

## Doug McIntyre

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**From:** Mary Wictor <wictormary@gmail.com>  
**Sent:** Tuesday, July 28, 2020 2:42 PM  
**To:** EIS  
**Subject:** EIS Scoping mw/Comment2: BERK Contract, scenarios Bozeman MT ==> Alternatives. Enrich & Sustain "optimal"  
**Attachments:** 2a.Wictor emailed text re. Alternatives for BERK 7-21-2020 3pgs.pdf; 2b.Wictor slides Realistic relevant Growth ALTERNATIVES re. BERK-Remand-EIS DS.pdf; 2c.Binder1 Bozeman MT Gallatin County GROWTH SCENARIOS has #'s 5pg excerpt.pdf

### [CAUTION - EXTERNAL EMAIL]

Re: EIS Scoping Comment before 5:00pm TUE 7/28/2020 emailed

For City Council meetings in March, April & July 2020 I have emailed written inputs, and also called in to provide verbal input by phone as allowed during COVID-19.

MAIN POINTS -- reference attached consultant numbers/planning from visual, real, and relevant growth alternatives example excerpts [2014 Bozeman, Montana / Gallatin Valley]

+Reduced environmental impacts, increased fiscal strength and sustainability can be achieved depending on the growth alternatives and pattern of development.

+Less acres, fewer miles of roads/water/sewer, less water wells and septic, and protection of open spaces, trees, and community are all important in our City of Sammamish.

+Higher density focusing growth in centers provides much lower cost and less new infrastructure to be built or that needs to be maintained, repaired or replaced.

+Live-work areas provide self-sustainable centers or villages close to schools, services, and entertainment that are walkable--live/learn/diversity/exercise/work/shop/explore!

Too many big homes and just restricting traffic does NOT meet affordable housing requirements, nor address housing affordability. The City of Sammamish and changes Council is to consider must get the data on housing--evaluate real needs and wants comparing and contrasting alternatives, then potentially consider Land Use change(s), then traffic/roads after that.

You can see the TWO SLIDES I spoke with while listening to my verbal input I gave near the beginning of...

**City of Sammamish, City COUNCIL Meeting TUE July 21, 2020:**

**LISTEN TO MY AUDIO INPUT--Event Video** Public Comment on "Consent Agenda" Item#4: BERK Consulting contract ... and considering consequences & Alternatives

<https://www.sammamish.us/government/city-council/city-council-meeting-videos/>

Time mark mn:sec from **20:35/50 - 23:50 (~3 min)**

Thank you for your time and consideration of public inputs to EIS Scoping & BERK Consulting contract for alternatives.

Sincerely,

Mary Wictor  
Sammamish resident/owner for over 20 years

Please be aware that email communications with members of the City Council, City Commissioners, or City staff are public records and are subject to disclosure upon request.



Mary Wictor &lt;wictormary@gmail.com&gt;

## Consent Agenda Item#4: BERK contract amends for GMHB Remand / EIS Scoping - DS; Consider Alternatives: Enrich & Sustain "Optimal" growth

2 messages

Mary Wictor &lt;wictormary@gmail.com&gt;

Tue, Jul 21, 2020 at 4:45 PM

To: citycouncil@sammamish.us, drudat@sammamish.us, Lita Hachey &lt;lhachey@sammamish.us&gt;

Cc: David Pyle &lt;dpyle@sammamish.us&gt;, Kellye Hilde &lt;khilde@sammamish.us&gt;, msugg@sammamish.us

Bcc: Paul Stickney &lt;stick@seanet.com&gt;

Honorable City Councilmembers, City Manager & Staff: {I plan to dial-in to speak verbally for 3min with the **first 2-slides** of the .ppt MS Powerpoint attached. The .pdf is FYI.}

This Public Comment for 7/21/2020 relates to Consent Agenda Item#4: BERK Consulting contract/amendments for GMHB Remand & EIS Scoping with DS.

Attached are visual, realistic and relevant Growth Alternatives by a consultant from 2014 - 2050 for Bozeman, MT--extremely pertinent to look at for our own City of Sammamish.

>>1st SLIDE of .ppt ~ Shows side-by-side three (3) maps illustrating alternatives for growth:

*LEFT map image*, with large yellow area...

Is like what the City of Sammamish has been doing--just filling in vacant lands within our Urban Growth Boundary (UGA).

Entitled "**County Growth**" living units are widely spread, also known as sprawl, by just developing land with its existing zoning.

*MIDDLE image entitled,*

"**Fiscally Efficient**" uses a Center with higher density, and is thus able to preserve open space and lands outside/around this Center.... with least "costs"/impacts and highest revenues.

*RIGHT image entitled,*

"**Villages**" is similar to using the Fiscally Efficient center, but has multiple locations with smaller centers available for residents to live, work, shop, play and move through.

The DATA presented in the Table/chart allows Comparison and Contrast of costs/impacts for each style of growth--illustrated in the three maps.

Text summary of chart data in .ppt (& .pdf):

**TABLE ... bold numeric comparisons** calculate the following:

"County Growth Policy" spreads new development on **90K acres**, needing **80 miles of new roads to build/maintain**--generates **only \$1,711 tax revenue** per acre.

"Fiscally Efficient" clusters higher density on **only 23K acres**, needing **25 miles of new roads to build/maintain**--generates **\$7,348 tax revenue** per acre.

"Villages" provides less dense clusters on **just 25 acres**, but needs **50 miles of new roads to build/maintain**--generating **\$6,684 tax revenue** per acre.

As you look this DATA over, think about growth alternatives and real consequences. For a sustainable future, the City of Sammamish must not just continue to fill in vacant lands.

>>2nd SLIDE of .ppt ~ Is a highly visual 3-Dimensional map showing the Taxable Market Value Density per acre. Hope the meaning literally *jumps-out* at you!

The colors and "stacks" account in **green** for about \$1million value per acre, increasing as **orange/red** to \$3 1/2 to 5million, and in **purple** shows **\$30,000,000 per acre tax value**.

This significant property tax value is achieved not by raising or implementing high taxes; but rather \$tax revenues increase significantly when multiple units are built and taxed upon the same square footage of land--stable & sustainable income for the City/community.

Council in Sammamish is concerned about sustainable revenues and concerns for any growth. See middle map scenario; it's named "Fiscally Efficient" from this Bozeman, MT study.

Infrastructure is more than just roads with traffic. Sustainability and overall cost must truly obtain data and consider water, sewer, and septic systems plus lengths/how widely dispersed.

[CLICK THROUGH the attached PDF to "see" in larger format of the different "futures" of a city as you consider Sammamish's future Shape, Vision, and any changes to Town Center.]

**Environmental impacts are greater** when more acres developed, miles of roads are added, less tax revenue is collected per acre, and housing needs and wants are not known/fulfilled.

Please really look, review, and honestly think about our City of Sammamish. What you choose to do (or not do), does indeed impact what, where, and how we all live.

My ASK: Consent Agenda Item#4

Direction for BERK Consulting contract, &/or in amendments (for GMHB Remand and EIS Scoping for DS), please consider the "Enrich & Sustain platform" and get the DATA for housing.

Sincerely, Mary Wictor 425-283-7253 mobile  
425-836-9819 home/office  
Resident owner in City of Sammamish since 6/2000

**BACKGROUND**\*\*\*\*\*  
\*\*\*\*\*

P.S. Excerpts herein were taken from an actual 54-page report/study that provided these real examples as illustrated with data shown/provided:

**Envision Tomorrow** Consultant: Sanderson Stewart (Bozeman, MT) / Land Planning

P.P.S. **Taxable Market Value Density** 3-D interactive map:

You can look interactively at this type of data using the GIS map link from the City of Bozeman... just click this link below:

<https://bozeman.maps.arcgis.com/apps/webappviewer3d/index.html?id=d47d3682a2594b719df4d637f9a62479>

Otherwise navigate to this information and interactive 3-D map as follows:

<https://www.bozeman.net/government/gis-mapping/additional-useful-maps> and click on **RED** housing % scale

+++++ Reference: Date: Tue, **Apr 7, 2020** at 2:13 PM & Date: Tue, **Mar 17, 2020** at 1:46 PM  
Subject: Fw: *Excerpt side-by-side Visual Comparisons & #'s ~ related to Town Center (better outcome / less impact to 2020 Work Plan) for 3-17-2020*

In Sammamish City Council TUE 3/17/2020 packet, **I supported and urged choosing Option 3 on page 124 of 177 in that Revised Agenda Packet.** Mtg cancelled --> 3/24/2020.  
[Allowing most of the 2020 Work Plan to move forward, as currently budgeted.]

**Focus or more-detailed summary of Growth Alternatives:**

**General County Growth Policy**

Scenario Map #2: Loosely encourages development near existing communities/cities

+higher density development near the city and lower density farther away  
[Note: "Sprawl" effect -- development occurs widely across the entire area on all available lands.  
This "yellow" mapped area is big covering the most area of all scenarios. Visually compare versus the two other maps.]

**Fiscally Efficient**

Scenario Map #3: The guiding principle to focus growth in and around city center, thus reducing costs related to new infrastructure

+Emphasizes small-lot single family homes and apartments  
+Large lot subdivisions are minimized  
+*Understanding Smart Growth Savings* by Todd Litman/Victoria Transport Policy Institute (Canada) 2011 paper  
cites previous studies of infrastructure costs in urban, rural, and low density suburban development areas  
+Supports compact development as a fiscally efficient approach to development, via map and numbers reflecting that analysis

**Villages**

Scenario Map #4: The guiding principle is that growth is focused to create self-sufficient villages. Each village has a...

+live-work core for zero commute housing, with  
+all services and entertainment available within walking distance  
+encourages more commercial development away from the city center, to encourage development of villages

**Chart with Numeric Comparisons**

	<b>County Policy</b>	<b>Fiscally Efficient</b>	<b>Villages</b>
New Developed acres	90,000	<b>23,000</b>	25,000
People per Net acre	3.1	12.6	11.1
Housing units per Net Residential acre	2.6	9.0	6.5
Total New Roads needed in miles	80	<b>25</b>	51
Total new private wells & septic systems	2,623	309	523
Property tax revenue per acre estimated	\$1,711	<b>\$7,348</b>	\$6,684

**Data needed / Key Points**

**There is more than one way to grow. Land use patterns over a large area can significantly vary depending on goals and policies implemented.**

*These 3 selected example Scenarios show how policy decisions can affect long term and permanent outcomes.*

Last, but not least... and likely most important:

I have also talked with citizen Paul Stickney and read his inputs. I strongly feel information is missing regarding our City's housing. We need data on needs and wants plus to talk about housing as a community. Then we can get informed public opinion, so that housing can be optimized based on what exists, what can/should be built, and how our city will operate including finances that are sustainable while protecting our character, environment, while also addressing traffic and all essential infrastructure.

Sincerely, Mary Wictor (input from March as COVID-19 restrictions began & April 2020)  
20-year Sammamish owner & resident

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**2 attachments**

 **Realistic & Relevant Growth ALTERNATIVES re. BERK-Remand-EIS DS.ppt**  
514K

 **Binder1 DATA with Bozeman MT Gallatin County GROWTH SCENARIOS 5pg excerpt.pdf**  
4720K

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**Lita Hachey** <lhachey@sammamish.us>  
To: Mary Wictor <wictormary@gmail.com>

Tue, Jul 21, 2020 at 4:57 PM

Received.

*Thank you,*

*Lita Hachey, CMC*

City Clerk  
City Manager's Office  
City of Sammamish

425-295-0512

**PLEASE NOTE:**

Make a **PUBLIC RECORDS REQUEST** online using the [Public Records Request Form](#).

Locate **NEW DEVELOPMENTS** in Sammamish at [Development Activity Map](#).

Need information about a **PERMIT**? Visit [MyBuildingPermit.com](#) and perform an [Advanced Search](#) to search by permit number or address.

Find **AS-BUILT** subdivision plan sets at [Engineering Asbuilt Vault](#)

**LICENSE** your **PET**. Be a hero for animals. [Purchase Sammamish Pet License Online](#) or at Sammamish City Hall.

**\*\*During the COVID-19 outbreak I am working remotely, away from City Hall.\*\***

**\*\*\*My scheduled work hours are Monday through Friday, from 8:00 AM to 4:30 PM. \*\*\***

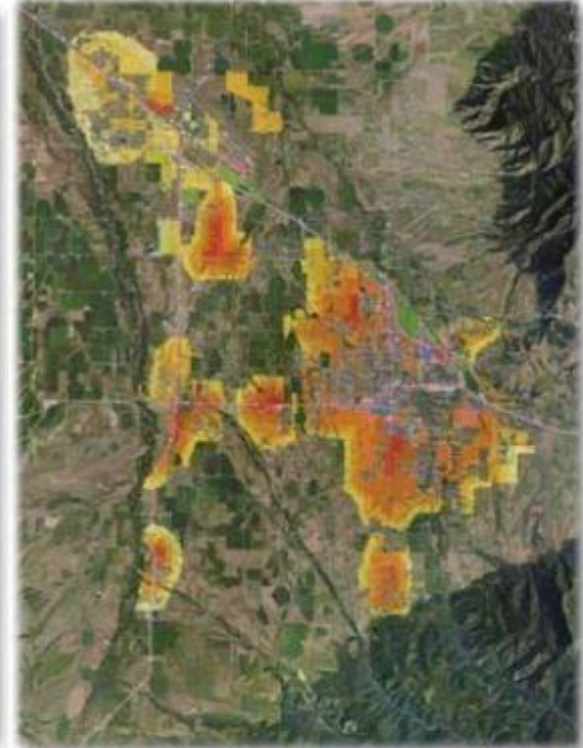
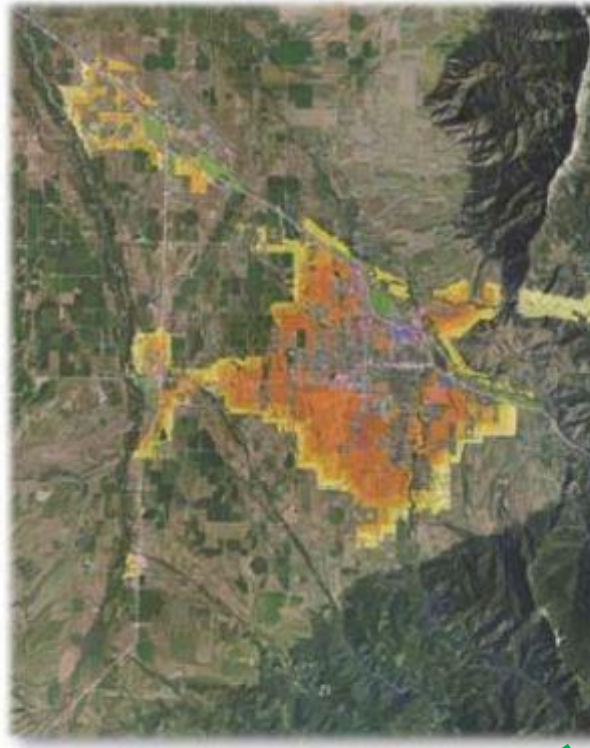
**\*\*\*\*DUE TO COVID-19 PREVENTION MEASURES, THE SAMMAMISH CITY HALL IS CURRENTLY CLOSED TO THE PUBLIC.** Your patience is appreciated during this time.

*Please be aware that email communication with Council Members or City staff is a public record and is subject to disclosure upon request.*

County Growth Policy

Fiscally Efficient

Villages



Side-by-side excerpts (MW 3-17-2020)

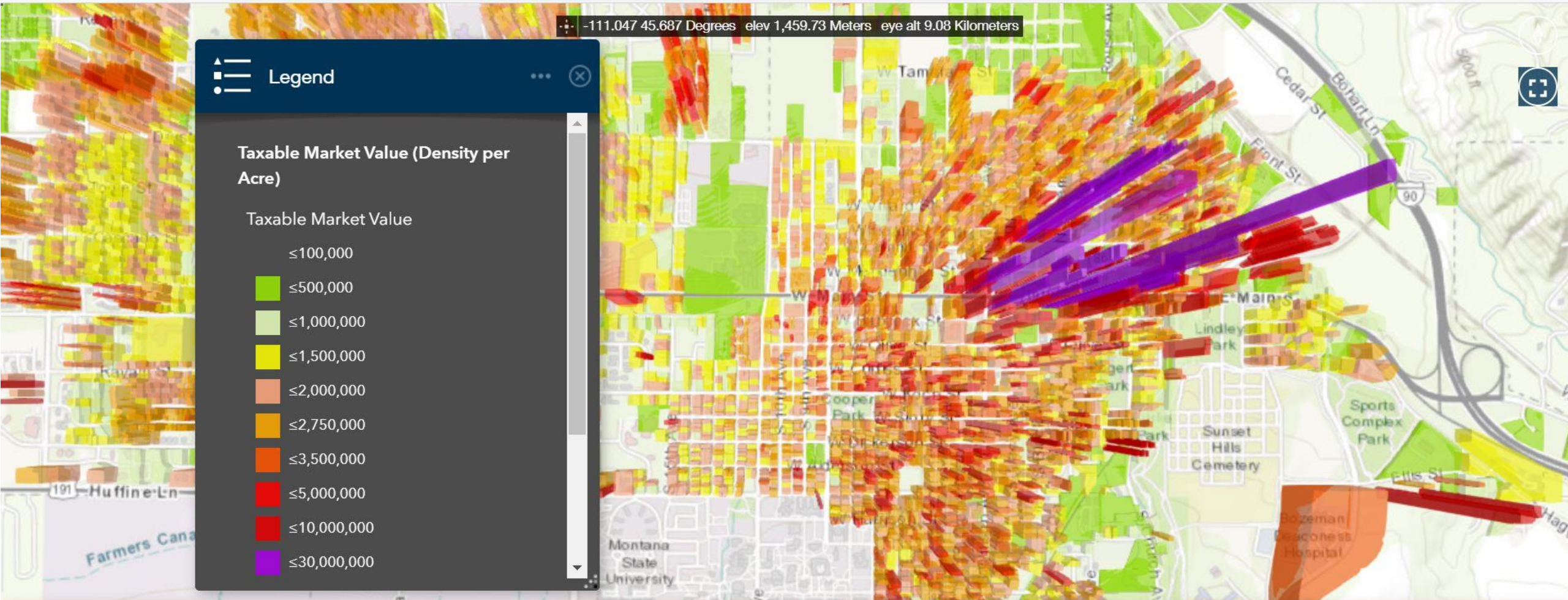
		Gallatin Growth Policy	Fiscally Efficient	Villages
<b>New ACRES Developed</b>	<i>New Developed Acres</i>	90K 89,961	<b>23K</b> 22,707	25K 24,805
	<i>People per Net Acre</i>	3.1	12.6	11.1
	<i>Housing Units per Net Residential Acre</i>	2.6	9.0	6.5
<b>New ROAD miles</b>	<i>Total New Roads needed, in miles</i>	80mi 80.48	<b>25mi</b> 25.04	50mi 50.8
	<i>Total new private wells and septic systems</i>	2,623	309	523
	<i>Property Tax Revenue, per acre, estimated</i>	\$1,711	\$7,348	\$6,684
<b>Estimated Property TAX REVENUE per Acre</b>		\$1700	<b>\$7400</b>	\$6700



Compare/Contrast  
Data & Alternatives

Factors of 3x to 4x!

# Taxable market value 3-D/density: 1/2 – \$30mil/acre



Re: *Consent Agenda #4*

**BERK Contract  
GMHB Remand  
& EIS Scoping**

Public Comment by Mary Wictor [ex: Bozeman, MT]

*TUE 7/21/2020 (Packet pgs 47-57 of 473)*

Sammamish City Council Regular Meeting



# GALLATIN 2050 SCENARIO 2: GALLATIN GROWTH POLICY

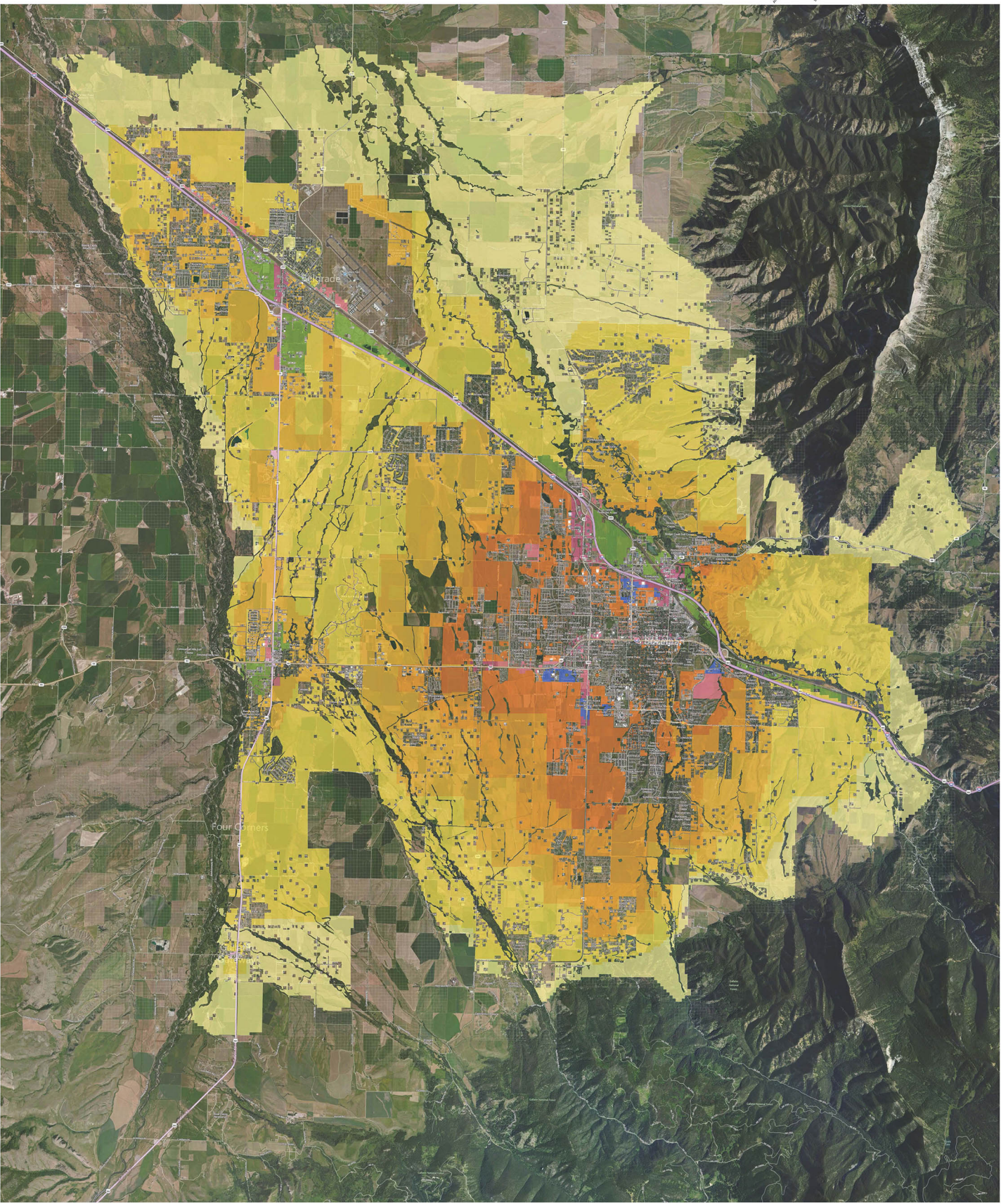
(GROWTH AT 1 DU / 160 ACRES OUTSIDE URBAN GROWTH AREA')

POPULATION INCREASE 126,500

7/23/2013



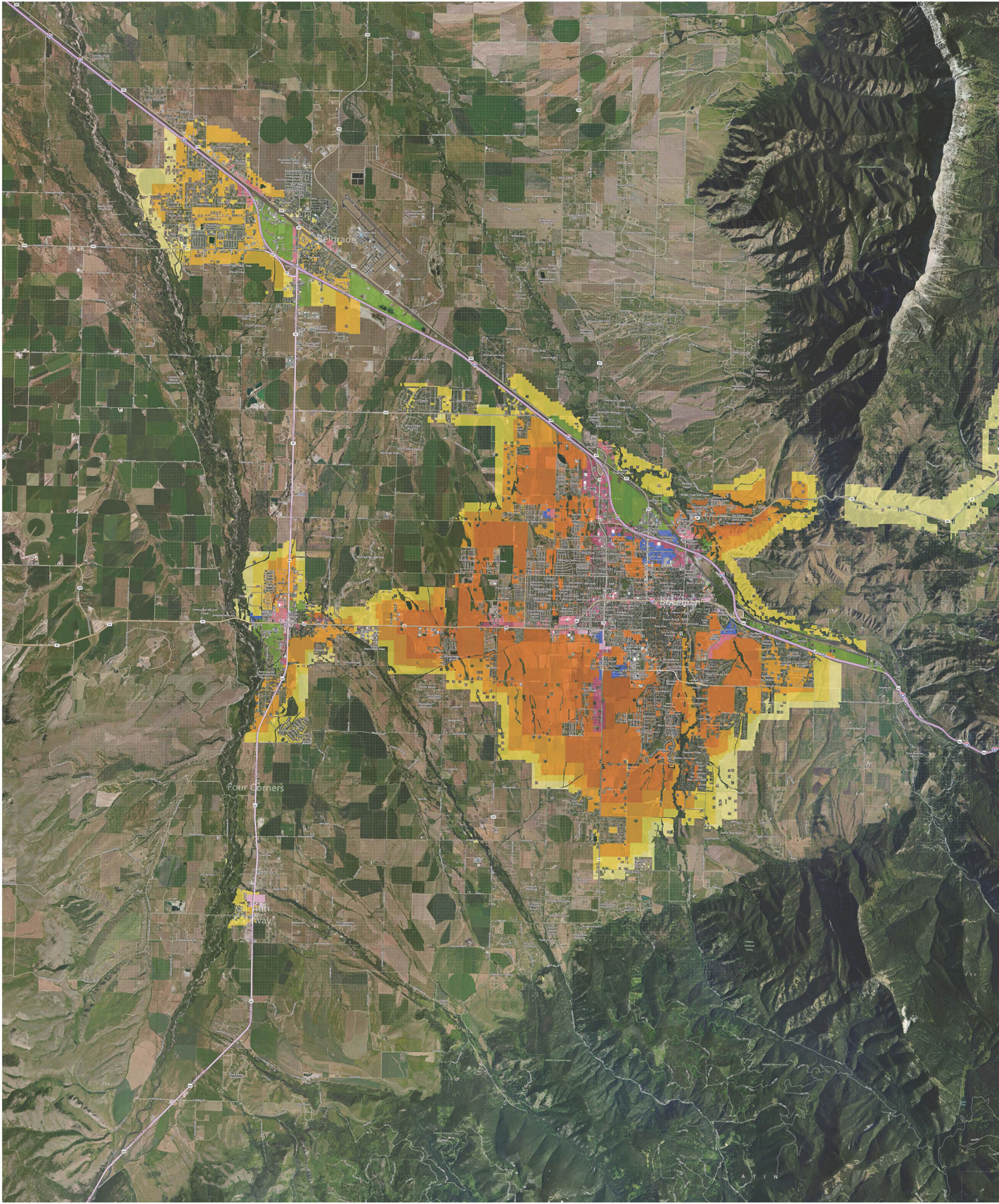
Guiding Principle: Growth is guided by the current Gallatin Growth Policy. This policy loosely discourages development in areas currently at less than one unit per 160 acres.



# GALLATIN 2050 SCENARIO 3: FISCALLY EFFICIENT

(“HIGH DENSITY”) POPULATION INCREASE 126,500 7/23/2013

Guiding Principle: Growth is focused in the existing communities of Bozeman, Belgrade, and Four Corners. This strategy emphasizes small-lot single family homes and apartments. 20-acre lots and 5-acre lots are minimized.

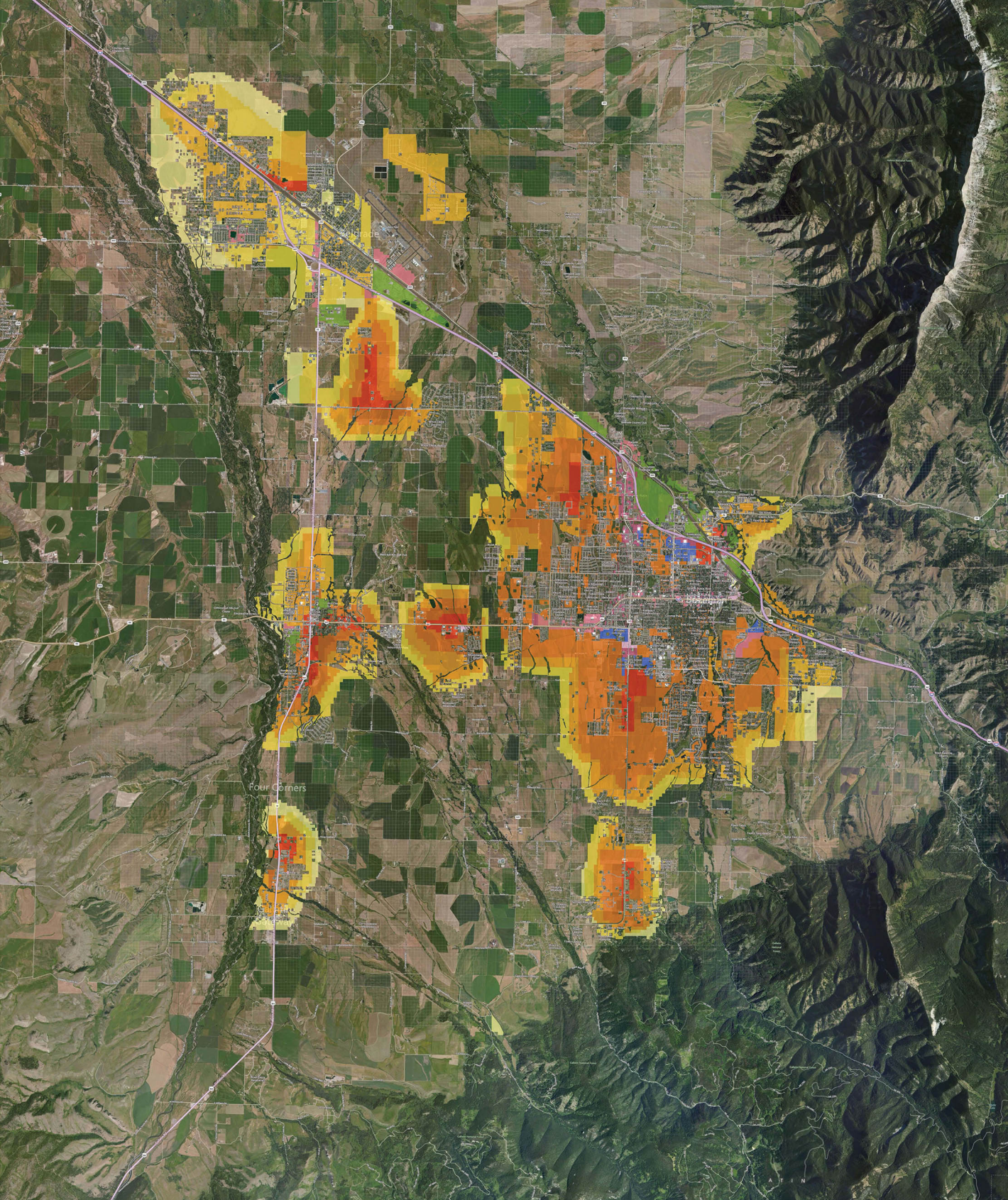


# GALLATIN 2050 SCENARIO 4: VILLAGES

POPULATION INCREASE 126,500 7/23/2013



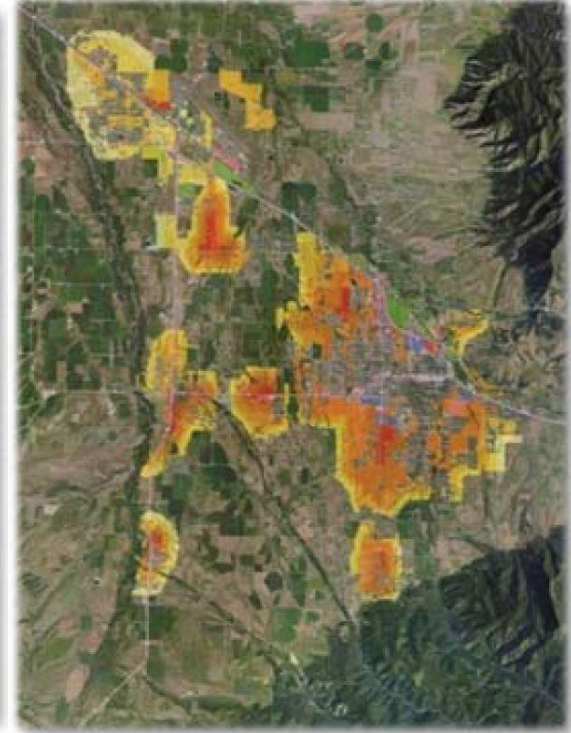
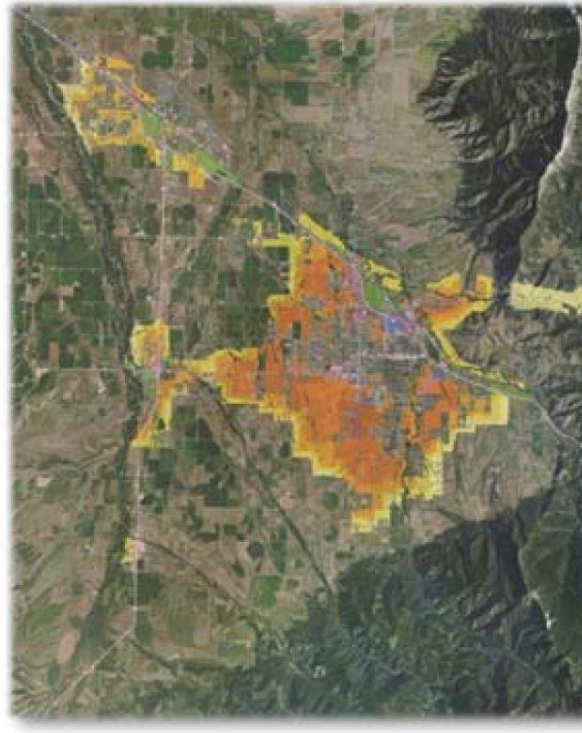
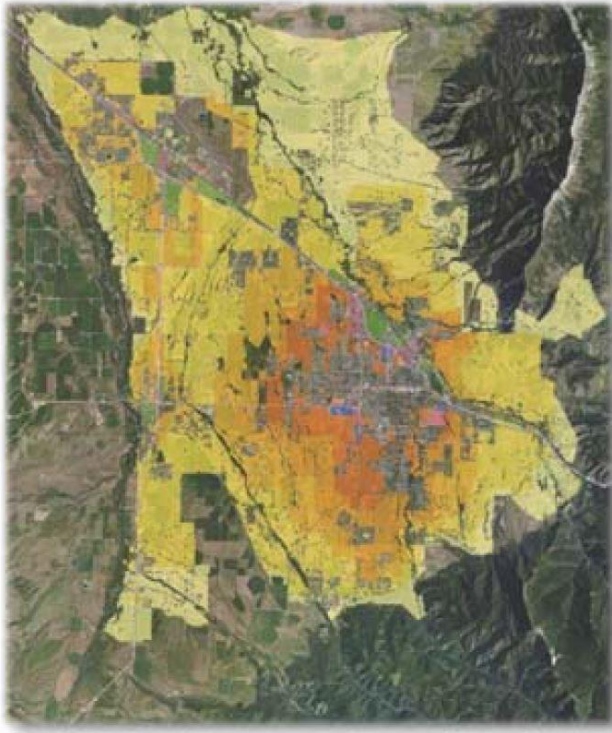
Guiding Principle: Growth is focused in self-sufficient villages. Each village has a live-work core for zero commute housing, with all services and entertainment available within walking distance. Each village has a localized wastewater system based on natural biological treatment of waste water.



**County Growth Policy**

**Fiscally Efficient**

**Villages**



Side-by-side excerpts (MW 3-17-2020)

	<b>Gallatin Growth Policy</b>	<b>Fiscally Efficient</b>	<b>Villages</b>
<i>New Developed Acres</i>	89,961	22,707	24,805
<i>People per Net Acre</i>	3.1	12.6	11.1
<i>Housing Units per Net Residential Acre</i>	2.6	9.0	6.5
<i>Total New Roads needed, in miles</i>	80.48	25.04	50.8
<i>Total new private wells and septic systems</i>	2,623	309	523
<i>Property Tax Revenue, per acre, estimated</i>	\$1,711	\$7,348	\$6,684

# GALLATIN TRIANGLE PLANNING STUDY

Recommendations for Regional Planning Cooperation for  
Gallatin County  
City of Belgrade  
City of Bozeman



September 17, 2014