Exhibit 1

Planning Commission

Date: December 4, 2008

To: Sammamish City Council

From: Erica Tiliacos, Chair, and Tom Vance, Co-Chair, Planning Commission

Re: Planning Commission Recommended Draft Shoreline Master Program

The Planning Commission is pleased to recommend the Planning Commission Recommended Draft Shoreline Master Program. We look forward to discussing these recommendations with you at an upcoming Council meeting.

Background

The Shoreline Master Program update has been in process since early 2006, and is in response to the State of Washington’s requirement that all jurisdictions containing “shorelines of the state” update their existing SMP to meet the State’s Shoreline Management Act guidelines of 2003. The City has been using the 1978 King County SMP. Once updated, the SMP will more clearly help the City balance shoreline development with the preservation of shoreline ecology in a way that is tailored to our local needs while meeting the requirements of the Act.

The goal of the SMA is “to prevent the inherent harm in an uncoordinated and piecemeal development of the state’s shorelines.” The Act establishes a broad policy giving preference to shoreline uses that: protect the quality of water and the natural environment, depend on proximity to the shoreline (“water-dependent uses”), and preserve and enhance public access or increase recreational opportunities for the public along shorelines. The 2003 State Guidelines impose an additional requirement that jurisdictions adopt shoreline programs that result in “no net loss” of shoreline ecological functions, and that programmatically address the cumulative impacts of potential developments over time.

The SMP process has produced three primary documents to date. They include 1) the Shoreline Inventory and Characterization Report which informs the community about local shoreline characteristics and serves as a baseline upon which to evaluate progress, 2) the Restoration Plan which identifies opportunities for improving shoreline ecological functions, and 3) the actual Shoreline Master Program which includes goals, policies and regulations for implementing the program.
This Planning Commission Recommended Draft Shoreline Master Program is the result of numerous Planning Commission meetings, outreach efforts, public hearings and deliberations. A Public Review Draft SMP was published and distributed in September, 2008, and a month-long public comment period drew 95 written and verbal public comments. In all, we have received nearly 500 comments provided verbally, by email, regular mail or in comment forms. They have been summarized and addressed in a comment matrix that has been actively maintained throughout the update process. Staff has also compiled numerous reference articles and regularly updated the SMP web page. A summary of our efforts is provided in the attached Public Participation Summary 2006-2008.

Planning Commission Recommendation

The packet accompanying this memo includes the Planning Commission Recommended Draft Shoreline Master Program and the Public Participation Summary 2006-2008. This version of the Draft SMP is red-lined so that you can see where the Commission responded to public testimony and/or new information during our formal public input process. The SMP update can be thought of as a “stand-alone” policy and regulatory document because SMP regulations apply within parcels subject to shorelines jurisdiction. The SMP is also proposed to be adopted as a replacement Chapter 25 in the Sammamish Municipal Code, and to work in conjunction with adopted critical area regulations (Chapter 21A.50) and other applicable codes.

This recommendation is made by a majority of Commissioners, and I want to recognize the contributions from all our members in this process. A minority report is also included in your packet. Thank you for the opportunity to present our recommendations. We are looking forward to the Council’s review and adoption of an updated Shoreline Master Program.

If you have any questions, please contact Kamuron Gurol, Community Development Director at 425-295-0520 or kgurol@ci.sammamish.wa.us.