion, especially in Western Washington, clogged the highways and polluted the air.

Clean drinking water sources were endangered by increasing pollution. Flooding and landslides were becoming frequent events, especially in areas of new development. Schools, sewers and water supplies were straining to keep up with growth.

To address these concerns, the GMA requires Washington's 39 counties and 281 cities and towns to do land use planning. It also calls for fast growing counties, - and the cities within them - to plan more extensively and specifically address the following statewide goals:

- Reduced sprawl
- Concentrated urban growth
- Affordable housing
- Economic development
- Open space and recreation
- Regional transportation
- Environmental protection
- Property rights
- Natural resource industries
- Historic lands and buildings
- Timely permitting
- Public facilities and services
- Early and continuous public participation
- Shoreline management

The GMA creates a framework for fast-growing cities and counties to establish goals, evaluate community assets, write comprehensive plans, and carry out those plans to a future vision through regulations and innovative techniques.

Through the GMA, local communities decide how and where they develop. For example:

- Cities and counties work together to decide where urban growth should go.
- Cities and towns revitalize downtown areas with attractive, compact urban development.
- Open space and recreational opportunities are expanded and improved.



New homes in Sammamish.

- Transportation policies are reviewed to improve congestion and find alternatives to the single occupancy vehicle.
- Farm and forest lands are kept in production.

All Washington's local communities are responsible for implementing the GMA

The GMA outlines a set of rules:

- Resource lands (forest, agricultural and mineral lands) and critical areas (wetlands, geologically hazardous areas, fish and wildlife habitat conservation areas, aquifer recharge areas and frequently flooded areas) must be clas-

sified and designated. Designated critical areas need to be protected; resource lands must be conserved.

- Every eight years each county and city must review their work on resource lands and critical areas to make sure they comply with the GMA.
- All cities and counties with comprehensive plans must adopt development regulations (zoning, subdivision and other land use controls) consistent with these plans.
- Short plats and subdivisions may be approved only if written findings are made that adequate services are available, or that appropriate provisions are made for the public health, safety and welfare.

Additional responsibilities for fully planning cities and counties

- Counties, in combination with cities and towns located within the county boundaries, are required to develop county-wide planning policies. These policies provide a regional framework for counties and cities to establish population projections, designate urban growth areas (UGAs), promote the orderly provision of urban services, assure affordable housing and encourage economic development.
- Each county, and the cities within that county, work together to determine the county's projected population to each of its urban and rural areas. The state Office of Financial Management (OFM) provides each county with a 20-year population projection.
- Counties, in consultation with their cities, must designate UGAs where urban growth is to be encouraged and outside of which growth should

happen only if it is not urban. These UGAs will, at a minimum, include all cities as well as the unincorporated areas needed to hold the 20-year projected population allocation for urban growth. UGAs are to be reevaluated every eight years based on new OFM population projections that are developed from the most recent U.S. Census figures. Comprehensive plans provide the framework and policy direction for land use decisions. They are required to contain the following elements:

- Land use
- Transportation
- Housing
- Capital facilities
- Utilities
- Shorelines
- Rural (for counties)

• Once UGA's are adopted, no city annexations can take place outside the UGA boundaries.

• Every eight years, each city and county with a full set of GMA planning requirements must review, and if needed, revise its comprehensive plan and development regulations to make sure they comply with the GMA. The GMA sets a specific deadline for each county and its cities.

State agencies help local governments in growth management work

The state's main GMA role is to help and empower local governments to design their own programs to fit local needs and opportunities. This approach is consistent with Washington's long held tradition of local governance.

The Growth Management Hearings Board hears petitions on GMA rules.

The Growth Management Hearings Board hears petitions on whether state agencies, counties and cities meet the goals and requirements of the GMA and petitions on whether OFM's population projections should be adjusted.

GMA offers a framework for improving permit systems

The GMA is the basis for a law passed in 1995 to improve how per-



New infrastructure added since incorporation: 228th Ave.

mits for projects are issued in Washington. The regulatory reform law seeks to make three planning laws – the Growth Management Act (GMA), State Environmental Policy Act (SEPA) and Shoreline Management Act (SMA) – work together more smoothly. It requires all local governments to combine environmental review and permit review. The number of hearings and appeals are also limited for all local governments.

The GMA provides essential tools for managing growth

- Commerce has developed and adopt-

ed rules under the Washington Administration Code (WAC) to help local governments carry out the GMA. The rules establish minimum guidelines to help counties and cities to conserve resource lands and protect critical areas. The guidelines also help counties and cities adopt comprehensive plans and development regulations. A project consistency rule provides guidance on how to analyze project proposals for consistency with GMA plans and regulations.

- Impact fees are authorized for public streets and roads; public parks, open space and recreational facilities; school facilities and fire facilities. Impact fees are charged to new development to construct facilities needed to serve the new growth. Impact fees alone can't be used to fund system improvements—they are intended to be balanced with other sources of public money.
- Six counties – King, Clark, Kitsap, Pierce, Snohomish and Thurston – and the cities within them fall under the Buildable

Lands Program. This is a program to determine if enough land is being provided for future urban growth. They collect annual data one year prior to the scheduled periodic update to evaluate their growth management plans, including whether they are achieving targeted urban densities within adopted urban growth boundaries.

To read the unedited Dept. of Commerce brochure, and to access other sources of information about the GMA, go to www.sammamish.us.

SAT. AUGUST 20
10 AM - 2 PM

Sammamish
Parks and Recreation
www.sammamish.us
425-295-0585



COMMONS PLAZA, 801 228th Ave SE

Cultural Performances
Bounce Toys * Face Painters
Food Trucks * Over 20 Vendors

Get Connected @SammamishParks   

Made possible due to the amazing support of the following:



UPCOMING EVENTS

KIDSFIRST!

Tuesdays 1-2p

- Aug 2 Eric Herman**
children's music
on Commons Plaza
- Aug 9 Alleyoop**
music & storytelling
at Klahanie Park
- Aug 16 Red Yarn**
music & puppet show
on Commons Plaza
- Aug 23 Toy-Box Trio**
whimsical classical music
at East Sammamish Park
- Aug 30 Eric Herman**
children's music
at Klahanie Park

CONCERTS IN THE PARK

Thursdays 6:30-8p
Pine Lake Park

- Aug 4 Soul Purpose**
Motown
- Aug 11 Georgetown Orbits**
ska & reggae
- Aug 18 Sammamish Symphony**
Viva Italia!
- Aug 25 Tim Turner Band**
rockin' blues

CELEBRATE SAMMAMISH

August 20

Sammamish Commons Park

Kids Mud Run

8:00 - 10:00 am

Lower Commons Park

Tickets at SammamishFriends.org

Sammamish Days

10:00 am - 2:00 pm

Commons Plaza

Sammamish Nights

6:30 - 10:20 pm

Commons Plaza

Tickets at SammamishChamber.org

CITY CALENDAR

AUGUST

Saturday, Aug. 6

-Sammamish Walks, 10 a.m.-noon
Evans Creek Preserve

Tuesday, Aug. 9

-KidsFirst!, 1-2 p.m.
Klahanie Park

Wednesday, Aug. 10

-Farmer's Market, 4-8 p.m.
City Hall Plaza

Thursday, Aug. 11

-Concerts in the Park, 6:30-8 p.m.
Pine Lake Park

Friday, Aug. 12

-Health and Human Services Task Force Meeting, 10:30 a.m.

Monday, Aug. 15

-Trail Work at Evans Creek Preserve, 8:30 a.m.-3 p.m.

Tuesday, Aug. 16

-Trail Work at Evans Creek Preserve, 8:30 a.m.-3 p.m.
-KidsFirst!, 1-2 p.m.
City Hall Plaza

Wednesday, Aug. 17

-Trail Work at Evans Creek Preserve, 8:30 a.m.-3 p.m.
-Farmer's Market, 4-8 p.m.
City Hall Plaza

Thursday, Aug. 18

-Trail Work at Evans Creek Preserve, 8:30 a.m.-3 p.m.
-Family Friendly Volunteering, 10 a.m.-noon
Lower Commons Native Plant Garden
-Concerts in the Park, 6:30-8 p.m.
Pine Lake Park

Saturday, Aug. 20

-Sammamish Days, 10 a.m.-2 p.m.
City Hall Plaza
-Sammamish Walks, 10 a.m.-noon
Pine Lake Park
-Sammamish Nights, 6:30-10 p.m.
City Hall Plaza

Tuesday, Aug. 23

-KidsFirst!, 1-2 p.m., E. Sammamish Park

Wednesday, Aug. 24

-Farmer's Market, 4-8 p.m.
City Hall Plaza

Thursday, Aug. 25

-Concerts in the Park, 6:30-8 p.m.
Pine Lake Park

Saturday, Aug. 27

-Bollywood Dance Event, 6-9 p.m.
Boys and Girls Club

Tuesday, Aug. 30

-KidsFirst!, 1-2 p.m., Klahanie Park

Wednesday, Aug. 31

-Farmer's Market, 4-8 p.m.
City Hall Plaza

SEPTEMBER

Thursday, Sep. 1

-Planning Commission Mtg, 6:30 p.m.

Tuesday, Sep. 6

-City Council Meeting, 6:30 p.m.

Wednesday, Sep. 7

-Sammamish Farmer's Market, 4-8 p.m.
City Hall Plaza
-Parks & Rec Comm Mtg, 6:30 p.m.

Thursday, Sep. 8

-Round-table meeting on growth, 7 p.m.
City Hall

Tuesday, Sep. 13

-City Council Study Session, 6:30 p.m.

Wednesday, Sep. 14

-Sammamish Farmer's Market, 4-8 p.m.
City Hall Plaza

Thursday, Sep. 15

-Planning Commission Mtg, 6:30 p.m.

Saturday, Sep. 17

-Sammamish Walks, 10 a.m.-noon
Big Rock Park

Tuesday, Sep. 20

-City Council Meeting, 6:30 p.m.

Wednesday, Sep. 21

-Sammamish Farmer's Market, 4-8 p.m.
City Hall Plaza

Monday, Sep. 26

-Arts Commission Meeting, 6:30 p.m.

Tools for school!

Help kids get off to a good start by donating the tools they need to Friends of Youth:

- #2 pencils
- Memory sticks/flash drives
- 3"x 5" index cards
- Rulers
- Calculators
- 3-ring notebooks (2" min.)
- Crayons
- Colored pencils

Just drop them off at the Sammamish Library, 825 228th Ave. More information is available at www.friendsofyouth.org.

Removing aquatic vegetation

If you live next to Pine Lake or Beaver Lake, you may have noticed the presence of "aquatic vegetation." These plants, some of which are good for the lake, may have you reaching for your pruning tools.

Before you make that move, though, you may want to attend the city's Parks and Rec Commission meeting at 6:30 p.m. on Wednesday, Sept. 7, at City Hall.

Thanks to a presentation by a King County expert on aquatic vegetation, you'll learn to distinguish the good from the bad, find out what permits may be necessary for aquatic pruning, and hear about proper methods. That last part is important, because improper removal can actually make the problem worse.

For more information on plants, go to wdfw.wa.gov and enter "aquatic plants and fish" in the search window.

Graphic artist

The Sammamish Arts Commission

needs a volunteer
graphic artist

to help with flyer
production. If you
would like to earn

volunteer hours, please
contact Colleen Rupke at
crupke@sammamish.us.



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*Don Gerend
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*Ramiro Valderrama
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*Tom Hornish
Councilmember*



*Kathy Huckabay
Councilmember*



*Bob Keller
Councilmember*



*Christie Malchow
Councilmember*



*Tom Odell
Councilmember*

Dance/Garba



It's time to put on your most colorful clothes and dance the night away Bollywood style at the Boys & Girls Club, 825 228th Ave. N.E.

This Sammamish Arts Commission cultural event is scheduled for 6-9 p.m. on Saturday, Aug. 27.

Although the event is free, tickets (available at BrownPaperTickets.com) are required due to space limitations. Food will be available for purchase.

CITY OF SAMMAMISH OFFICES

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Lyman Howard	City Manager
Jessi Bon	Dep City Mgr, Parks & Rec Dir
Aaron Antin	Finance Director
Beth Goldberg	Admin Services Director
Steve Leniszewski	Public Works Director
Jeff Thomas	Community Dev Director
Melonie Anderson	City Clerk
Nathan Elledge	Police Chief
Jeff Clark	Fire Chief
Michael Kenyon	City Attorney

Newsletter suggestions or concerns?
Contact Communications Mgr Tim Larson
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