

## AGENDA

### City Council Special Meeting - Revised

5:30 PM - Tuesday, November 20, 2018

City Hall Council Chambers, Sammamish, WA

Page		Estimated Time
	<b>CALL TO ORDER</b>	<b>5:30 pm</b>
	<b>ROLL CALL</b>	
	<b>APPROVAL OF AGENDA</b>	
	<b>UNFINISHED BUSINESS</b>	
4 - 36	1. <b>Emergency ordinance:</b> Adopting Interim Development Regulations Regarding The Transportation Concurrency And Level Of Service For Road Corridors And Segments As Authorized By The Growth Management Act; Providing For Severability; And Declaring An Emergency. <a href="#">View Agenda Item</a>	
	<b>PLEDGE OF ALLEGIANCE</b>	<b>6:30 pm</b>
	Cub Scout Pack 556 to perform the Flag Ceremony and led the Pledge of Allegiance.	
	<b>PUBLIC COMMENT</b>	<b>6:35 pm</b>
	<b>Note:</b> <i>This is an opportunity for the public to address the Council. Three-minutes limit per person or five-minutes if representing the official position of a recognized community organization. If you would like to show a video or PowerPoint, it must be submitted or emailed by 5 pm, the end of the business day, to the City Clerk, Melonie Anderson at <a href="mailto:manderson@sammamish.us">manderson@sammamish.us</a>. Please be aware that Council meetings are videotaped and available to the public.</i>	
	<b>CONSENT CALENDAR</b>	<b>7:05 pm</b>
37 - 43	2. <b>Approval:</b> Claims For Period Ending November 20, 2018 In The	

Amount Of \$2,349,834.81 For Check No. 52156 Through 52287

[View Agenda Item](#)

44 - 50 3. **Approval:** Minutes for the October 16, 2018 Regular Meeting

[View Agenda Item](#)

51 4. **Approval:** Notes from the October 22, 2018 Special Study Session

[View Agenda Item](#)

52 5. **Approval:** Notes for the November 5, 2018 Study Session

[View Agenda Item](#)

53 - 60 6. **Approval:** Minutes for the November 6, 2018 Regular Meeting

[View Agenda Item](#)

### PRESENTATIONS / PROCLAMATIONS

7:10 pm

61 7. **Proclamation:** Small Business Saturday

[View Agenda Item](#)

62 - 91 8. **Approval Contract Award:** Big Rock Park – Site B, Phase I Improvements Planning and Design/ KPG Interdisciplinary Design

[View Agenda Item](#)

### PUBLIC HEARINGS

7:25 pm

92 - 142 9. **Ordinance:** Amending Chapter 13.15 Of The City Of Sammamish Municipal Code Authorizing Collection Of Surface Water System Development Charges; Providing For Severability; And Establishing An Effective Date

[View Agenda Item](#)

143 - 150 10. **Ordinance:** Authorizing Use Of Condemnation Pursuant To Chapter 8.12 RCW As Required For The Lower Commons To Big Rock Park Trail; Authorizing Payment Therefore From The City's Parks Capital Improvement Program Fund; Providing For Severability; And Establishing An Effective Date

[View Agenda Item](#)

### NEW BUSINESS

8:25 pm

151 - 165 11. **Resolution:** Amending Resolution R2018-798 The City's Master Fee Schedule

[View Agenda Item](#)

166 - 169 12. **Resolution:** Establishing Medical Insurance Premium Contribution Rates

[View Agenda Item](#)

### COUNCIL REPORTS/ COUNCIL COMMITTEE REPORTS

9:25 pm

- 170 13. **Report:** Mayor Christie Malchow  
[View Report](#)
- 171 - 172 14. **Report:** Councilmember Pam Stuart  
[View Report](#)
- 173 - 175 15. **Minutes:** October 11, 2018 Finance Committee Regular Meeting  
[View Agenda Item](#)

**CITY MANAGER REPORT**

**EXECUTIVE SESSION – IF NECESSARY**

**ADJOURNMENT**

**10:00 pm**

**LONG TERM CALENDAR**

- 176 - 178 [View Calendar](#)

City Council meetings are wheelchair accessible. American Sign Language (ASL) interpretation is available upon request. Please phone (425) 295-0500 at least 48 hours in advance. Assisted Listening Devices are also available upon request.

# Agenda Bill

City Council Special Meeting  
November 20, 2018



<b>SUBJECT:</b>	Emergency ordinance adopting roadway V/C LOS standards.		
<b>DATE SUBMITTED:</b>	October 11, 2018		
<b>DEPARTMENT:</b>	Public Works		
<b>NEEDED FROM COUNCIL:</b>	<input checked="" type="checkbox"/> Action <input type="checkbox"/> Direction <input type="checkbox"/> Informational		
<b>RECOMMENDATION:</b>	Review and adopt emergency ordinance establishing roadway volume to capacity level of service standards.		
<b>EXHIBITS:</b>	<a href="#">1. Exhibit 1 - Ordinance V/C LOS 14A 21A redlined</a> <a href="#">2. Exhibit 2 - Ordinance V/C LOS 14A 21A clean</a> <a href="#">3. Exhibit 3 - HCM Modified Capacity Methodology Memo</a>		
<b>BUDGET:</b>			
Total dollar amount	N/A	<input type="checkbox"/>	Approved in budget
Fund(s)	N/A	<input checked="" type="checkbox"/>	Budget reallocation required
		<input type="checkbox"/>	No budgetary impact
<b>WORK PLAN FOCUS AREAS:</b>			
<input checked="" type="checkbox"/> Transportation	<input type="checkbox"/> Community Safety		
<input type="checkbox"/> Communication & Engagement	<input checked="" type="checkbox"/> Community Livability		
<input type="checkbox"/> High Performing Government	<input type="checkbox"/> Culture & Recreation		
<input type="checkbox"/> Environmental Health & Protection	<input checked="" type="checkbox"/> Financial Sustainability		

**NEEDED FROM COUNCIL:**  
Review and adopt emergency ordinance establishing roadway volume to capacity level of service standards.

**KEY FACTS AND INFORMATION SUMMARY:**  
Summary  
 The emergency ordinance (Exhibit 1) revises SMC Chapters 14A.05, 14A.10 and 21A.15 to establish road corridor and segment level of service (LOS) standards as the volume to capacity (V/C) ratios of up to and including 1.1 for corridors and 1.4 for segments, respectively, for the City’s principal and minor arterials. The roadway standards shall be applied per the City’s traffic model’s AM and PM peak hours

in each direction. East Lake Sammamish Parkway NE and East Lake Sammamish Parkway SE corridors and segments are excluded from concurrency.

#### Background

After much analysis and discussion, the Council affirmed their preferred concurrency policy to be an intersection-wide, volume weighted average delay approach with a Level of Service (LOS) of C for minor and collector arterials, and an LOS of D for principal arterials, with allowance for LOS E where LOS D cannot be achieved with three approach lanes per direction in February, 2018. Council unanimously approved emergency amendments to the Comprehensive Plan and updates to the affected codes that reflect this revised concurrency policy on [September 18, 2018](#). They also directed staff to return in October to discuss three options to establish roadway LOS standards to be included in the concurrency program.

The project team met with Council on [October 1, 2018](#), [October 16, 2018](#), [October 22, 2018](#), and [November 13, 2018](#) to further discuss the Council's options for establishing a LOS for road corridors and segments and answer questions. Over the course of those meetings, Council directed staff to:

- Use principal and minor arterial corridors and segments as defined in the 2017 draft Comp Plan update but do not include East Lake Sammamish Parkway NE or East Lake Sammamish Parkway SE.
- Modify the HCM, 6th Edition method by incorporating the Florida DOT's adjustments to the HCM's base capacity if left turn pockets, right turn lanes, medians, flashing yellow arrows, or Intelligent Transportation System technologies are present (Attachment A).
- Set the V/C LOS standard ratio of up to and including 1.1 for corridors and 1.4 for segments, respectively.

#### Next steps

The attached emergency ordinance documents and codifies the changes per the Council's direction described above. Since this is an emergency ordinance, the Planning Commission review of the ordinance and a public hearing are required to be completed within 60 days of adoption. It is important to note that with the adoption of the road LOS standards, the Sahalee Way - 228th Avenue North corridor failure is not addressed in the adopted 2019-2024 TIP.

#### **FINANCIAL IMPACT:**

It is unknown what the financial impact is until the Council approves the scope of work needed to address their concerns.

#### **OTHER ALTERNATIVES CONSIDERED:**

None.

#### **RELATED CITY GOALS, POLICIES, AND MASTER PLANS:**

[Comprehensive Plan](#) - [Transportation Element](#)

**CITY OF SAMMAMISH  
WASHINGTON  
ORDINANCE NO. 02018-**

**AN ORDINANCE OF THE CITY OF SAMMAMISH, WASHINGTON, ADOPTING INTERIM DEVELOPMENT REGULATIONS REGARDING THE TRANSPORTATION CONCURRENCY AND LEVEL OF SERVICE FOR ROAD CORRIDORS AND SEGMENTS AS AUTHORIZED BY THE GROWTH MANAGEMENT ACT; PROVIDING FOR SEVERABILITY; AND DECLARING AN EMERGENCY**

WHEREAS, within the express terms of the Growth Management Act, the Washington State Legislature has specifically conferred upon the governing bodies of Washington cities the right to establish and adopt interim development regulations; and

WHEREAS, to promote public health, safety, aesthetics, and welfare, the City of Sammamish ("City") provides development regulations regarding transportation concurrency, which require that adequate public facilities are in place to serve new development as it occurs or within a specified time period as required by the Growth Management Act; and

WHEREAS, the City has determined that development regulations for the City's transportation concurrency and level of service policies as currently codified in Sammamish Municipal Code ("SMC") Chapters 14A.05, 14A.10 and 21A.15 are not fully accomplishing the goals set forth in the Sammamish Comprehensive Plan regarding level of service standards for road corridors and segments; and

WHEREAS, the City has determined that interim development regulations adopted under the provisions of RCW 36.70A.390 are necessary to allow adequate time for the City to effectively analyze and determine if current development regulations are sufficient to address transportation concurrency and level of service within the City;

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SAMMAMISH, WASHINGTON, DO ORDAIN AS FOLLOWS:**

**Section 1. Findings of Fact.** The recitals set forth above are hereby adopted as the City Council's initial findings of fact in support of the interim development regulations adopted herein. The City Council may, in its discretion, adopt additional findings after the public hearing referenced in Section 4 of this Ordinance.

**Section 2. Adoption of Interim Zoning Regulations.** The City Council hereby adopts the interim development regulations as set forth in Attachment A to this Ordinance amending Chapters 14A.05, 14A.10, and 21A.15 SMC.

**Section 3. Effective Duration of Interim Development Regulations.** The interim development regulations set forth in this Ordinance shall be in effect for a period of six (6) months from the effective date of this Ordinance and shall automatically expire at the conclusion of that six-month period unless sooner repealed.

**Section 4. Public Hearing.** The City Council will hold a public hearing at the City Council's regular meeting on January 8, 2019, or as soon thereafter as the business of the City Council shall permit, in order to take public testimony and to consider adopting further findings of fact.

**Section 5. Referral to the City Manager.** The City Council requests that the City Manager and his staff work diligently with the City Council to formulate and adopt permanent regulations.

**Section 6. Severability.** Should any section, paragraph, sentence, clause or phrase of this Ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this Ordinance be pre-empted by state or federal law or regulation, such decision or pre-emption shall not affect the validity of the remaining portions of this Ordinance or its application to other persons or circumstances.

**Section 7. Effective Date.** This Ordinance, as a public emergency ordinance necessary for the protection of the public health, public safety, public property, and public peace, shall take effect and be in full force immediately upon its adoption. Pursuant to *Matson v. Clark County Board of Commissioners*, 79 Wn. App. 641, 904 P.2d 317 (1995), non-exhaustive underlying facts necessary to support this emergency declaration are included in the "WHEREAS" clauses, above, all of which are adopted by reference as findings of fact as if fully set forth herein.

**ADOPTED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF ON THE 20th DAY OF NOVEMBER, 2018.**

CITY OF SAMMAMISH

\_\_\_\_\_  
Mayor Christie Malchow

ATTEST/ AUTHENTICATED:

\_\_\_\_\_  
Melonie Anderson, City Clerk

Approved as to form:

\_\_\_\_\_  
Michael R. Kenyon, City Attorney

Filed with the City Clerk:  
First Reading:  
Passed by the City Council:  
Date of Publication:  
Effective Date:

## Attachment A

### Chapter 14A.05 DEFINITIONS

#### 14A.05.010 Definitions.

The following words and terms are defined pursuant to RCW 82.02.090 and shall have the following meanings for the purposes of this title, unless the context clearly requires otherwise. The following words, terms, and definitions shall apply to all portions of this title, except as specifically superseded by definitions set forth elsewhere in this title.

“Concurrency test” means the determination of an applicant’s impact on transportation facilities by the comparison of the City’s adopted level of service standards to the projected level of service at intersections or road corridors or segments with the proposed development.

...

“Level of service standards” means the City’s defined performance standards for its adopted concurrency intersections and road corridors and segments, as defined in ~~the City’s Comprehensive Plan~~ section 14A.10.050.

### Chapter 14A.10 CONCURRENCY

#### 14A.10.010 Concurrency requirement.

(1) In accordance with RCW 36.70A.070(6)(b), the City must adopt and enforce ordinances which prohibit development approval if the development causes the level of service on a locally owned transportation facility to decline below the standards defined in section 14A.10.050 ~~adopted in the transportation element of the City’s comprehensive plan~~, unless transportation improvements or strategies to accommodate the impacts of development are made concurrent with the development. These strategies may include increased public transportation service, ride sharing programs, demand management, and other transportation systems management strategies. For the purposes of the City’s concurrency requirement, “concurrent with the development” shall mean that improvements or strategies are in place at the time of development, or that a financial commitment is in place to complete the improvements or strategies within six years.

(2) The City shall not issue a development permit until:

- (a) A certificate of concurrency has been issued; or
- (b) The applicant has executed a concurrency test deferral affidavit where specifically allowed; or
- (c) The applicant has been determined to be exempt from the concurrency test as provided in SMC 14A.10.030(1).

#### 14A.10.020 Application for certificate of concurrency.

(1) Each applicant for a comprehensive plan amendment requesting property redesignation or zone reclassification, except as provided in SMC 14A.10.030(1), shall elect one of the following options:

- (a) Apply for a certificate of concurrency; or
- (b) Execute a concurrency test deferral affidavit.

(2) Each applicant for a planned action, subdivision (including a preliminary plat, short plat, or binding site plan and revisions or alterations which increase the number of dwelling units or trip generation), mobile home park, a master site plan, urban planned development, conditional use permit, or site development permit shall apply for a certificate

of concurrency, unless a certificate has been issued for the same parcel in conjunction with a comprehensive plan amendment or zone reclassification, or except as provided in SMC 14A.10.030(1).

(3) Each applicant for a building permit or certificate of occupancy for a change in use shall apply for a certificate of concurrency, unless a certificate has been issued for the same parcel in conjunction with subsections (1) or (2) of this section, or except as provided in SMC 14A.10.030(1).

(4) Applicants for a certificate of concurrency may designate the density and intensity of development to be tested for concurrency, provided such density and intensity shall not exceed the maximum allowed for the parcel. If the applicant designates the density and intensity of development, the concurrency test will be based on and applicable to only the applicant's designated density and intensity. If the applicant does not designate density and intensity, the concurrency test will be based on the maximum allowable density and intensity.

**14A.10.030 Exemptions from concurrency test.**

(1) The following developments are exempt from this chapter, and applicants may submit applications, obtain development permits and commence development without a certificate of concurrency:

(a) Any development permit for the following development because it creates insignificant and/or temporary additional impacts on any public facility:

(i) Right-of-way use;

(ii) Street improvements, including new streets constructed by the City of Sammamish;

(iii) Street use permits;

(iv) Utility facilities which do not impact public facilities, such as pump stations, transmission or collection systems, and reservoirs;

(v) Expansion of an existing nonresidential structure that results in the addition of 100 square feet or less of gross floor area and does not add residential units or accessory dwelling units as defined in SMC 21A.15.345 to 21A.15.370;

(vi) Expansion of a residential structure provided the expansion does not result in the creation of an additional dwelling unit or accessory dwelling unit as defined in SMC 21A.15.345 to 21A.15.370;

(vii) Miscellaneous non-traffic generating improvements, including, but not limited to, fences, walls, swimming pools, sheds, and signs;

(viii) Demolition or moving of a structure; or

(ix) Tenant improvements that do not generate additional trips.

**14A.10.040 Concurrency test.**

(1) The City shall perform a concurrency test for each application for a certificate of concurrency. The public works director, or his/her designee, shall use the following methods to conduct the concurrency test for each type of public facility:

(a) For individual single-family residential building permit applications on existing lots, or other land use permits that generate less than 10 trips during an individual peak hour, the city will run a concurrency test after permit applications have been received that collectively result in 10 or more trips during an individual peak hour; provided, however, that a concurrency certificate can be issued without conducting the concurrency test when fewer than 10 accumulated trips have been generated since the last concurrency test; or

(b) For all other development, review of each application compared to the capacity of the public facilities in accordance with the provisions of this chapter.

- (2) If the impact of the development does not cause the level of service to decline below the standards set forth in SMC 14A.10.050, the concurrency test is passed, and the applicant shall receive a certificate of concurrency.
- (3) If the impact of the development will cause the level of service to decline below the standards set forth in SMC 14A.10.050, the concurrency test is not passed, and the applicant may select one of the following options:
  - (a) Accept a 90-day reservation of public facilities that are available, and within the same 90-day period amend the application to meet the level of service standard set forth in SMC 14A.10.050, or
  - (b) Appeal the denial of the application for a certificate of concurrency, pursuant to the provisions of SMC 14A.10.080; or
  - (c) Arrange to provide for public facilities that are not otherwise available and that cause the level of service to rise to the standards set forth in SMC 14A.10.050.
- (4) The City shall conduct the concurrency test, as needed, in the order that completed applications are received by the City.
- (5) A concurrency test, and any resulting certificate of concurrency, shall be administrative actions of the City that are categorically exempt from the State Environmental Policy Act.

**14A.10.050 Level of service standards.**

(1) In conducting the concurrency test in accord with chapter 14A.10, the intersection LOS standards adopted in the Transportation Element of the Comprehensive Plan are LOS D for intersections that include principal arterials and LOS C for intersections that include minor arterials or collector arterials. The LOS for intersections with principal arterials may be reduced to E for intersections that require more than three approach lanes in any direction. The intersection standards shall be applied to both the morning and afternoon peak hours. The LOS standard for the higher road classification shall be the standard applied.

(2) In conducting the concurrency test in accord with chapter 14A.10, the road corridor and segment LOS standards are volume to capacity ratio of up to and including 1.1 for corridors and 1.4 for segments, respectively, for the City's principal and minor arterials. The roadway standards shall be applied per the City's traffic model's AM and PM peak hours in each direction. The 2016 and 2024 corridor and segment capacities and LOS standards are shown in Figure 1. The capacity was calculated by modifying the Highway Capacity Manual, 6<sup>th</sup> Edition methodology as described in the Measuring Concurrency for Segments and Corridors: HCM 6<sup>th</sup> Edition, Modified memo, dated November 16, 2018 by Kendra Breiland and Bianca Popescu, Fehr & Peers.

Segment*		AM Volume	PM Volume	Capacities	AM V/C		PM V/C		AM		PM	
					2016 HCM Mod	2016 HCM Mod	2016 HCM Mod	Corridor ≤1.1	Segment ≤1.4	Corridor ≤1.1	Segment ≤1.4	
East Lake Sammamish Parkway North Corridor	NB				1.52	0.78	Fail	Pass				
	SB				0.44	1.55	Pass	Fail				
1 E Lk Sammamish Pkwy, City limits - 196th Ave NE (Weber Pl) <sup>1</sup>	NB	1,145	586	705	1.62	0.83	Fail	Pass				
	SB	365	1,238		0.52	1.76	Pass	Fail				
2 E Lk Sammamish Pkwy, 196th Ave NE - NE 26th Pl	NB	1,198	614	705	1.70	0.87	Fail	Pass				
	SB	309	1,167		0.44	1.65	Pass	Fail				
3 E Lk Sammamish Pkwy, NE 26th Pl - NE Inglewood Hill Rd	NB	1,202	623	969	1.24	0.64	Pass	Pass				
	SB	358	1,209		0.37	1.25	Pass	Pass				
East Lake Sammamish Parkway Central Corridor	NB				0.61	0.65	Pass	Pass				
	SB				0.47	0.77	Pass	Pass				
4 E Lk Sammamish Pkwy, Inglewood Hill Rd – Louis Thompson Rd	NB	649	529	925	0.70	0.57	Pass	Pass				
	SB	363	759		0.39	0.82	Pass	Pass				
5 E Lk Sammamish Pkwy, Louis Thompson Rd NE – SE 8th St	NB	385	454	705	0.55	0.64	Pass	Pass				
	SB	335	546		0.48	0.77	Pass	Pass				
6 E Lk Sammamish Pkwy, SE 8th St – SE 24th Way	NB	345	523	705	0.49	0.74	Pass	Pass				
	SB	378	494		0.54	0.70	Pass	Pass				

East Lake Sammamish Parkway South Corridor				NB			0.53	1.02	Pass	Pass
				SB			0.87	0.80	Pass	Pass
7	E Lk Sammamish Pkwy, SE 24th Way – 212th Ave SE		705	NB	331	545	0.47	0.77	Pass	Pass
				SB	450	545	0.64	0.77	Pass	Pass
8	E Lk Sammamish Pkwy, 212th Ave SE – South City Limit		749	NB	429	881	0.57	1.18	Pass	Pass
				SB	750	620	1.00	0.83	Pass	Pass
Sahalee Way–228th Avenue North Corridor				NB			1.12	0.67	Fail	Pass
				SB			0.56	1.03	Pass	Pass
9	Sahalee Way/228th Ave NE, City Limit – NE 37th Way		951	NB	1,256	573	1.32	0.60	Pass	Pass
				SB	471	1,102	0.50	1.16	Pass	Pass
10	Sahalee Way/228th Ave NE, NE 37th Way - NE 36th St <sup>2</sup>		906	NB	1,043	547	1.15	0.60	Pass	Pass
				SB	474	989	0.52	1.09	Pass	Pass
11	Sahalee Way/228th Ave NE, NE 36th St - 223rd Ave NE <sup>2</sup>		906	NB	1,023	531	1.13	0.59	Pass	Pass
				SB	457	947	0.50	1.04	Pass	Pass
12	Sahalee Way/228th Ave NE, 223rd Ave NE – NE 25th Way		906	NB	950	545	1.05	0.60	Pass	Pass
				SB	450	840	0.50	0.93	Pass	Pass
13	228th Ave, NE 25th Way – NE 12th Pl <sup>3</sup>		906	NB	711	790	0.78	0.87	Pass	Pass
				SB	660	796	0.73	0.88	Pass	Pass
228th Avenue Central Corridor				NB			0.54	0.68	Pass	Pass
				SB			0.58	0.66	Pass	Pass
14	228th Ave, NE 12th Pl – NE 8th St/Inglewood Hill Rd		969	NB	727	894	0.75	0.92	Pass	Pass
				SB	807	870	0.83	0.90	Pass	Pass
15	228th Ave, NE 8th St/Inglewood Hill Rd – Main St		1,861	NB	808	1,058	0.43	0.57	Pass	Pass
				SB	1,024	1,052	0.55	0.57	Pass	Pass
16	228th Ave, Main St - SE 8th St <sup>4</sup>		1,861	NB	923	1,085	0.50	0.58	Pass	Pass
				SB	820	1,148	0.44	0.62	Pass	Pass
17	228th Ave, SE 8th St – SE 10th St		1,861	NB	854	1,209	0.46	0.65	Pass	Pass
				SB	954	1,078	0.51	0.58	Pass	Pass
18	228th Ave, Se 10th St – SE 20 <sup>th</sup> St		1,861	NB	1,086	1,303	0.58	0.70	Pass	Pass
				SB	1,087	1,233	0.58	0.66	Pass	Pass
228th Avenue South Corridor				NB			0.55	0.83	Pass	Pass
				SB			0.70	0.66	Pass	Pass
19	228th Ave, SE 20th St – Issaquah Pine Lake Rd SE		1,949	NB	1,128	1,426	0.58	0.73	Pass	Pass
				SB	1,136	1,341	0.58	0.69	Pass	Pass
20	228th Ave, Issaquah Pine Lake Rd SE – SE 43rd Way		969	NB	454	953	0.47	0.98	Pass	Pass
				SB	827	565	0.85	0.58	Pass	Pass
244th Avenue North Corridor				NB			0.39	0.40	Pass	Pass
				SB			0.48	0.42	Pass	Pass
21	244th Ave NE, NE 30th Pl - NE 20th St		705	NB	295	293	0.42	0.42	Pass	Pass
				SB	313	320	0.44	0.45	Pass	Pass
22	244th Ave NE, NE 20th St - NE 8th St		705	NB	320	334	0.45	0.47	Pass	Pass
				SB	467	350	0.66	0.50	Pass	Pass
23	244th Ave NE, NE 8th St – E Main St		925	NB	369	306	0.40	0.33	Pass	Pass
				SB	295	375	0.32	0.41	Pass	Pass
24	244th Ave NE/SE, E Main St - SE 8th St		881	NB	189	342	0.21	0.39	Pass	Pass
				SB	371	291	0.42	0.33	Pass	Pass
NE Inglewood Hill Road Corridor				EB			0.31	0.79	Pass	Pass
				WB			0.77	0.39	Pass	Pass
25	NE Inglewood Hill Rd, E Lk Sammamish Pkwy – 216th Ave		705	EB	180	678	0.25	0.96	Pass	Pass
				WB	681	288	0.97	0.41	Pass	Pass
26	NE Inglewood Hill Rd, 216th Ave NE – 228th Ave NE <sup>4</sup>		969	EB	334	560	0.34	0.58	Pass	Pass
				WB	480	364	0.50	0.38	Pass	Pass
NE 8th Street Corridor				EB			0.35	0.52	Pass	Pass
				WB			0.46	0.34	Pass	Pass
27	NE 8 <sup>th</sup> St, 228 <sup>th</sup> Ave NE – 235 <sup>th</sup> Ave NE		969	EB	385	554	0.40	0.57	Pass	Pass
				WB	461	344	0.48	0.36	Pass	Pass
28	NE 8 <sup>th</sup> St, 235 <sup>th</sup> Ave NE – 244 <sup>th</sup> Ave NE		881	EB	228	393	0.26	0.45	Pass	Pass
				WB	384	288	0.44	0.33	Pass	Pass
SE 8th Street Corridor				EB			0.28	0.40	Pass	Pass
				WB			0.63	0.32	Pass	Pass
29	SE 8 <sup>th</sup> St, 228 <sup>th</sup> Ave SE – 244 <sup>th</sup> Ave SE		925	EB	257	372	0.28	0.40	Pass	Pass
				WB	585	292	0.63	0.32	Pass	Pass
Issaquah-Pine Lake Road Corridor				EB/SB			0.97	0.83	Pass	Pass
				WB/NB			0.54	1.06	Pass	Pass
30	Issaquah-Pine Lk Rd, 228 <sup>th</sup> Ave SE - SE 32 <sup>nd</sup> Way <sup>3</sup>		969	EB	467	802	0.48	0.83	Pass	Pass
				WB	589	613	0.61	0.63	Pass	Pass
31	Issaquah-Pine Lk Rd, SE 32 <sup>nd</sup> Way - SE Klahanie Blvd		881	NB	505	747	0.57	0.85	Pass	Pass
				SB	610	754	0.69	0.86	Pass	Pass
32	Issaquah-Pine Lk Rd, SE Klahanie Blvd – SE 46 <sup>th</sup> St		881	NB	391	990	0.44	1.12	Pass	Pass
				SB	979	742	1.11	0.84	Pass	Pass
33	Issaquah-Pine Lk Rd, SE 46th St - SE 48th St		881	NB	444	1,207	0.50	1.37	Pass	Pass
				SB	1,078	717	1.22	0.81	Pass	Pass

SE 32nd Way/Street - Issaquah-Beaver Lake Road Corridor				EB		0.25	0.56	Pass	Pass
				WB		0.46	0.41	Pass	Pass
34	SE 32 <sup>nd</sup> Way, Issaquah-Pine Lk Rd – 235 <sup>th</sup> Place SE	EB	178	475	705	0.25	0.67	Pass	Pass
		WB	390	329		0.55	0.47	Pass	Pass
35	SE 32 <sup>nd</sup> Way, 235 <sup>th</sup> Place SE – 244 <sup>th</sup> Ave SE	EB	173	381	705	0.25	0.54	Pass	Pass
		WB	285	264		0.40	0.37	Pass	Pass
36	SE 32 <sup>nd</sup> Way, 244 <sup>th</sup> Ave SE – E Beaver Lake Dr SE	EB	216	439	705	0.31	0.62	Pass	Pass
		WB	364	333		0.52	0.47	Pass	Pass
37	Issaquah-Beaver Lk Rd, E Beaver Lk Dr – SE Duthie Hill Rd	EB	171	282	881	0.19	0.32	Pass	Pass
		WB	257	285		0.29	0.32	Pass	Pass
Issaquah-Fall City Road Corridor				NB/EB		0.26	0.91	Pass	Pass
				SB/WB		0.94	0.54	Pass	Pass
38	SE Issaquah-Fall City Rd, Issaquah-Pine Lk Rd – 245 <sup>th</sup> Pl SE <sup>6</sup>	EB	532	1,271	1,772	0.30	0.72	Pass	Pass
		WB	1,186	744		0.67	0.42	Pass	Pass
39	SE Issaquah-Fall City Rd, 245th Ave SE - Klahanie Dr SE	EB	149	1,160	881	0.17	1.32	Pass	Pass
		WB	1,263	669		1.43	0.76	Fail	Pass
40	SE Issaquah-Fall City Rd, Klahanie Dr SE - SE Duthie Hill Rd	EB	237	746	881	0.27	0.85	Pass	Pass
		WB	653	488		0.74	0.55	Pass	Pass
41	SE Duthie Hill Rd, SE Issaquah-Beaver Lk Rd – SE Issaquah-Fall City Rd <sup>6</sup>	NB	203	521	881	0.23	0.59	Pass	Pass
		SB	599	264		0.68	0.30	Pass	Pass
Duthie Hill Road Corridor				NB/EB		0.32	0.93	Pass	Pass
				SB/WB		0.90	0.63	Pass	Pass
42	SE Duthie Hill Rd, SE Issaquah-Beaver Lk Rd – 266th Ave SE	NB	254	769	725	0.35	1.06	Pass	Pass
		SB	745	520		1.03	0.72	Pass	Pass
43	SE Duthie Hill Rd, 266th Ave SE – Trossachs Blvd SE <sup>6</sup>	EB	262	713	906	0.29	0.79	Pass	Pass

Notes

Corridor V/C ratios are volume weighted.

\* ELSP corridors are shown for information purposes only as they are excluded from concurrency.

<sup>1</sup> A portion of this segment is 30 MPH.

<sup>2</sup> PM Peak Hour in Sammamish is 4:45-5:45 PM. 15 minute segment count not available, 5-6PM used.

<sup>3</sup> A portion of this segment is 35 MPH.

<sup>4</sup> 2016 count was not available, 2017 count used.

<sup>5</sup> This segment transitions from a wider cross-section to two lanes, the narrower section

<sup>6</sup> Segment is partially outside of Sammamish City Limits.

2024 HCM Modified Methodology

Segment*	AM Volume	PM Volume	Capacities 2024 HCM Mod	AM V/C 2024 HCM Mod	PM V/C 2024 HCM Mod	AM	PM	
						Corridor ≤1.1 Segment ≤1.4		
East Lake Sammamish Parkway North Corridor	NB			1.52	0.82	Fail	Pass	
	SB			0.54	1.61	Pass	Fail	
1 E Lk Sammamish Pkwy, City limits - 196th Ave NE (Weber Pl) <sup>1</sup>	NB	1,144	611	705	1.62	0.87	Fail	Pass
	SB	442	1,285	705	0.63	1.82	Pass	Fail
2 E Lk Sammamish Pkwy, 196th Ave NE - NE 26th Pl	NB	1,198	642	705	1.70	0.91	Fail	Pass
	SB	385	1,215	969	0.55	1.72	Pass	Fail
3 E Lk Sammamish Pkwy, NE 26th Pl - NE Inglewood Hill Rd	NB	1,201	653	969	1.24	0.67	Pass	Pass
	SB	433	1,258	969	0.45	1.30	Pass	Pass
East Lake Sammamish Parkway Central Corridor	NB			0.63	0.67	Pass	Pass	
	SB			0.50	0.78	Pass	Pass	
4 E Lk Sammamish Pkwy, Inglewood Hill Rd – Louis Thompson Rd	NB	678	541	943	0.72	0.57	Pass	Pass
	SB	383	762	943	0.41	0.81	Pass	Pass
5 E Lk Sammamish Pkwy, Louis Thompson Rd NE – SE 8th St	NB	415	475	705	0.59	0.67	Pass	Pass
	SB	361	557	705	0.51	0.79	Pass	Pass
6 E Lk Sammamish Pkwy, SE 8th St – SE 24th Way	NB	374	541	705	0.53	0.77	Pass	Pass
	SB	404	501	705	0.57	0.71	Pass	Pass
East Lake Sammamish Parkway South Corridor	NB			0.52	0.99	Pass	Pass	
	SB			0.85	0.72	Pass	Pass	
7 E Lk Sammamish Pkwy, SE 24th Way – 212th Ave SE	NB	362	567	881	0.41	0.64	Pass	Pass
	SB	487	546	881	0.55	0.62	Pass	Pass
8 E Lk Sammamish Pkwy, 212th Ave SE – South City Limit	NB	451	904	749	0.60	1.21	Pass	Pass
	SB	781	610	749	1.04	0.81	Pass	Pass
Sahalee Way–228th Avenue North Corridor	NB			1.16	0.66	Fail	Pass	
	SB			0.55	1.05	Pass	Pass	
9 Sahalee Way/228th Ave NE, City Limit – NE 37th Way	NB	1,382	582	1,015	1.36	0.57	Pass	Pass
	SB	485	1,178	1,015	0.48	1.16	Pass	Pass
10 Sahalee Way/228th Ave NE, NE 37th Way - NE 36th St <sup>2</sup>	NB	1,164	571	969	1.20	0.59	Pass	Pass
	SB	495	1,071	969	0.51	1.11	Pass	Pass
11 Sahalee Way/228th Ave NE, NE 36th St - 223rd Ave NE <sup>2</sup>	NB	1,139	561	969	1.18	0.58	Pass	Pass
	SB	474	1,033	969	0.49	1.07	Pass	Pass
12 Sahalee Way/228th Ave NE, 223rd Ave NE – NE 25th Way	NB	1,047	585	969	1.08	0.60	Pass	Pass
	SB	470	911	969	0.49	0.94	Pass	Pass
13 228th Ave, NE 25th Way – NE 12th Pl <sup>3</sup>	NB	810	836	969	0.84	0.86	Pass	Pass
	SB	683	872	969	0.71	0.90	Pass	Pass

	228th Avenue Central Corridor					0.58	0.71	Pass	Pass
	SB					0.59	0.70	Pass	Pass
14	228th Ave, NE 12th Pl – NE 8th St/Inglewood Hill Rd			987		0.84	0.95	Pass	Pass
	SB					0.87	0.94	Pass	Pass
15	228th Ave, NE 8th St/Inglewood Hill Rd – Main St			1,896		0.47	0.58	Pass	Pass
	SB					0.51	0.59	Pass	Pass
16	228th Ave, Main St - SE 8th St			1,896		0.52	0.61	Pass	Pass
	SB					0.42	0.65	Pass	Pass
17	228th Ave, SE 8th St – SE 10th St			1,896		0.50	0.71	Pass	Pass
	SB					0.54	0.66	Pass	Pass
18	228th Ave, Se 10th St – SE 20 <sup>th</sup> St			1,896		0.59	0.74	Pass	Pass
	SB					0.60	0.71	Pass	Pass
	228th Avenue South Corridor					0.59	0.87	Pass	Pass
	SB					0.73	0.70	Pass	Pass
19	228th Ave, SE 20th St – Issaquah Pine Lake Rd SE <sup>4</sup>			1,949		0.61	0.77	Pass	Pass
	SB					0.62	0.73	Pass	Pass
20	228th Ave, Issaquah Pine Lake Rd SE – SE 43rd Way			969		0.54	1.03	Pass	Pass
	SB					0.89	0.63	Pass	Pass
	244th Avenue North Corridor					0.35	0.39	Pass	Pass
	SB					0.43	0.40	Pass	Pass
21	244th Ave NE, NE 30th Pl - NE 20th St			881		0.34	0.38	Pass	Pass
	SB					0.36	0.40	Pass	Pass
22	244th Ave NE, NE 20th St - NE 8th St			881		0.37	0.42	Pass	Pass
	SB					0.54	0.43	Pass	Pass
23	244th Ave NE, NE 8th St – E Main St			925		0.40	0.35	Pass	Pass
	SB					0.32	0.41	Pass	Pass
24	244th Ave NE/SE, E Main St - SE 8th St			881		0.22	0.42	Pass	Pass
	SB					0.44	0.34	Pass	Pass
	NE Inglewood Hill Road Corridor					0.28	0.83	Pass	Pass
	WB					0.74	0.39	Pass	Pass
25	NE Inglewood Hill Rd, E Lk Sammamish Pkwy – 216th Ave			705		0.33	1.04	Pass	Pass
	WB					0.93	0.45	Pass	Pass
26	NE Inglewood Hill Rd, 216th Ave NE – 228th Ave NE			1,013		0.22	0.55	Pass	Pass
	WB					0.47	0.33	Pass	Pass
	NE 8th Street Corridor					0.32	0.52	Pass	Pass
	WB					0.44	0.36	Pass	Pass
27	NE 8 <sup>th</sup> St, 228 <sup>th</sup> Ave NE – 235 <sup>th</sup> Ave NE			1,013		0.37	0.58	Pass	Pass
	WB					0.46	0.37	Pass	Pass
28	NE 8 <sup>th</sup> St, 235 <sup>th</sup> Ave NE – 244 <sup>th</sup> Ave NE			925		0.25	0.45	Pass	Pass
	WB					0.42	0.34	Pass	Pass
	SE 8th Street Corridor					0.28	0.43	Pass	Pass
	WB					0.65	0.33	Pass	Pass
29	SE 8 <sup>th</sup> St, 228 <sup>th</sup> Ave SE – 244 <sup>th</sup> Ave SE			925		0.28	0.43	Pass	Pass
	WB					0.65	0.33	Pass	Pass
	Issaquah-Pine Lake Road Corridor					0.94	0.80	Pass	Pass
	WB/NB					0.50	1.02	Pass	Pass
30	Issaquah-Pine Lk Rd, 228 <sup>th</sup> Ave SE - SE 32 <sup>nd</sup> Way <sup>2</sup>			987		0.43	0.86	Pass	Pass
	WB					0.52	0.64	Pass	Pass
31	Issaquah-Pine Lk Rd, SE 32 <sup>nd</sup> Way - SE Klahanie Blvd			987		0.55	0.79	Pass	Pass
	SB					0.69	0.79	Pass	Pass
32	Issaquah-Pine Lk Rd, SE Klahanie Blvd – SE 46 <sup>th</sup> St			943		0.43	1.08	Pass	Pass
	SB					1.08	0.80	Pass	Pass
33	Issaquah-Pine Lk Rd, SE 46th St - SE 48th St			943		0.48	1.31	Pass	Pass
	SB					1.17	0.77	Pass	Pass
	SE 32nd Way/Street - Issaquah-Beaver Lake Road Corridor					0.34	0.62	Pass	Pass
	WB					0.51	0.44	Pass	Pass
34	SE 32 <sup>nd</sup> Way, Issaquah-Pine Lk Rd – 235 <sup>th</sup> Place SE			749		0.34	0.70	Pass	Pass
	WB					0.61	0.49	Pass	Pass
35	SE 32 <sup>nd</sup> Way, 235 <sup>th</sup> Place SE – 244 <sup>th</sup> Ave SE			705		0.32	0.64	Pass	Pass
	WB					0.46	0.40	Pass	Pass
36	SE 32 <sup>nd</sup> Way, 244 <sup>th</sup> Ave SE – E Beaver Lake Dr SE			705		0.41	0.68	Pass	Pass
	WB					0.57	0.52	Pass	Pass
37	Issaquah-Beaver Lk Rd, E Beaver Lk Dr – SE Duthie Hill Rd			881		0.27	0.34	Pass	Pass
	WB					0.31	0.34	Pass	Pass
	Issaquah-Fall City Road Corridor					0.25	0.83	Pass	Pass
	SB/WB					0.79	0.44	Pass	Pass
38	SE Issaquah-Fall City Rd, Issaquah-Pine Lk Rd – 245 <sup>th</sup> Pl SE <sup>3</sup>			1,772		0.30	0.84	Pass	Pass
	WB					0.76	0.44	Pass	Pass
39	SE Issaquah-Fall City Rd, 245th Ave SE - Klahanie Dr SE			1,861		0.08	0.74	Pass	Pass
	WB					0.77	0.39	Pass	Pass
40	SE Issaquah-Fall City Rd, Klahanie Dr SE - SE Duthie Hill Rd			925		0.26	1.03	Pass	Pass
	WB					0.86	0.57	Pass	Pass
41	SE Duthie Hill Rd, SE Issaquah-Beaver Lk Rd – SE Issaquah-Fall City Rd <sup>6</sup>			881		0.24	0.66	Pass	Pass
	SB					0.79	0.33	Pass	Pass

Duthie Hill Road Corridor		NB/EB			0.34	1.02	Pass	Pass	
		SB/WB			0.96	0.66	Pass	Pass	
42	SE Duthie Hill Rd, SE Issaquah-Beaver Lk Rd – 266th Ave SE	NB	271	839	725	0.37	1.16	Pass	Pass
		SB	794	544		1.09	0.75	Pass	Pass
43	SE Duthie Hill Rd, 266th Ave SE – Trossachs Blvd SE <sup>6</sup>	EB	278	787	906	0.31	0.87	Pass	Pass
		WB	733	520		0.81	0.57	Pass	Pass

Notes

Corridor V/C ratios are volume weighted.

\* ELSF corridors are shown for information purposes only as they are excluded from concurrency.

<sup>1</sup> A portion of this segment is 30 MPH.

<sup>2</sup> PM Peak Hour in Sammamish is 4:45-5:45 PM. 15 minute segment count not available, 5-6PM used.

<sup>3</sup> A portion of this segment is 35 MPH.

<sup>4</sup> 228th/IPLR: No FYA; 228th/SE 24th: No FYA during peak hours; 228th/SE 20th: FYA. Since the FYA is not in operation during peak hours for the majority of the major intersections, the segment overall doesn't experience increased capacity due to FYAs during peak hours.

<sup>5</sup> This segment transitions from a wider cross-section to two lanes, the narrower section was used.

<sup>6</sup> Segment is partially outside of Sammamish City Limits.

(23) In conducting the concurrency test in accord with ~~chapter section~~ 14A.10.010, the city shall apply the level of service standards for the concurrency intersections as designated in ~~section 14A.10.010(1), the comprehensive plan and for the concurrency corridors and segments in section 14A.10.050(2)~~. If ~~no any~~ intersections, ~~corridor or segment~~ operates ~~at or better than~~ low the level of service standards, the concurrency certificate shall be granted. If any concurrency intersection, ~~corridor or segment~~ operates ~~worse than~~ below the level of service standards, the concurrency certificate will be denied, or the applicant may choose to accept a 90-day reservation as described in 14A.10.040(4)(a) or provide public facilities as described in 14A.10.040(4)(c).

(34) In conducting the concurrency test, the City shall find that the impact of development occurs, and therefore the level of service standards for intersections, ~~corridors and segments~~ shall be achieved and maintained, no later than six years from the date of the development.

(45) In the event that the applicant is required to construct a public facility, the development cannot be occupied until the public facility is completed, or the applicant provides the City with a performance bond that is acceptable to the City.

(65) The City shall determine which additional public facilities are needed to be included in the Capital Facilities Plan Element of the Comprehensive Plan to achieve the adopted level of service standards. Such additional public facilities shall be underwritten by a financial commitment.

**Chapter 21A.15  
TECHNICAL TERMS AND LAND USE DEFINITIONS**

**21A.15.685 Level of service (LOS), traffic.**

“Level of service (LOS), traffic” means the City’s defined performance standards for its adopted concurrency intersections, ~~and road~~ ~~corridors and~~ segments, as defined in the City’s Comprehensive Plan and development regulations.

**CITY OF SAMMAMISH  
WASHINGTON  
ORDINANCE NO. 02018-**

**AN ORDINANCE OF THE CITY OF SAMMAMISH, WASHINGTON, ADOPTING INTERIM DEVELOPMENT REGULATIONS REGARDING THE TRANSPORTATION CONCURRENCY AND LEVEL OF SERVICE FOR ROAD CORRIDORS AND SEGMENTS AS AUTHORIZED BY THE GROWTH MANAGEMENT ACT; PROVIDING FOR SEVERABILITY; AND DECLARING AN EMERGENCY**

WHEREAS, within the express terms of the Growth Management Act, the Washington State Legislature has specifically conferred upon the governing bodies of Washington cities the right to establish and adopt interim development regulations; and

WHEREAS, to promote public health, safety, aesthetics, and welfare, the City of Sammamish ("City") provides development regulations regarding transportation concurrency, which require that adequate public facilities are in place to serve new development as it occurs or within a specified time period as required by the Growth Management Act; and

WHEREAS, the City has determined that development regulations for the City's transportation concurrency and level of service policies as currently codified in Sammamish Municipal Code ("SMC") Chapters 14A.05, 14A.10 and 21A.15 are not fully accomplishing the goals set forth in the Sammamish Comprehensive Plan regarding level of service standards for road corridors and segments; and

WHEREAS, the City has determined that interim development regulations adopted under the provisions of RCW 36.70A.390 are necessary to allow adequate time for the City to effectively analyze and determine if current development regulations are sufficient to address transportation concurrency and level of service within the City;

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SAMMAMISH, WASHINGTON, DO ORDAIN AS FOLLOWS:**

**Section 1. Findings of Fact.** The recitals set forth above are hereby adopted as the City Council's initial findings of fact in support of the interim development regulations adopted herein. The City Council may, in its discretion, adopt additional findings after the public hearing referenced in Section 4 of this Ordinance.

**Section 2. Adoption of Interim Zoning Regulations.** The City Council hereby adopts the interim development regulations as set forth in Attachment A to this Ordinance amending Chapters 14A.05, 14A.10, and 21A.15 SMC.

**Section 3. Effective Duration of Interim Development Regulations.** The interim development regulations set forth in this Ordinance shall be in effect for a period of six (6) months from the effective date of this Ordinance and shall automatically expire at the conclusion of that six-month period unless sooner repealed.

**Section 4. Public Hearing.** The City Council will hold a public hearing at the City Council's regular meeting on January 8, 2019, or as soon thereafter as the business of the City Council shall permit, in order to take public testimony and to consider adopting further findings of fact.

**Section 5. Referral to the City Manager.** The City Council requests that the City Manager and his staff work diligently with the City Council to formulate and adopt permanent regulations.

**Section 6. Severability.** Should any section, paragraph, sentence, clause or phrase of this Ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this Ordinance be pre-empted by state or federal law or regulation, such decision or pre-emption shall not affect the validity of the remaining portions of this Ordinance or its application to other persons or circumstances.

**Section 7. Effective Date.** This Ordinance, as a public emergency ordinance necessary for the protection of the public health, public safety, public property, and public peace, shall take effect and be in full force immediately upon its adoption. Pursuant to *Matson v. Clark County Board of Commissioners*, 79 Wn. App. 641, 904 P.2d 317 (1995), non-exhaustive underlying facts necessary to support this emergency declaration are included in the "WHEREAS" clauses, above, all of which are adopted by reference as findings of fact as if fully set forth herein.

**ADOPTED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF ON THE 20th DAY OF NOVEMBER, 2018.**

CITY OF SAMMAMISH

\_\_\_\_\_  
Mayor Christie Malchow

ATTEST/ AUTHENTICATED:

\_\_\_\_\_  
Melonie Anderson, City Clerk

Approved as to form:

\_\_\_\_\_  
Michael R. Kenyon, City Attorney

Filed with the City Clerk:  
First Reading:  
Passed by the City Council:  
Date of Publication:  
Effective Date:

## Attachment A

### Chapter 14A.05 DEFINITIONS

#### 14A.05.010 Definitions.

The following words and terms are defined pursuant to RCW 82.02.090 and shall have the following meanings for the purposes of this title, unless the context clearly requires otherwise. The following words, terms, and definitions shall apply to all portions of this title, except as specifically superseded by definitions set forth elsewhere in this title.

“Concurrency test” means the determination of an applicant’s impact on transportation facilities by the comparison of the City’s adopted level of service standards to the projected level of service at intersections or road corridors or segments with the proposed development.

...

“Level of service standards” means the City’s defined performance standards for its adopted concurrency intersections and road corridors and segments, as defined in section 14A.10.050.

### Chapter 14A.10 CONCURRENCY

#### 14A.10.010 Concurrency requirement.

(1) In accordance with RCW 36.70A.070(6)(b), the City must adopt and enforce ordinances which prohibit development approval if the development causes the level of service on a locally owned transportation facility to decline below the standards defined in section 14A.10.050, unless transportation improvements or strategies to accommodate the impacts of development are made concurrent with the development. These strategies may include increased public transportation service, ride sharing programs, demand management, and other transportation systems management strategies. For the purposes of the City’s concurrency requirement, “concurrent with the development” shall mean that improvements or strategies are in place at the time of development, or that a financial commitment is in place to complete the improvements or strategies within six years.

(2) The City shall not issue a development permit until:

- (a) A certificate of concurrency has been issued; or
- (b) The applicant has executed a concurrency test deferral affidavit where specifically allowed; or
- (c) The applicant has been determined to be exempt from the concurrency test as provided in SMC 14A.10.030(1).

#### 14A.10.020 Application for certificate of concurrency.

(1) Each applicant for a comprehensive plan amendment requesting property redesignation or zone reclassification, except as provided in SMC 14A.10.030(1), shall elect one of the following options:

- (a) Apply for a certificate of concurrency; or
- (b) Execute a concurrency test deferral affidavit.

(2) Each applicant for a planned action, subdivision (including a preliminary plat, short plat, or binding site plan and revisions or alterations which increase the number of dwelling units or trip generation), mobile home park, a master site plan, urban planned development, conditional use permit, or site development permit shall apply for a certificate of concurrency, unless a certificate has been issued for the same parcel in conjunction with a comprehensive plan amendment or zone reclassification, or except as provided in SMC 14A.10.030(1).

(3) Each applicant for a building permit or certificate of occupancy for a change in use shall apply for a certificate of concurrency, unless a certificate has been issued for the same parcel in conjunction with subsections (1) or (2) of this section, or except as provided in SMC 14A.10.030(1).

(4) Applicants for a certificate of concurrency may designate the density and intensity of development to be tested for concurrency, provided such density and intensity shall not exceed the maximum allowed for the parcel. If the applicant designates the density and intensity of development, the concurrency test will be based on and applicable to only the applicant's designated density and intensity. If the applicant does not designate density and intensity, the concurrency test will be based on the maximum allowable density and intensity.

**14A.10.030 Exemptions from concurrency test.**

(1) The following developments are exempt from this chapter, and applicants may submit applications, obtain development permits and commence development without a certificate of concurrency:

(a) Any development permit for the following development because it creates insignificant and/or temporary additional impacts on any public facility:

(i) Right-of-way use;

(ii) Street improvements, including new streets constructed by the City of Sammamish;

(iii) Street use permits;

(iv) Utility facilities which do not impact public facilities, such as pump stations, transmission or collection systems, and reservoirs;

(v) Expansion of an existing nonresidential structure that results in the addition of 100 square feet or less of gross floor area and does not add residential units or accessory dwelling units as defined in SMC 21A.15.345 to 21A.15.370;

(vi) Expansion of a residential structure provided the expansion does not result in the creation of an additional dwelling unit or accessory dwelling unit as defined in SMC 21A.15.345 to 21A.15.370;

(vii) Miscellaneous non-traffic generating improvements, including, but not limited to, fences, walls, swimming pools, sheds, and signs;

(viii) Demolition or moving of a structure; or

(ix) Tenant improvements that do not generate additional trips.

**14A.10.040 Concurrency test.**

(1) The City shall perform a concurrency test for each application for a certificate of concurrency. The public works director, or his/her designee, shall use the following methods to conduct the concurrency test for each type of public facility:

(a) For individual single-family residential building permit applications on existing lots, or other land use permits that generate less than 10 trips during an individual peak hour, the city will run a concurrency test after permit applications have been received that collectively result in 10 or more trips during an individual peak hour; provided, however, that a concurrency certificate can be issued without conducting the concurrency test when fewer than 10 accumulated trips have been generated since the last concurrency test; or

(b) For all other development, review of each application compared to the capacity of the public facilities in accordance with the provisions of this chapter.

(2) If the impact of the development does not cause the level of service to decline below the standards set forth in SMC 14A.10.050, the concurrency test is passed, and the applicant shall receive a certificate of concurrency.

(3) If the impact of the development will cause the level of service to decline below the standards set forth in SMC 14A.10.050, the concurrency test is not passed, and the applicant may select one of the following options:

- (a) Accept a 90-day reservation of public facilities that are available, and within the same 90-day period amend the application to meet the level of service standard set forth in SMC 14A.10.050, or
- (b) Appeal the denial of the application for a certificate of concurrency, pursuant to the provisions of SMC 14A.10.080; or
- (c) Arrange to provide for public facilities that are not otherwise available and that cause the level of service to rise to the standards set forth in SMC 14A.10.050.

(4) The City shall conduct the concurrency test, as needed, in the order that completed applications are received by the City.

(5) A concurrency test, and any resulting certificate of concurrency, shall be administrative actions of the City that are categorically exempt from the State Environmental Policy Act.

**14A.10.050 Level of service standards.**

(1) In conducting the concurrency test in accord with chapter 14A.10, the intersection LOS standards adopted in the Transportation Element of the Comprehensive Plan are LOS D for intersections that include principal arterials and LOS C for intersections that include minor arterials or collector arterials. The LOS for intersections with principal arterials may be reduced to E for intersections that require more than three approach lanes in any direction. The intersection standards shall be applied to both the morning and afternoon peak hours. The LOS standard for the higher road classification shall be the standard applied.

(2) In conducting the concurrency test in accord with chapter 14A.10, the road corridor and segment LOS standards are volume to capacity ratio of up to and including 1.1 for corridors and 1.4 for segments, respectively, for the City’s principal and minor arterials. The roadway standards shall be applied per the City’s traffic model’s AM and PM peak hours in each direction. The 2016 and 2024 corridor and segment capacities and LOS standards are shown in Figure 1. The capacity was calculated by modifying the Highway Capacity Manual, 6<sup>th</sup> Edition methodology as described in the *Measuring Concurrency for Segments and Corridors: HCM 6<sup>th</sup> Edition, Modified* memo, dated November 16, 2018 by Kendra Breiland and Bianca Popescu, Fehr & Peers.

Figure 1: 2016 HCM Modified Methodology									
Segment*		AM Volume	PM Volume	Capacities	AM V/C	PM V/C	AM	PM	
					2016 HCM Mod	2016 HCM Mod	2016 HCM Mod	Corridor ≤1.1	Segment ≤1.4
East Lake Sammamish Parkway North Corridor	NB				1.52	0.78	Fail	Pass	
	SB				0.44	1.55	Pass	Fail	
1 E Lk Sammamish Pkwy, City limits - 196th Ave NE (Weber Pl) <sup>†</sup>	NB	1,145	586	705	1.62	0.83	Fail	Pass	
	SB	365	1,238		0.52	1.76	Pass	Fail	
2 E Lk Sammamish Pkwy, 196th Ave NE - NE 26th Pl	NB	1,198	614	705	1.70	0.87	Fail	Pass	
	SB	309	1,167		0.44	1.65	Pass	Fail	
3 E Lk Sammamish Pkwy, NE 26th Pl - NE Inglewood Hill Rd	NB	1,202	623	969	1.24	0.64	Pass	Pass	
	SB	358	1,209		0.37	1.25	Pass	Pass	
East Lake Sammamish Parkway Central Corridor	NB				0.61	0.65	Pass	Pass	
	SB				0.47	0.77	Pass	Pass	
4 E Lk Sammamish Pkwy, Inglewood Hill Rd – Louis Thompson Rd	NB	649	529	925	0.70	0.57	Pass	Pass	
	SB	363	759		0.39	0.82	Pass	Pass	
5 E Lk Sammamish Pkwy, Louis Thompson Rd NE – SE 8th St	NB	385	454	705	0.55	0.64	Pass	Pass	
	SB	335	546		0.48	0.77	Pass	Pass	
6 E Lk Sammamish Pkwy, SE 8th St – SE 24th Way	NB	345	523	705	0.49	0.74	Pass	Pass	
	SB	378	494		0.54	0.70	Pass	Pass	

East Lake Sammamish Parkway South Corridor				NB			0.53	1.02	Pass	Pass
				SB			0.87	0.80	Pass	Pass
7	E Lk Sammamish Pkwy, SE 24th Way – 212th Ave SE		705	NB	331	545	0.47	0.77	Pass	Pass
				SB	450	545	0.64	0.77	Pass	Pass
8	E Lk Sammamish Pkwy, 212th Ave SE – South City Limit		749	NB	429	881	0.57	1.18	Pass	Pass
				SB	750	620	1.00	0.83	Pass	Pass
Sahalee Way–228th Avenue North Corridor				NB			1.12	0.67	Fail	Pass
				SB			0.56	1.03	Pass	Pass
9	Sahalee Way/228th Ave NE, City Limit – NE 37th Way		951	NB	1,256	573	1.32	0.60	Pass	Pass
				SB	471	1,102	0.50	1.16	Pass	Pass
10	Sahalee Way/228th Ave NE, NE 37th Way - NE 36th St <sup>2</sup>		906	NB	1,043	547	1.15	0.60	Pass	Pass
				SB	474	989	0.52	1.09	Pass	Pass
11	Sahalee Way/228th Ave NE, NE 36th St - 223rd Ave NE <sup>2</sup>		906	NB	1,023	531	1.13	0.59	Pass	Pass
				SB	457	947	0.50	1.04	Pass	Pass
12	Sahalee Way/228th Ave NE, 223rd Ave NE – NE 25th Way		906	NB	950	545	1.05	0.60	Pass	Pass
				SB	450	840	0.50	0.93	Pass	Pass
13	228th Ave, NE 25th Way – NE 12th Pl <sup>3</sup>		906	NB	711	790	0.78	0.87	Pass	Pass
				SB	660	796	0.73	0.88	Pass	Pass
228th Avenue Central Corridor				NB			0.54	0.68	Pass	Pass
				SB			0.58	0.66	Pass	Pass
14	228th Ave, NE 12th Pl – NE 8th St/Inglewood Hill Rd		969	NB	727	894	0.75	0.92	Pass	Pass
				SB	807	870	0.83	0.90	Pass	Pass
15	228th Ave, NE 8th St/Inglewood Hill Rd – Main St		1,861	NB	808	1,058	0.43	0.57	Pass	Pass
				SB	1,024	1,052	0.55	0.57	Pass	Pass
16	228th Ave, Main St - SE 8th St <sup>4</sup>		1,861	NB	923	1,085	0.50	0.58	Pass	Pass
				SB	820	1,148	0.44	0.62	Pass	Pass
17	228th Ave, SE 8th St – SE 10th St		1,861	NB	854	1,209	0.46	0.65	Pass	Pass
				SB	954	1,078	0.51	0.58	Pass	Pass
18	228th Ave, Se 10th St – SE 20 <sup>th</sup> St		1,861	NB	1,086	1,303	0.58	0.70	Pass	Pass
				SB	1,087	1,233	0.58	0.66	Pass	Pass
228th Avenue South Corridor				NB			0.55	0.83	Pass	Pass
				SB			0.70	0.66	Pass	Pass
19	228th Ave, SE 20th St – Issaquah Pine Lake Rd SE		1,949	NB	1,128	1,426	0.58	0.73	Pass	Pass
				SB	1,136	1,341	0.58	0.69	Pass	Pass
20	228th Ave, Issaquah Pine Lake Rd SE – SE 43rd Way		969	NB	454	953	0.47	0.98	Pass	Pass
				SB	827	565	0.85	0.58	Pass	Pass
244th Avenue North Corridor				NB			0.39	0.40	Pass	Pass
				SB			0.48	0.42	Pass	Pass
21	244th Ave NE, NE 30th Pl - NE 20th St		705	NB	295	293	0.42	0.42	Pass	Pass
				SB	313	320	0.44	0.45	Pass	Pass
22	244th Ave NE, NE 20th St - NE 8th St		705	NB	320	334	0.45	0.47	Pass	Pass
				SB	467	350	0.66	0.50	Pass	Pass
23	244th Ave NE, NE 8th St – E Main St		925	NB	369	306	0.40	0.33	Pass	Pass
				SB	295	375	0.32	0.41	Pass	Pass
24	244th Ave NE/SE, E Main St - SE 8th St		881	NB	189	342	0.21	0.39	Pass	Pass
				SB	371	291	0.42	0.33	Pass	Pass
NE Inglewood Hill Road Corridor				EB			0.31	0.79	Pass	Pass
				WB			0.77	0.39	Pass	Pass
25	NE Inglewood Hill Rd, E Lk Sammamish Pkwy – 216th Ave		705	EB	180	678	0.25	0.96	Pass	Pass
				WB	681	288	0.97	0.41	Pass	Pass
26	NE Inglewood Hill Rd, 216th Ave NE – 228th Ave NE <sup>4</sup>		969	EB	334	560	0.34	0.58	Pass	Pass
				WB	480	364	0.50	0.38	Pass	Pass
NE 8th Street Corridor				EB			0.35	0.52	Pass	Pass
				WB			0.46	0.34	Pass	Pass
27	NE 8 <sup>th</sup> St, 228 <sup>th</sup> Ave NE – 235 <sup>th</sup> Ave NE		969	EB	385	554	0.40	0.57	Pass	Pass
				WB	461	344	0.48	0.36	Pass	Pass
28	NE 8 <sup>th</sup> St, 235 <sup>th</sup> Ave NE – 244 <sup>th</sup> Ave NE		881	EB	228	393	0.26	0.45	Pass	Pass
				WB	384	288	0.44	0.33	Pass	Pass
SE 8th Street Corridor				EB			0.28	0.40	Pass	Pass
				WB			0.63	0.32	Pass	Pass
29	SE 8 <sup>th</sup> St, 228 <sup>th</sup> Ave SE – 244 <sup>th</sup> Ave SE		925	EB	257	372	0.28	0.40	Pass	Pass
				WB	585	292	0.63	0.32	Pass	Pass
Issaquah-Pine Lake Road Corridor				EB/SB			0.97	0.83	Pass	Pass
				WB/NB			0.54	1.06	Pass	Pass
30	Issaquah-Pine Lk Rd, 228 <sup>th</sup> Ave SE - SE 32 <sup>nd</sup> Way <sup>3</sup>		969	EB	467	802	0.48	0.83	Pass	Pass
				WB	589	613	0.61	0.63	Pass	Pass
31	Issaquah-Pine Lk Rd, SE 32 <sup>nd</sup> Way - SE Klahanie Blvd		881	NB	505	747	0.57	0.85	Pass	Pass
				SB	610	754	0.69	0.86	Pass	Pass
32	Issaquah-Pine Lk Rd, SE Klahanie Blvd – SE 46 <sup>th</sup> St		881	NB	391	990	0.44	1.12	Pass	Pass
				SB	979	742	1.11	0.84	Pass	Pass
33	Issaquah-Pine Lk Rd, SE 46th St - SE 48th St		881	NB	444	1,207	0.50	1.37	Pass	Pass
				SB	1,078	717	1.22	0.81	Pass	Pass

SE 32nd Way/Street - Issaquah-Beaver Lake Road Corridor				EB	WB		0.25	0.56	Pass	Pass
							0.46	0.41	Pass	Pass
34	SE 32 <sup>nd</sup> Way, Issaquah-Pine Lk Rd – 235 <sup>th</sup> Place SE	EB	178	475	705	0.25	0.67	Pass	Pass	
		WB	390	329		0.55	0.47	Pass	Pass	
35	SE 32 <sup>nd</sup> Way, 235 <sup>th</sup> Place SE – 244 <sup>th</sup> Ave SE	EB	173	381	705	0.25	0.54	Pass	Pass	
		WB	285	264		0.40	0.37	Pass	Pass	
36	SE 32 <sup>nd</sup> Way, 244 <sup>th</sup> Ave SE – E Beaver Lake Dr SE	EB	216	439	705	0.31	0.62	Pass	Pass	
		WB	364	333		0.52	0.47	Pass	Pass	
37	Issaquah-Beaver Lk Rd, E Beaver Lk Dr – SE Duthie Hill Rd	EB	171	282	881	0.19	0.32	Pass	Pass	
		WB	257	285		0.29	0.32	Pass	Pass	
Issaquah-Fall City Road Corridor				NB/EB	SB/WB		0.26	0.91	Pass	Pass
							0.94	0.54	Pass	Pass
38	SE Issaquah-Fall City Rd, Issaquah-Pine Lk Rd – 245 <sup>th</sup> Pl SE <sup>6</sup>	EB	532	1,271	1,772	0.30	0.72	Pass	Pass	
		WB	1,186	744		0.67	0.42	Pass	Pass	
39	SE Issaquah-Fall City Rd, 245th Ave SE - Klahanie Dr SE	EB	149	1,160	881	0.17	1.32	Pass	Pass	
		WB	1,263	669		1.43	0.76	Fail	Pass	
40	SE Issaquah-Fall City Rd, Klahanie Dr SE - SE Duthie Hill Rd	EB	237	746	881	0.27	0.85	Pass	Pass	
		WB	653	488		0.74	0.55	Pass	Pass	
41	SE Duthie Hill Rd, SE Issaquah-Beaver Lk Rd – SE Issaquah-Fall City Rd <sup>6</sup>	NB	203	521	881	0.23	0.59	Pass	Pass	
		SB	599	264		0.68	0.30	Pass	Pass	
Duthie Hill Road Corridor				NB/EB	SB/WB		0.32	0.93	Pass	Pass
							0.90	0.63	Pass	Pass
42	SE Duthie Hill Rd, SE Issaquah-Beaver Lk Rd – 266th Ave SE	NB	254	769	725	0.35	1.06	Pass	Pass	
		SB	745	520		1.03	0.72	Pass	Pass	
43	SE Duthie Hill Rd, 266th Ave SE – Trossachs Blvd SE <sup>6</sup>	EB	262	713	906	0.29	0.79	Pass	Pass	

Notes

Corridor V/C ratios are volume weighted.

\* E/SP corridors are shown for information purposes only as they are excluded from concurrency.

<sup>1</sup> A portion of this segment is 30 MPH.

<sup>2</sup> PM Peak Hour in Sammamish is 4:45-5:45 PM. 15 minute segment count not available, 5-6PM used.

<sup>3</sup> A portion of this segment is 35 MPH.

<sup>4</sup> 2016 count was not available, 2017 count used.

<sup>5</sup> This segment transitions from a wider cross-section to two lanes, the narrower section

<sup>6</sup> Segment is partially outside of Sammamish City Limits.

2024 HCM Modified Methodology

Segment*	AM Volume	PM Volume	Capacities 2024 HCM Mod	AM V/C 2024 HCM Mod	PM V/C 2024 HCM Mod	AM	PM	
						Corridor ≤1.1 Segment ≤1.4		
East Lake Sammamish Parkway North Corridor	NB			1.52	0.82	Fail	Pass	
	SB			0.54	1.61	Pass	Fail	
1 E Lk Sammamish Pkwy, City limits - 196th Ave NE (Weber Pl) <sup>1</sup>	NB	1,144	611	705	1.62	0.87	Fail	Pass
	SB	442	1,285	0.63	1.82	Pass	Fail	
2 E Lk Sammamish Pkwy, 196th Ave NE - NE 26th Pl	NB	1,198	642	705	1.70	0.91	Fail	Pass
	SB	385	1,215	0.55	1.72	Pass	Fail	
3 E Lk Sammamish Pkwy, NE 26th Pl - NE Inglewood Hill Rd	NB	1,201	653	969	1.24	0.67	Pass	Pass
	SB	433	1,258	0.45	1.30	Pass	Pass	
East Lake Sammamish Parkway Central Corridor	NB			0.63	0.67	Pass	Pass	
	SB			0.50	0.78	Pass	Pass	
4 E Lk Sammamish Pkwy, Inglewood Hill Rd – Louis Thompson Rd	NB	678	541	943	0.72	0.57	Pass	Pass
	SB	383	762	0.41	0.81	Pass	Pass	
5 E Lk Sammamish Pkwy, Louis Thompson Rd NE – SE 8th St	NB	415	475	705	0.59	0.67	Pass	Pass
	SB	361	557	0.51	0.79	Pass	Pass	
6 E Lk Sammamish Pkwy, SE 8th St – SE 24th Way	NB	374	541	705	0.53	0.77	Pass	Pass
	SB	404	501	0.57	0.71	Pass	Pass	
East Lake Sammamish Parkway South Corridor	NB			0.52	0.99	Pass	Pass	
	SB			0.85	0.72	Pass	Pass	
7 E Lk Sammamish Pkwy, SE 24th Way – 212th Ave SE	NB	362	567	881	0.41	0.64	Pass	Pass
	SB	487	546	0.55	0.62	Pass	Pass	
8 E Lk Sammamish Pkwy, 212th Ave SE – South City Limit	NB	451	904	749	0.60	1.21	Pass	Pass
	SB	781	610	1.04	0.81	Pass	Pass	
Sahalee Way–228th Avenue North Corridor	NB			1.16	0.66	Fail	Pass	
	SB			0.55	1.05	Pass	Pass	
9 Sahalee Way/228th Ave NE, City Limit – NE 37th Way	NB	1,382	582	1,015	1.36	0.57	Pass	Pass
	SB	485	1,178	0.48	1.16	Pass	Pass	
10 Sahalee Way/228th Ave NE, NE 37th Way - NE 36th St <sup>2</sup>	NB	1,164	571	969	1.20	0.59	Pass	Pass
	SB	495	1,071	0.51	1.11	Pass	Pass	
11 Sahalee Way/228th Ave NE, NE 36th St - 223rd Ave NE <sup>2</sup>	NB	1,139	561	969	1.18	0.58	Pass	Pass
	SB	474	1,033	0.49	1.07	Pass	Pass	
12 Sahalee Way/228th Ave NE, 223rd Ave NE – NE 25th Way	NB	1,047	585	969	1.08	0.60	Pass	Pass
	SB	470	911	0.49	0.94	Pass	Pass	
13 228th Ave, NE 25th Way – NE 12th Pl <sup>3</sup>	NB	810	836	969	0.84	0.86	Pass	Pass
	SB	683	872	0.71	0.90	Pass	Pass	

	228th Avenue Central Corridor			NB			0.58	0.71	Pass	Pass	
				SB			0.59	0.70	Pass	Pass	
14	228th Ave, NE 12th Pl – NE 8th St/Inglewood Hill Rd			NB	825	937	987	0.84	0.95	Pass	Pass
				SB	858	924		0.87	0.94	Pass	Pass
15	228th Ave, NE 8th St/Inglewood Hill Rd – Main St			NB	884	1,099	1,896	0.47	0.58	Pass	Pass
				SB	973	1,124		0.51	0.59	Pass	Pass
16	228th Ave, Main St - SE 8th St			NB	984	1,159	1,896	0.52	0.61	Pass	Pass
				SB	788	1,237		0.42	0.65	Pass	Pass
17	228th Ave, SE 8th St – SE 10th St			NB	948	1,344	1,896	0.50	0.71	Pass	Pass
				SB	1,032	1,249		0.54	0.66	Pass	Pass
18	228th Ave, Se 10th St – SE 20 <sup>th</sup> St			NB	1,127	1,408	1,896	0.59	0.74	Pass	Pass
				SB	1,130	1,350		0.60	0.71	Pass	Pass
	228th Avenue South Corridor			NB				0.59	0.87	Pass	Pass
				SB				0.73	0.70	Pass	Pass
19	228th Ave, SE 20th St – Issaquah Pine Lake Rd SE <sup>4</sup>			NB	1,190	1,504	1,949	0.61	0.77	Pass	Pass
				SB	1,203	1,424		0.62	0.73	Pass	Pass
20	228th Ave, Issaquah Pine Lake Rd SE – SE 43rd Way			NB	526	997	969	0.54	1.03	Pass	Pass
				SB	861	608		0.89	0.63	Pass	Pass
	244th Avenue North Corridor			NB				0.35	0.39	Pass	Pass
				SB				0.43	0.40	Pass	Pass
21	244th Ave NE, NE 30th Pl - NE 20th St			NB	303	332	881	0.34	0.38	Pass	Pass
				SB	318	351		0.36	0.40	Pass	Pass
22	244th Ave NE, NE 20th St - NE 8th St			NB	330	374	881	0.37	0.42	Pass	Pass
				SB	474	382		0.54	0.43	Pass	Pass
23	244th Ave NE, NE 8th St – E Main St			NB	370	320	925	0.40	0.35	Pass	Pass
				SB	298	375		0.32	0.41	Pass	Pass
24	244th Ave NE/SE, E Main St - SE 8th St			NB	195	368	881	0.22	0.42	Pass	Pass
				SB	391	299		0.44	0.34	Pass	Pass
	NE Inglewood Hill Road Corridor			EB				0.28	0.83	Pass	Pass
				WB				0.74	0.39	Pass	Pass
25	NE Inglewood Hill Rd, E Lk Sammamish Pkwy – 216th Ave			EB	236	734	705	0.33	1.04	Pass	Pass
				WB	654	320		0.93	0.45	Pass	Pass
26	NE Inglewood Hill Rd, 216th Ave NE – 228th Ave NE			EB	227	554	1,013	0.22	0.55	Pass	Pass
				WB	479	335		0.47	0.33	Pass	Pass
	NE 8th Street Corridor			EB				0.32	0.52	Pass	Pass
				WB				0.44	0.36	Pass	Pass
27	NE 8 <sup>th</sup> St, 228 <sup>th</sup> Ave NE – 235 <sup>th</sup> Ave NE			EB	375	585	1,013	0.37	0.58	Pass	Pass
				WB	470	373		0.46	0.37	Pass	Pass
28	NE 8 <sup>th</sup> St, 235 <sup>th</sup> Ave NE – 244 <sup>th</sup> Ave NE			EB	230	415	925	0.25	0.45	Pass	Pass
				WB	385	316		0.42	0.34	Pass	Pass
	SE 8th Street Corridor			EB				0.28	0.43	Pass	Pass
				WB				0.65	0.33	Pass	Pass
29	SE 8 <sup>th</sup> St, 228 <sup>th</sup> Ave SE – 244 <sup>th</sup> Ave SE			EB	256	396	925	0.28	0.43	Pass	Pass
				WB	600	304		0.65	0.33	Pass	Pass
	Issaquah-Pine Lake Road Corridor			EB/SB				0.94	0.80	Pass	Pass
				WB/NB				0.50	1.02	Pass	Pass
30	Issaquah-Pine Lk Rd, 228 <sup>th</sup> Ave SE - SE 32 <sup>nd</sup> Way <sup>2</sup>			EB	422	845	987	0.43	0.86	Pass	Pass
				WB	509	629		0.52	0.64	Pass	Pass
31	Issaquah-Pine Lk Rd, SE 32 <sup>nd</sup> Way - SE Klahanie Blvd			NB	540	778	987	0.55	0.79	Pass	Pass
				SB	682	782		0.69	0.79	Pass	Pass
32	Issaquah-Pine Lk Rd, SE Klahanie Blvd – SE 46 <sup>th</sup> St			NB	408	1,020	943	0.43	1.08	Pass	Pass
				SB	1,015	751		1.08	0.80	Pass	Pass
33	Issaquah-Pine Lk Rd, SE 46th St - SE 48th St			NB	456	1,236	943	0.48	1.31	Pass	Pass
				SB	1,107	723		1.17	0.77	Pass	Pass
	SE 32nd Way/Street - Issaquah-Beaver Lake Road Corridor			EB				0.34	0.62	Pass	Pass
				WB				0.51	0.44	Pass	Pass
34	SE 32 <sup>nd</sup> Way, Issaquah-Pine Lk Rd – 235 <sup>th</sup> Place SE			EB	255	524	749	0.34	0.70	Pass	Pass
				WB	458	363		0.61	0.49	Pass	Pass
35	SE 32 <sup>nd</sup> Way, 235 <sup>th</sup> Place SE – 244 <sup>th</sup> Ave SE			EB	228	449	705	0.32	0.64	Pass	Pass
				WB	326	281		0.46	0.40	Pass	Pass
36	SE 32 <sup>nd</sup> Way, 244 <sup>th</sup> Ave SE – E Beaver Lake Dr SE			EB	286	479	705	0.41	0.68	Pass	Pass
				WB	401	365		0.57	0.52	Pass	Pass
37	Issaquah-Beaver Lk Rd, E Beaver Lk Dr – SE Duthie Hill Rd			EB	242	298	881	0.27	0.34	Pass	Pass
				WB	274	295		0.31	0.34	Pass	Pass
	Issaquah-Fall City Road Corridor			NB/EB				0.25	0.83	Pass	Pass
				SB/WB				0.79	0.44	Pass	Pass
38	SE Issaquah-Fall City Rd, Issaquah-Pine Lk Rd – 245 <sup>th</sup> Pl SE <sup>3</sup>			EB	532	1,494	1,772	0.30	0.84	Pass	Pass
				WB	1,353	787		0.76	0.44	Pass	Pass
39	SE Issaquah-Fall City Rd, 245th Ave SE - Klahanie Dr SE			EB	147	1,385	1,861	0.08	0.74	Pass	Pass
				WB	1,430	721		0.77	0.39	Pass	Pass
40	SE Issaquah-Fall City Rd, Klahanie Dr SE - SE Duthie Hill Rd			EB	237	951	925	0.26	1.03	Pass	Pass
				WB	795	528		0.86	0.57	Pass	Pass
41	SE Duthie Hill Rd, SE Issaquah-Beaver Lk Rd – SE Issaquah-Fall City Rd <sup>6</sup>			NB	211	585	881	0.24	0.66	Pass	Pass
				SB	693	287		0.79	0.33	Pass	Pass

Duthie Hill Road Corridor		NB/EB			0.34	1.02	Pass	Pass	
		SB/WB			0.96	0.66	Pass	Pass	
42	SE Duthie Hill Rd, SE Issaquah-Beaver Lk Rd – 266th Ave SE	NB	271	839	725	0.37	1.16	Pass	Pass
		SB	794	544		1.09	0.75	Pass	Pass
43	SE Duthie Hill Rd, 266th Ave SE – Trossachs Blvd SE <sup>6</sup>	EB	278	787	906	0.31	0.87	Pass	Pass
		WB	733	520		0.81	0.57	Pass	Pass

**Notes**

Corridor V/C ratios are volume weighted.

\* ELSP corridors are shown for information purposes only as they are excluded from concurrency.

<sup>1</sup> A portion of this segment is 30 MPH.

<sup>2</sup> PM Peak Hour in Sammamish is 4:45-5:45 PM. 15 minute segment count not available, 5-6PM used.

<sup>3</sup> A portion of this segment is 35 MPH.

<sup>4</sup> 228th/IPLR: No FYA; 228th/SE 24th: No FYA during peak hours; 228th/SE 20th: FYA. Since the FYA is not in operation during peak hours for the majority of the major intersections, the segment overall doesn't experience increased capacity due to FYAs during peak hours.

<sup>5</sup> This segment transitions from a wider cross-section to two lanes, the narrower section was used.

<sup>6</sup> Segment is partially outside of Sammamish City Limits.

(3) In conducting the concurrency test in accord with chapter 14A.10, the city shall apply the level of service standards for the concurrency intersections as designated in section 14A.10.010(1), and for the concurrency corridors and segments in section 14A.10.050(2). If any intersection, corridor or segment operates at or better than the level of service standards, the concurrency certificate shall be granted. If any concurrency intersection, corridor or segment operate worse than the level of service standards, the concurrency certificate will be denied, or the applicant may choose to accept a 90-day reservation as described in 14A.10.040(4)(a) or provide public facilities as described in 14A.10.040(4)(c).

(4) In conducting the concurrency test, the City shall find that the impact of development occurs, and therefore the level of service standards for intersections, corridors and segments shall be achieved and maintained, no later than six years from the date of the development.

(5) In the event that the applicant is required to construct a public facility, the development cannot be occupied until the public facility is completed, or the applicant provides the City with a performance bond that is acceptable to the City.

(6) The City shall determine which additional public facilities are needed to be included in the Capital Facilities Plan Element of the Comprehensive Plan to achieve the adopted level of service standards. Such additional public facilities shall be underwritten by a financial commitment.

**Chapter 21A.15  
TECHNICAL TERMS AND LAND USE DEFINITIONS**

**21A.15.685 Level of service (LOS), traffic.**

“Level of service (LOS), traffic” means the City’s defined performance standards for its adopted concurrency intersections, road corridors and segments, as defined in the City’s Comprehensive Plan and development regulations.

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## MEMORANDUM

Date: November 16, 2018  
To: Cheryl Paston, City of Sammamish  
From: Kendra Breiland and Bianca Popescu, Fehr & Peers  
Subject: **Measuring Concurrency for Segments and Corridors: HCM 6<sup>th</sup> Edition, Modified**

*SE17-0536*

Over the past several months, we have worked with the staff and Council to update the City's concurrency program. The Council adopted a program based on AM and PM peak hour delay at intersections at the September 18th meeting. This system recognizes that intersections are the main pinch points in Sammamish's transportation system that cause congestion.

Several Councilmembers continued to be concerned about not including road capacities in the concurrency program; so at the October 22<sup>nd</sup> Council meeting, staff were provided direction to develop a methodology for evaluating segment and corridor performance, based on volume-to-capacity (V/C) ratios measured by direction during the AM and PM peak hours.<sup>1</sup> The methodology, as directed by Council, leverages the default values provided in the Highway Capacity Manual (HCM), 6<sup>th</sup> Edition<sup>2</sup>, but also makes adjustments to better account for roadway characteristics like the presence of turn lanes and medians. At the November 13<sup>th</sup> Council meeting, staff were provided additional direction to incorporate capacity considerations for the presence of intelligent transportation systems (ITS), such as adaptive traffic signal controls, and flashing yellow arrows (FYAs). This updated methodology, which is described in more detail below, is referred to as "HCM Modified" for the remainder of this memo.

Using the HCM Modified methodology, staff evaluated how corridors and individual segments perform based on the V/C thresholds determined by Council during the November 13<sup>th</sup> meeting. These V/C thresholds apply to all segments and corridors along principal and minor arterials in the City except for the East Lake Sammamish Parkway corridors, which Council has excluded from concurrency:

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<sup>1</sup> AM peak hour is 7-8AM on a Tuesday-Thursday; PM peak hour is 4:45-5:45PM on a Tuesday-Thursday.

<sup>2</sup> Att B: Table 16-16

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- **Corridors:** V/C ratio cannot exceed 1.1
- **Individual segments:** V/C ratio cannot exceed 1.4

The analysis was performed using both 2016 count volumes as well as the 2024 forecast, which were developed using the City's pipeline model that considers growth in traffic expected by 2024 based on development applications received by the City, regional growth and implementation of the City's 2019-2024 Transportation Improvement Program. The results of this technical analysis for all segments and corridors in the City are included as **Attachment A** to this memo.

### HCM MODIFIED METHODOLOGY

The HCM Modified methodology leverages Table 16-16 of the HCM, 6<sup>th</sup> Edition, which was presented to Council at the October 16<sup>th</sup> and 22<sup>nd</sup> meetings (see **Attachment B**). Identified advantages of leveraging data from Table 16-16 are that it is from the newest edition of the HCM and is fairly straightforward to implement. The generic nature of the capacities provided in Table 16-16, which consider few roadway characteristics that impact capacity, was identified as a shortcoming.

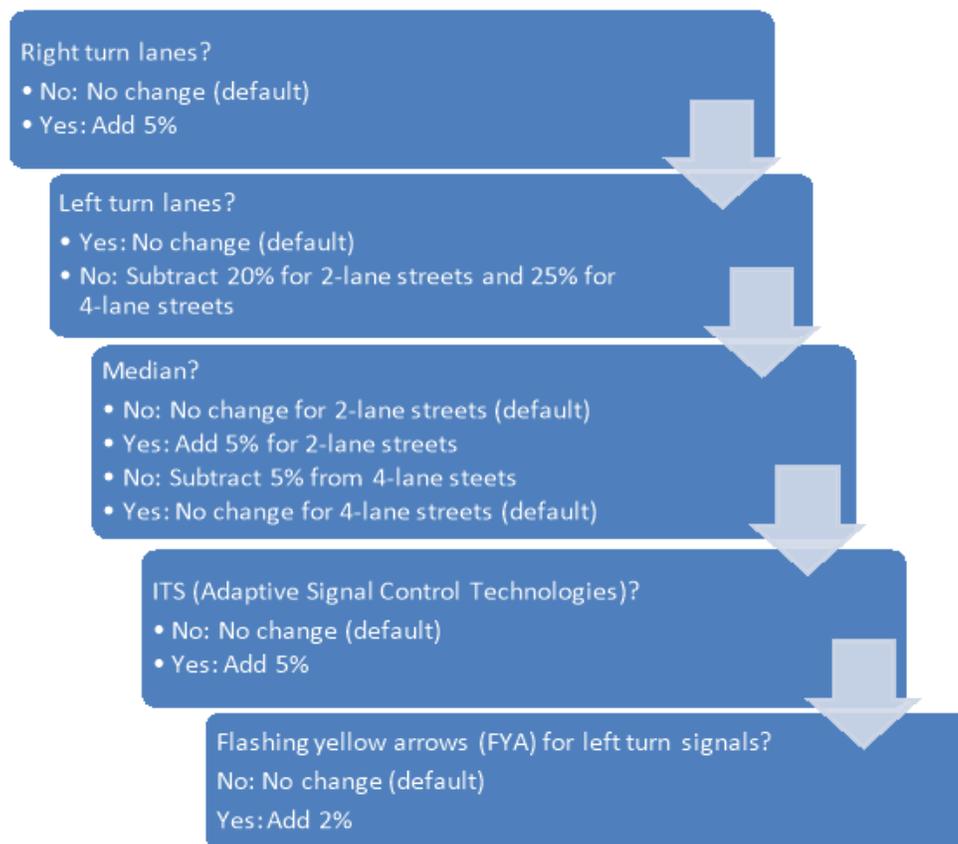
To address this shortcoming, Council directed staff to develop an HCM Modified methodology. This methodology includes the base capacities provided in Table 16-16 plus adjustments to account for the presence of turn lanes, medians, adaptive signal control (ITS), and flashing yellow arrows (FYA) for left turn signals. **Figure 1** below describes the HCM Modified methodology, which pivots from the default assumptions listed in Table 16-16 to adjust for individual roadway characteristics.



### FIGURE 1: HCM MODIFIED ADJUSTMENTS

The following steps were followed to determine a segment's capacity:

1. To determine the base HCM flow rate, use Attachment B: Table 16-16, K-Factor = 0.09, D-Factor=0.55 and assume that the 30 mph figures apply to all segments with posted speed limits less than 45 mph.
2. Using the flow chart below, determine which adjustments apply.



3. Add up and apply the total percentage reduction/addition, if any, to the base capacity to calculate the adjusted segment capacity.

The turn lane and median adjustments generally follow the guidance from the Florida Department of Transportation (FDOT) tables for similar facility types (see **Attachment C**). The

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adaptive signal control and FYA adjustments reflect the improved capacity offered by these treatments. While no hard data exists on the appropriate capacity adjustment, other cities and the National Highway Administration have recognized that adaptive control can reduce delays and improve corridor travel times by up to 10%<sup>3</sup>. We have conservatively assigned a 5% capacity bump for segments and corridors, where adaptive signal control is in place. Similarly, there is no literature that definitively recommends a capacity increase for FYAs, however, FYAs allow for more efficient use of the roadway, including fewer delays for left turns and more efficient signal phasing. Similar to adaptive control, we provided a 2% capacity increase in locations featuring FYAs.

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<sup>3</sup> <https://www.fhwa.dot.gov/innovation/everydaycounts/edc-1/asct.cfm>

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**ATTACHMENT A: 2016 AND 2024 CORRIDOR AND SEGMENT RESULTS**

**Figure 1: 2016 HCM Modified Methodology**

Segment*		AM Volume	PM Volume	Capacities	AM V/C	PM V/C	AM	PM	
					2016 HCM Mod	2016 HCM Mod	2016 HCM Mod	Corridor ≤1.1 Segment ≤1.4	
<b>East Lake Sammamish Parkway North Corridor</b>									
	NB				1.52	0.78	Fail	Pass	
	SB				0.44	1.55	Pass	Fail	
1	E Lk Sammamish Pkwy, City limits - 196th Ave NE (Weber Pl) <sup>1</sup>	NB	1,145	586	705	1.62	0.83	Fail	Pass
		SB	365	1,238		0.52	1.76	Pass	Fail
2	E Lk Sammamish Pkwy, 196th Ave NE - NE 26th Pl	NB	1,198	614	705	1.70	0.87	Fail	Pass
		SB	309	1,167		0.44	1.65	Pass	Fail
3	E Lk Sammamish Pkwy, NE 26th Pl - NE Inglewood Hill Rd	NB	1,202	623	969	1.24	0.64	Pass	Pass
		SB	358	1,209		0.37	1.25	Pass	Pass
<b>East Lake Sammamish Parkway Central Corridor</b>									
	NB				0.61	0.65	Pass	Pass	
	SB				0.47	0.77	Pass	Pass	
4	E Lk Sammamish Pkwy, Inglewood Hill Rd – Louis Thompson Rd	NB	649	529	925	0.70	0.57	Pass	Pass
		SB	363	759		0.39	0.82	Pass	Pass
5	E Lk Sammamish Pkwy, Louis Thompson Rd NE – SE 8th St	NB	385	454	705	0.55	0.64	Pass	Pass
		SB	335	546		0.48	0.77	Pass	Pass
6	E Lk Sammamish Pkwy, SE 8th St – SE 24th Way	NB	345	523	705	0.49	0.74	Pass	Pass
		SB	378	494		0.54	0.70	Pass	Pass
<b>East Lake Sammamish Parkway South Corridor</b>									
	NB				0.53	1.02	Pass	Pass	
	SB				0.87	0.80	Pass	Pass	
7	E Lk Sammamish Pkwy, SE 24th Way – 212th Ave SE	NB	331	545	705	0.47	0.77	Pass	Pass
		SB	450	545		0.64	0.77	Pass	Pass
8	E Lk Sammamish Pkwy, 212th Ave SE – South City Limit	NB	429	881	749	0.57	1.18	Pass	Pass
		SB	750	620		1.00	0.83	Pass	Pass
<b>Sahalee Way–228th Avenue North Corridor</b>									
	NB				1.12	0.67	Fail	Pass	
	SB				0.56	1.03	Pass	Pass	
9	Sahalee Way/228th Ave NE, City Limit – NE 37th Way	NB	1,256	573	951	1.32	0.60	Pass	Pass
		SB	471	1,102		0.50	1.16	Pass	Pass
10	Sahalee Way/228th Ave NE, NE 37th Way - NE 36th St <sup>2</sup>	NB	1,043	547	906	1.15	0.60	Pass	Pass
		SB	474	989		0.52	1.09	Pass	Pass
11	Sahalee Way/228th Ave NE, NE 36th St - 223rd Ave NE <sup>2</sup>	NB	1,023	531	906	1.13	0.59	Pass	Pass
		SB	457	947		0.50	1.04	Pass	Pass
12	Sahalee Way/228th Ave NE, 223rd Ave NE – NE 25th Way	NB	950	545	906	1.05	0.60	Pass	Pass
		SB	450	840		0.50	0.93	Pass	Pass
13	228th Ave, NE 25th Way – NE 12th Pl <sup>3</sup>	NB	711	790	906	0.78	0.87	Pass	Pass
		SB	660	796		0.73	0.88	Pass	Pass
<b>228th Avenue Central Corridor</b>									
	NB				0.54	0.68	Pass	Pass	
	SB				0.58	0.66	Pass	Pass	
14	228th Ave, NE 12th Pl – NE 8th St/Inglewood Hill Rd	NB	727	894	969	0.75	0.92	Pass	Pass
		SB	807	870		0.83	0.90	Pass	Pass
15	228th Ave, NE 8th St/Inglewood Hill Rd – Main St	NB	808	1,058	1,861	0.43	0.57	Pass	Pass
		SB	1,024	1,052		0.55	0.57	Pass	Pass
16	228th Ave, Main St - SE 8th St <sup>4</sup>	NB	923	1,085	1,861	0.50	0.58	Pass	Pass
		SB	820	1,148		0.44	0.62	Pass	Pass
17	228th Ave, SE 8th St – SE 10th St	NB	854	1,209	1,861	0.46	0.65	Pass	Pass
		SB	954	1,078		0.51	0.58	Pass	Pass
18	228th Ave, Se 10th St – SE 20 <sup>th</sup> St	NB	1,086	1,303	1,861	0.58	0.70	Pass	Pass
		SB	1,087	1,233		0.58	0.66	Pass	Pass
<b>228th Avenue South Corridor</b>									
	NB				0.55	0.83	Pass	Pass	
	SB				0.70	0.66	Pass	Pass	
19	228th Ave, SE 20th St – Issaquah Pine Lake Rd SE	NB	1,128	1,426	1,949	0.58	0.73	Pass	Pass
		SB	1,136	1,341		0.58	0.69	Pass	Pass
20	228th Ave, Issaquah Pine Lake Rd SE – SE 43rd Way	NB	454	953	969	0.47	0.98	Pass	Pass
		SB	827	565		0.85	0.58	Pass	Pass
<b>244th Avenue North Corridor</b>									
	NB				0.39	0.40	Pass	Pass	
	SB				0.48	0.42	Pass	Pass	
21	244th Ave NE, NE 30th Pl - NE 20th St	NB	295	293	705	0.42	0.42	Pass	Pass
		SB	313	320		0.44	0.45	Pass	Pass
22	244th Ave NE, NE 20th St - NE 8th St	NB	320	334	705	0.45	0.47	Pass	Pass
		SB	467	350		0.66	0.50	Pass	Pass
23	244th Ave NE, NE 8th St – E Main St	NB	369	306	925	0.40	0.33	Pass	Pass
		SB	295	375		0.32	0.41	Pass	Pass
24	244th Ave NE/SE, E Main St - SE 8th St	NB	189	342	881	0.21	0.39	Pass	Pass
		SB	371	291		0.42	0.33	Pass	Pass
<b>NE Inglewood Hill Road Corridor</b>									
	EB				0.31	0.79	Pass	Pass	
	WB				0.77	0.39	Pass	Pass	
25	NE Inglewood Hill Rd, E Lk Sammamish Pkwy – 216th Ave	EB	180	678	705	0.25	0.96	Pass	Pass
		WB	681	288		0.97	0.41	Pass	Pass
26	NE Inglewood Hill Rd, 216th Ave NE – 228th Ave NE <sup>4</sup>	EB	334	560	969	0.34	0.58	Pass	Pass
		WB	480	364		0.50	0.38	Pass	Pass

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				EB			0.35	0.52	Pass	Pass
NE 8th Street Corridor				WB			0.46	0.34	Pass	Pass
27	NE 8 <sup>th</sup> St, 228 <sup>th</sup> Ave NE – 235 <sup>th</sup> Ave NE		969	EB	385	554	0.40	0.57	Pass	Pass
				WB	461	344	0.48	0.36	Pass	Pass
28	NE 8 <sup>th</sup> St, 235 <sup>th</sup> Ave NE – 244 <sup>th</sup> Ave NE		881	EB	228	393	0.26	0.45	Pass	Pass
				WB	384	288	0.44	0.33	Pass	Pass
SE 8th Street Corridor				WB			0.63	0.32	Pass	Pass
29	SE 8 <sup>th</sup> St, 228 <sup>th</sup> Ave SE – 244 <sup>th</sup> Ave SE		925	EB	257	372	0.28	0.40	Pass	Pass
				WB	585	292	0.63	0.32	Pass	Pass
Issaquah-Pine Lake Road Corridor				EB/SB			0.97	0.83	Pass	Pass
30	Issaquah-Pine Lk Rd, 228 <sup>th</sup> Ave SE – SE 32 <sup>nd</sup> Way <sup>2</sup>		969	WB/NB			0.54	1.06	Pass	Pass
				EB	467	802	0.48	0.83	Pass	Pass
31	Issaquah-Pine Lk Rd, SE 32 <sup>nd</sup> Way – SE Klahanie Blvd		881	WB	589	613	0.61	0.63	Pass	Pass
				NB	505	747	0.57	0.85	Pass	Pass
32	Issaquah-Pine Lk Rd, SE Klahanie Blvd – SE 46 <sup>th</sup> St		881	SB	610	754	0.69	0.86	Pass	Pass
				NB	391	990	0.44	1.12	Pass	Pass
33	Issaquah-Pine Lk Rd, SE 46 <sup>th</sup> St – SE 48 <sup>th</sup> St		881	SB	979	742	1.11	0.84	Pass	Pass
				NB	444	1,207	0.50	1.37	Pass	Pass
	SE 32 <sup>nd</sup> Way/Street – Issaquah-Beaver Lake Road Corridor			SB	1,078	717	1.22	0.81	Pass	Pass
				WB			0.25	0.56	Pass	Pass
34	SE 32 <sup>nd</sup> Way, Issaquah-Pine Lk Rd – 235 <sup>th</sup> Place SE		705	EB	178	475	0.25	0.67	Pass	Pass
				WB	390	329	0.55	0.47	Pass	Pass
35	SE 32 <sup>nd</sup> Way, 235 <sup>th</sup> Place SE – 244 <sup>th</sup> Ave SE		705	EB	173	381	0.25	0.54	Pass	Pass
				WB	285	264	0.40	0.37	Pass	Pass
36	SE 32 <sup>nd</sup> Way, 244 <sup>th</sup> Ave SE – E Beaver Lake Dr SE		705	EB	216	439	0.31	0.62	Pass	Pass
				WB	364	333	0.52	0.47	Pass	Pass
37	Issaquah-Beaver Lk Rd, E Beaver Lk Dr – SE Duthie Hill Rd		881	EB	171	282	0.19	0.32	Pass	Pass
				WB	257	285	0.29	0.32	Pass	Pass
Issaquah-Fall City Road Corridor				NB/EB			0.26	0.91	Pass	Pass
38	SE Issaquah-Fall City Rd, Issaquah-Pine Lk Rd – 245 <sup>th</sup> Pl SE <sup>3</sup>		1,772	SB/WB			0.94	0.54	Pass	Pass
				EB	532	1,271	0.30	0.72	Pass	Pass
39	SE Issaquah-Fall City Rd, 245 <sup>th</sup> Ave SE – Klahanie Dr SE		881	WB	1,186	744	0.67	0.42	Pass	Pass
				EB	149	1,160	0.17	1.32	Pass	Pass
40	SE Issaquah-Fall City Rd, Klahanie Dr SE – SE Duthie Hill Rd		881	WB	1,263	669	1.43	0.76	Fail	Pass
				EB	237	746	0.27	0.85	Pass	Pass
41	SE Duthie Hill Rd, SE Issaquah-Beaver Lk Rd – SE Issaquah-Fall City Rd <sup>4</sup>		881	WB	653	488	0.74	0.55	Pass	Pass
				NB	203	521	0.23	0.59	Pass	Pass
	Duthie Hill Road Corridor			SB	599	264	0.68	0.30	Pass	Pass
				NB/EB			0.32	0.93	Pass	Pass
42	SE Duthie Hill Rd, SE Issaquah-Beaver Lk Rd – 266 <sup>th</sup> Ave SE		725	SB/WB			0.90	0.63	Pass	Pass
				NB	254	769	0.35	1.06	Pass	Pass
43	SE Duthie Hill Rd, 266 <sup>th</sup> Ave SE – Trossachs Blvd SE <sup>6</sup>		906	SB	745	520	1.03	0.72	Pass	Pass
				EB	262	713	0.29	0.79	Pass	Pass

Notes

Corridor V/C ratios are volume weighted.

\* ELSP corridors are shown for information purposes only as they are excluded from concurrency.

<sup>1</sup> A portion of this segment is 30 MPH.

<sup>2</sup> PM Peak Hour in Sammamish is 4:45-5:45 PM. 15 minute segment count not available, 5-6PM used.

<sup>3</sup> A portion of this segment is 35 MPH.

<sup>4</sup> 2016 count was not available, 2017 count used.

<sup>5</sup> This segment transitions from a wider cross-section to two lanes, the narrower section

<sup>6</sup> Segment is partially outside of Sammamish City Limits.

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2024 HCM Modified Methodology									
Segment*		AM Volume	PM Volume	Capacities 2024 HCM Mod	AM V/C 2024 HCM Mod	PM V/C 2024 HCM Mod	Corridor ≤1.1 Segment ≤1.4		
							AM	PM	
East Lake Sammamish Parkway North Corridor					1.52	0.82	Fail	Pass	
					0.54	1.61	Pass	Fail	
1	E Lk Sammamish Pkwy, City limits - 196th Ave NE (Weber Pl) <sup>1</sup>	NB 1,144	611	705	1.62	0.87	Fail	Pass	
		SB 442	1,285		0.63	1.82	Pass	Fail	
2	E Lk Sammamish Pkwy, 196th Ave NE - NE 26th Pl	NB 1,198	642	705	1.70	0.91	Fail	Pass	
		SB 385	1,215		0.55	1.72	Pass	Fail	
3	E Lk Sammamish Pkwy, NE 26th Pl - NE Inglewood Hill Rd	NB 1,201	653	969	1.24	0.67	Pass	Pass	
		SB 433	1,258		0.45	1.30	Pass	Pass	
East Lake Sammamish Parkway Central Corridor					0.63	0.67	Pass	Pass	
					0.50	0.78	Pass	Pass	
4	E Lk Sammamish Pkwy, Inglewood Hill Rd – Louis Thompson Rd	NB 678	541	943	0.72	0.57	Pass	Pass	
		SB 383	762		0.41	0.81	Pass	Pass	
5	E Lk Sammamish Pkwy, Louis Thompson Rd NE – SE 8th St	NB 415	475	705	0.59	0.67	Pass	Pass	
		SB 361	557		0.51	0.79	Pass	Pass	
6	E Lk Sammamish Pkwy, SE 8th St – SE 24th Way	NB 374	541	705	0.53	0.77	Pass	Pass	
		SB 404	501		0.57	0.71	Pass	Pass	
East Lake Sammamish Parkway South Corridor					0.52	0.99	Pass	Pass	
					0.85	0.72	Pass	Pass	
7	E Lk Sammamish Pkwy, SE 24th Way – 212th Ave SE	NB 362	567	881	0.41	0.64	Pass	Pass	
		SB 487	546		0.55	0.62	Pass	Pass	
8	E Lk Sammamish Pkwy, 212th Ave SE – South City Limit	NB 451	904	749	0.60	1.21	Pass	Pass	
		SB 781	610		1.04	0.81	Pass	Pass	
Sahalee Way–228th Avenue North Corridor					1.16	0.66	Fail	Pass	
					0.55	1.05	Pass	Pass	
9	Sahalee Way/228th Ave NE, City Limit – NE 37th Way	NB 1,382	582	1,015	1.36	0.57	Pass	Pass	
		SB 485	1,178		0.48	1.16	Pass	Pass	
10	Sahalee Way/228th Ave NE, NE 37th Way - NE 36th St <sup>2</sup>	NB 1,164	571	969	1.20	0.59	Pass	Pass	
		SB 495	1,071		0.51	1.11	Pass	Pass	
11	Sahalee Way/228th Ave NE, NE 36th St - 223rd Ave NE <sup>2</sup>	NB 1,139	561	969	1.18	0.58	Pass	Pass	
		SB 474	1,093		0.49	1.07	Pass	Pass	
12	Sahalee Way/228th Ave NE, 223rd Ave NE – NE 25th Way	NB 1,047	585	969	1.08	0.60	Pass	Pass	
		SB 470	911		0.49	0.94	Pass	Pass	
13	228th Ave, NE 25th Way – NE 12th Pl <sup>3</sup>	NB 810	836	969	0.84	0.86	Pass	Pass	
		SB 683	872		0.71	0.90	Pass	Pass	
228th Avenue Central Corridor					0.58	0.71	Pass	Pass	
					0.59	0.70	Pass	Pass	
14	228th Ave, NE 12th Pl – NE 8th St/Inglewood Hill Rd	NB 825	937	987	0.84	0.95	Pass	Pass	
		SB 858	924		0.87	0.94	Pass	Pass	
15	228th Ave, NE 8th St/Inglewood Hill Rd – Main St	NB 884	1,099	1,896	0.47	0.58	Pass	Pass	
		SB 973	1,124		0.51	0.59	Pass	Pass	
16	228th Ave, Main St - SE 8th St	NB 984	1,159	1,896	0.52	0.61	Pass	Pass	
		SB 788	1,237		0.42	0.65	Pass	Pass	
17	228th Ave, SE 8th St – SE 10th St	NB 948	1,344	1,896	0.50	0.71	Pass	Pass	
		SB 1,032	1,249		0.54	0.66	Pass	Pass	
18	228th Ave, Se 10th St – SE 20 <sup>th</sup> St	NB 1,127	1,408	1,896	0.59	0.74	Pass	Pass	
		SB 1,130	1,350		0.60	0.71	Pass	Pass	
228th Avenue South Corridor					0.59	0.87	Pass	Pass	
					0.73	0.70	Pass	Pass	
19	228th Ave, SE 20th St – Issaquah Pine Lake Rd SE <sup>4</sup>	NB 1,190	1,504	1,949	0.61	0.77	Pass	Pass	
		SB 1,203	1,424		0.62	0.73	Pass	Pass	
20	228th Ave, Issaquah Pine Lake Rd SE – SE 43rd Way	NB 526	997	969	0.54	1.03	Pass	Pass	
		SB 861	608		0.89	0.63	Pass	Pass	
244th Avenue North Corridor					0.35	0.39	Pass	Pass	
					0.43	0.40	Pass	Pass	
21	244th Ave NE, NE 30th Pl - NE 20th St	NB 303	332	881	0.34	0.38	Pass	Pass	
		SB 318	351		0.36	0.40	Pass	Pass	
22	244th Ave NE, NE 20th St - NE 8th St	NB 330	374	881	0.37	0.42	Pass	Pass	
		SB 474	382		0.54	0.43	Pass	Pass	
23	244th Ave NE, NE 8th St – E Main St	NB 370	320	925	0.40	0.35	Pass	Pass	
		SB 298	375		0.32	0.41	Pass	Pass	
24	244th Ave NE/SE, E Main St - SE 8th St	NB 195	368	881	0.22	0.42	Pass	Pass	
		SB 391	299		0.44	0.34	Pass	Pass	
NE Inglewood Hill Road Corridor					0.28	0.83	Pass	Pass	
					0.74	0.39	Pass	Pass	
25	NE Inglewood Hill Rd, E Lk Sammamish Pkwy – 216th Ave	EB 236	734	705	0.33	1.04	Pass	Pass	
		WB 654	320		0.93	0.45	Pass	Pass	
26	NE Inglewood Hill Rd, 216th Ave NE – 228th Ave NE	EB 227	554	1,013	0.22	0.55	Pass	Pass	
		WB 479	335		0.47	0.33	Pass	Pass	
NE 8th Street Corridor					0.32	0.52	Pass	Pass	
					0.44	0.36	Pass	Pass	
27	NE 8 <sup>th</sup> St, 228 <sup>th</sup> Ave NE – 235 <sup>th</sup> Ave NE	EB 375	585	1,013	0.37	0.58	Pass	Pass	
		WB 470	373		0.46	0.37	Pass	Pass	
28	NE 8 <sup>th</sup> St, 235 <sup>th</sup> Ave NE – 244 <sup>th</sup> Ave NE	EB 230	415	925	0.25	0.45	Pass	Pass	
		WB 385	316		0.42	0.34	Pass	Pass	

City of Sammamish  
 November 16, 2018  
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SE 8th Street Corridor				EB			0.28	0.43	Pass	Pass
				WB			0.65	0.33	Pass	Pass
29	SE 8 <sup>th</sup> St, 228 <sup>th</sup> Ave SE – 244 <sup>th</sup> Ave SE	EB	256	396	925	0.28	0.43	Pass	Pass	
		WB	600	304		0.65	0.33	Pass	Pass	
Issaquah-Pine Lake Road Corridor				EB/SB			0.94	0.80	Pass	Pass
				WB/NB			0.50	1.02	Pass	Pass
30	Issaquah-Pine Lk Rd, 228 <sup>th</sup> Ave SE - SE 32 <sup>nd</sup> Way <sup>3</sup>	EB	422	845	987	0.43	0.86	Pass	Pass	
		WB	509	629		0.52	0.64	Pass	Pass	
31	Issaquah-Pine Lk Rd, SE 32 <sup>nd</sup> Way - SE Klahanie Blvd	NB	540	778	987	0.55	0.79	Pass	Pass	
		SB	682	782		0.69	0.79	Pass	Pass	
32	Issaquah-Pine Lk Rd, SE Klahanie Blvd – SE 46 <sup>th</sup> St	NB	408	1,020	943	0.43	1.08	Pass	Pass	
		SB	1,015	751		1.08	0.80	Pass	Pass	
33	Issaquah-Pine Lk Rd, SE 46 <sup>th</sup> St - SE 48 <sup>th</sup> St	NB	456	1,236	943	0.48	1.31	Pass	Pass	
		SB	1,107	723		1.17	0.77	Pass	Pass	
SE 32nd Way/Street - Issaquah-Beaver Lake Road Corridor				EB			0.34	0.62	Pass	Pass
				WB			0.51	0.44	Pass	Pass
34	SE 32 <sup>nd</sup> Way, Issaquah-Pine Lk Rd – 235 <sup>th</sup> Place SE	EB	255	524	749	0.34	0.70	Pass	Pass	
		WB	458	363		0.61	0.49	Pass	Pass	
35	SE 32 <sup>nd</sup> Way, 235 <sup>th</sup> Place SE – 244 <sup>th</sup> Ave SE	EB	228	449	705	0.32	0.64	Pass	Pass	
		WB	326	281		0.46	0.40	Pass	Pass	
36	SE 32 <sup>nd</sup> Way, 244 <sup>th</sup> Ave SE – E Beaver Lake Dr SE	EB	286	479	705	0.41	0.68	Pass	Pass	
		WB	401	365		0.57	0.52	Pass	Pass	
37	Issaquah-Beaver Lk Rd, E Beaver Lk Dr – SE Duthie Hill Rd	EB	242	298	881	0.27	0.34	Pass	Pass	
		WB	274	295		0.31	0.34	Pass	Pass	
Issaquah-Fall City Road Corridor				NB/EB			0.25	0.83	Pass	Pass
				SB/WB			0.79	0.44	Pass	Pass
38	SE Issaquah-Fall City Rd, Issaquah-Pine Lk Rd – 245 <sup>th</sup> Pl SE <sup>3</sup>	EB	532	1,494	1,772	0.30	0.84	Pass	Pass	
		WB	1,353	787		0.76	0.44	Pass	Pass	
39	SE Issaquah-Fall City Rd, 245 <sup>th</sup> Ave SE - Klahanie Dr SE	EB	147	1,385	1,861	0.08	0.74	Pass	Pass	
		WB	1,430	721		0.77	0.39	Pass	Pass	
40	SE Issaquah-Fall City Rd, Klahanie Dr SE - SE Duthie Hill Rd	EB	237	951	925	0.26	1.03	Pass	Pass	
		WB	795	528		0.86	0.57	Pass	Pass	
41	SE Duthie Hill Rd, SE Issaquah-Beaver Lk Rd – SE Issaquah-Fall City Rd <sup>6</sup>	NB	211	585	881	0.24	0.66	Pass	Pass	
		SB	693	287		0.79	0.33	Pass	Pass	
Duthie Hill Road Corridor				NB/EB			0.34	1.02	Pass	Pass
				SB/WB			0.96	0.66	Pass	Pass
42	SE Duthie Hill Rd, SE Issaquah-Beaver Lk Rd – 266 <sup>th</sup> Ave SE	NB	271	839	725	0.37	1.16	Pass	Pass	
		SB	794	544		1.09	0.75	Pass	Pass	
43	SE Duthie Hill Rd, 266 <sup>th</sup> Ave SE – Trossachs Blvd SE <sup>6</sup>	EB	278	787	906	0.31	0.87	Pass	Pass	
		WB	733	520		0.81	0.57	Pass	Pass	

Notes

Corridor V/C ratios are volume weighted.

\* EISP corridors are shown for information purposes only as they are excluded from concurrency.

<sup>1</sup> A portion of this segment is 30 MPH.

<sup>2</sup> PM Peak Hour in Sammamish is 4:45-5:45 PM. 15 minute segment count not available, 5-6PM used.

<sup>3</sup> A portion of this segment is 35 MPH.

<sup>4</sup> 228th/IPLR: No FYA; 228th/SE 24th: No FYA during peak hours; 228th/SE 20th: FYA. Since the FYA is not in operation during peak hours for the majority of the major intersections, the segment overall doesn't experience increased capacity due to FYAs during peak hours.

<sup>5</sup> This segment transitions from a wider cross-section to two lanes, the narrower section was used.

<sup>6</sup> Segment is partially outside of Sammamish City Limits.



City of Sammamish  
November 16, 2018  
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17,800 vehicles per day \* .09 K-Factor \*.55 D-Factor = 881 vehicles per hour per direction.

16,400 vehicles per day \* .09 K-Factor \*.60 D-Factor = 885 vehicles per hour per direction.

16,100 vehicles per day \* .10 K-Factor \*.55 D-Factor = 886 vehicles per hour per direction.

14,700 vehicles per day \* .10 K-Factor \*.60 D-Factor = 882 vehicles per hour per direction.

14,600 vehicles per day \* .11 K-Factor \*.55 D-Factor = 883 vehicles per hour per direction.

13,400 vehicles per day \* .11 K-Factor \*.60 D-Factor = 884 vehicles per hour per direction.



**ATTACHMENT C: FDOT PEAK DIRECTIONAL VOLUMES FOR URBANIZED AREAS**

INTERRUPTED FLOW FACILITIES					
STATE SIGNALIZED ARTERIALS					
Class I (40 mph or higher posted speed limit)					
Lanes	Median	B	C	D	E
1	Undivided	*	830	880	**
2	Divided	*	1,910	2,000	**
3	Divided	*	2,940	3,020	**
4	Divided	*	3,970	4,040	**
Class II (35 mph or slower posted speed limit)					
Lanes	Median	B	C	D	E
1	Undivided	*	370	750	800
2	Divided	*	730	1,630	1,700
3	Divided	*	1,170	2,520	2,560
4	Divided	*	1,610	3,390	3,420
Non-State Signalized Roadway Adjustments					
(Alter corresponding state volumes by the indicated percent.)					
Non-State Signalized Roadways - 10%					
Median & Turn Lane Adjustments					
Lanes	Median	Exclusive Left Lanes	Exclusive Right Lanes	Adjustment Factors	
1	Divided	Yes	No	+5%	
1	Undivided	No	No	-20%	
Multi	Undivided	Yes	No	-5%	
Multi	Undivided	No	No	-25%	
-	-	-	Yes	+5%	
One-Way Facility Adjustment					
Multiply the corresponding directional volumes in this table by 1.2					

\* Cannot be achieved using table input value defaults.

\*\* Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached. For the bicycle mode, the level of service letter grade (including F) is not achievable because there is no maximum vehicle volume threshold using table input value defaults.



# MEMORANDUM

**TO:** Melonie Anderson/City Clerk  
**FROM:** Lori/Finance Department  
**DATE:** November 15, 2018  
**RE:** Claims for November 20, 2018

004  
 1,182.89 +  
 305,239.15 +  
 35,840.20 +  
 2,007,572.57 +  
 2,349,834.81G +

\$ 1,182.89  
 \$ 305,239.15  
 \$ 35,840.20  
 \$2,007,572.57  
 \$2,349,834.81

### Top 10 Over \$10,000 Payments

Eastside Fire & Rescue	\$ 624,220.50	Fire & Rescue Services - November
Watson Asphalt Paving Co.	\$ 344,474.66	Pavement Program Overlay
Pacific Civil & Infrastructure	\$ 268,150.07	Zackuse Creek Passage Project
AWC Employee Benefits Trust	\$ 147,712.24	Employee Benefits
King County	\$ 119,958.75	Debt Service, Transit NOW, SWM
Lochner, Inc.	\$ 105,846.93	SE Iss-Fall City Road Improvements
Perteet, Inc.	\$ 94,857.91	SE 4th Street Improvement-October
Otak	\$ 76,481.02	Zackuse Creek Passage Project
ICMA 401	\$ 63,731.66	Employee Benefits
Sutter Paving Inc.	\$ 46,336.50	Sammamish Commons Paving Project

**Total \$2,349,834.81**  
 Check #52156 - #52287

# Accounts Payable

## Check Register Totals Only

User: lkaynak  
 Printed: 11/5/2018 - 9:28 AM



Check	Date	Vendor No	Vendor Name	Amount	Voucher
52156	11/05/2018	CENTURY	Century Link	121.79	52,156
52157	11/05/2018	LAMB	LHL Appraisal Assoc. Inc.	750.00	52,157
52158	11/05/2018	PSE	Puget Sound Energy	311.10	52,158
				1,182.89	
Check Total:				1,182.89	

# Accounts Payable

## Check Register Totals Only

User: lkraynak  
 Printed: 11/5/2018 - 10:54 AM



Check	Date	Vendor No	Vendor Name	Amount	Voucher
52159	11/05/2018	AWCLIF	Association of Washington Cities	89.50	52,159
52160	11/05/2018	AWCMED	AWC Employee BenefitsTrust	147,712.24	52,160
52161	11/05/2018	CASDU	Caifornia State Disbursement Unit	663.50	52,161
52162	11/05/2018	ICMA401	ICMA 401	63,731.66	52,162
52163	11/05/2018	ICMA457	ICMA457	15,007.65	52,163
52164	11/05/2018	ISD	Issaquah School District	39,429.00	52,164
52165	11/05/2018	KINGPET	King County Pet Licenses	230.00	52,165
52166	11/05/2018	LWSD	Lake Washington School Dist	35,862.00	52,166
52167	11/05/2018	LEGALSHI	Legal Shield	57.80	52,167
52168	11/05/2018	NAVIA	Navia Benefits Solution	1,975.23	52,168
52169	11/05/2018	WASUPPOR	Wa State Support Registry	480.57	52,169
Check Total:				305,239.15	

# Accounts Payable

## Check Register Totals Only

User: lkaynak  
 Printed: 11/9/2018 - 10:12 AM

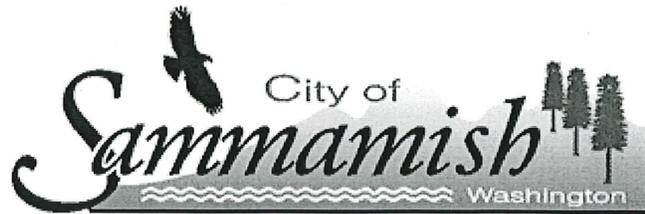


Check	Date	Vendor No	Vendor Name	Amount	Voucher
52170	11/09/2018	COMCAST2	Comcast	378.59	52,170
52171	11/09/2018	GRANGE	Grange Supply, Inc.	271.57	52,171
52172	11/09/2018	HOMEDE	Home Depot	1,782.40	52,172
52173	11/09/2018	NESAM	NE Sammamish Sewer & Water	801.40	52,173
52174	11/09/2018	PSE	Puget Sound Energy	10,609.68	52,174
52175	11/09/2018	SAM	Sammamish Plateau Water Sewer	8,839.46	52,175
52176	11/09/2018	VERIZON	Verizon Wireless	6,634.96	52,176
52177	11/09/2018	VOYAGER	Voyager	6,522.14	52,177
Check Total:				35,840.20	

# Accounts Payable

## Check Register Totals Only

User: lkraynak  
 Printed: 11/14/2018 - 3:41 PM



Check	Date	Vendor No	Vendor Name	Amount	Voucher
52178	11/20/2018	48NORTH	48 North Solutions, Inc	5,972.00	52,178
52179	11/20/2018	WORKSAFE	A Work Safe Service, Inc	90.00	52,179
52180	11/20/2018	ALTATERR	AltaTerra Consulting LLC	2,580.23	52,180
52181	11/20/2018	ANEW	Anew	1,250.00	52,181
52182	11/20/2018	APPLIEDC	Applied Concepts, Inc	2,935.35	52,182
52183	11/20/2018	ATWORK	At Work!	875.00	52,183
52184	11/20/2018	ATHLETES	Athletes for Kids	2,500.00	52,184
52185	11/20/2018	AUTODOC	Auto Doctor	6,312.26	52,185
52186	11/20/2018	AUTOZONE	Auto Zone	65.98	52,186
52187	11/20/2018	BACKGROU	Background Source Intl	110.00	52,187
52188	11/20/2018	BADGLE	Badgley Landscape LLC	16,595.23	52,188
52189	11/20/2018	BEACONAT	Beacon Athletics	795.00	52,189
52190	11/20/2018	BELZAK	Steve Belzak	75.21	52,190
52191	11/20/2018	BEST	Best Parking Lot Cleaning, Inc	19,694.51	52,191
52192	11/20/2018	BOBS	Bob's Heating & Air	84.00	52,192
52193	11/20/2018	BRIDGE	Bridge Disability Ministries	1,500.00	52,193
52194	11/20/2018	CABDOW	Cabot Dow Associates	2,598.75	52,194
52195	11/20/2018	CADMAN	Cadman, Inc.	276.26	52,195
52196	11/20/2018	CEKO	CEKO	2,437.70	52,196
52197	11/20/2018	ISSCITY	City Of Issaquah	1,989.25	52,197
52198	11/20/2018	CLEAN425	Clean 425 LLC	6,413.00	52,198
52199	11/20/2018	CONSOLID	Consolidated Press	4,274.98	52,199
52200	11/20/2018	COSTCOPH	Costco Redmond Pharmacy	59.97	52,200
52201	11/20/2018	CUSELEC	Custom Electrical Services LLC	100.00	52,201
52202	11/20/2018	DAVEY	Davey Resource Group	3,710.00	52,202
52203	11/20/2018	DURHAM	Durham Painting	3,235.10	52,203
52204	11/20/2018	EASTFIRE	Eastside Fire & Rescue	624,220.50	52,204
52205	11/20/2018	EASTFRIE	Eastside Friends of Seniors	2,500.00	52,205
52206	11/20/2018	ENCOMPAS	Encompass NW	1,750.00	52,206
52207	11/20/2018	ESRI	ESRI, Inc.	39,050.00	52,207
52208	11/20/2018	EVERFORD	Evergreen Ford	81.58	52,208
52209	11/20/2018	FASTENAL	Fastenal Industrial Supplies	813.29	52,209
52210	11/20/2018	FEDERICI	Nick Federici	2,000.00	52,210
52211	11/20/2018	FESER	Angie Feser	442.80	52,211
52212	11/20/2018	FIREPROT	Fire Protection, Inc.	1,305.09	52,212
52213	11/20/2018	GEMMETJ	Jonathan Gemmet	261.96	52,213
52214	11/20/2018	GRAINGER	Grainger	1,013.37	52,214
52215	11/20/2018	HAMPTONR	Ron Hampton	450.00	52,215
52216	11/20/2018	HARRISWO	Harris Work Systems	1,147.67	52,216
52217	11/20/2018	HERMANSO	Hermanson Co LLP	5,202.54	52,217
52218	11/20/2018	HEROHOUS	Hero House	375.00	52,218
52219	11/20/2018	HONEY	Honey Bucket	2,673.45	52,219
52220	11/20/2018	INDIA	India Assoc of Western Washington	750.00	52,220
52221	11/20/2018	ISNW	Industrial Solutions NW LLC	859.72	52,221
52222	11/20/2018	INTERCOM	Inter Com Language Services	260.00	52,222
52223	11/20/2018	ISSCHURC	Issaquah Community Services	750.00	52,223
52224	11/20/2018	ISSFOUND	Issaquah Schools Foundation	2,125.00	52,224
52225	11/20/2018	IVANOFF	Daniel & Laurie Ivanoff	6,342.75	52,225
52226	11/20/2018	IVOXY	Ivoxy Consulting LLC	2,531.03	52,226
52227	11/20/2018	JEV	JEV Recycling Inc	35.00	52,227

Check	Date	Vendor No	Vendor Name	Amount	Voucher
52228	11/20/2018	JIRSA	Barbara Jirsa	391.62	52,228
52229	11/20/2018	GALT	John E. Galt	2,571.25	52,229
52230	11/20/2018	JONESELB	Dylan L.B. Jones	795.82	52,230
52231	11/20/2018	KINGFI	King County Finance A/R	119,958.75	52,231
52232	11/20/2018	KLEINFEL	Kleinfelder, Inc.	8,500.00	52,232
52233	11/20/2018	KPG	KPG Interdisciplinary Design	7,833.00	52,233
52234	11/20/2018	LAKESIDE	Lakeside Industries	627.00	52,234
52235	11/20/2018	LIFEENRI	Life Enrichment Options	2,250.00	52,235
52236	11/20/2018	LIGHTLOA	Light Loads Concrete, LLC	618.20	52,236
52237	11/20/2018	LOCHNER	Lochner, Inc.	105,846.93	52,237
52238	11/20/2018	LONGBAY	Long Bay Enterprises, Inc	3,234.67	52,238
52239	11/20/2018	MALLORY	Mallory Paint Store	24.82	52,239
52240	11/20/2018	maren	Marenakos Rock Center	721.37	52,240
52241	11/20/2018	MOBERLY	Lynn Moberly	12,876.00	52,241
52242	11/20/2018	MORUP	Morup Signs Inc	1,595.00	52,242
52243	11/20/2018	NAMI	NAMI Eastside	750.00	52,243
52244	11/20/2018	WEATHER	Narwhal Met, LLC	1,700.00	52,244
52245	11/20/2018	NETRUCK	North End Truck Equip Inc	1,093.40	52,245
52246	11/20/2018	NORTHSTA	Northstar Destination Strategies	4,750.00	52,246
52247	11/20/2018	OTAK	Otak	76,481.02	52,247
52248	11/20/2018	PACAIR	Pacific Air Control, Inc	6,191.17	52,248
52249	11/20/2018	PACCIVIL	Pacific Civil & Infrastructure Inc.	268,150.07	52,249
52250	11/20/2018	PACPLANT	Pacific Plants	33.00	52,250
52251	11/20/2018	PACSOIL	Pacific Topsoils, Inc	179.54	52,251
52252	11/20/2018	PAPE	Pape Machinery	4,330.16	52,252
52253	11/20/2018	PATRIOT	Patriot Maintenance Inc	3,000.00	52,253
52254	11/20/2018	PBS	PBS Engineering and Environmental I	14,566.41	52,254
52255	11/20/2018	PERFECTM	Perfect Mind	5,500.00	52,255
52256	11/20/2018	PERTEET	Perteet, Inc.	94,857.91	52,256
52257	11/20/2018	PLANTSCA	Plantscapes, Inc	13,321.00	52,257
52258	11/20/2018	PLATT	Platt Electric Supply	372.68	52,258
52259	11/20/2018	PROTH	Prothman Company	9,476.00	52,259
52260	11/20/2018	PROVIDEN	Providence Marianwood Foundation	6,375.00	52,260
52261	11/20/2018	HALF	Robert Half	4,024.00	52,261
52262	11/20/2018	SAMCHAMB	Sammamish Chamber of Commerce	850.00	52,262
52263	11/20/2018	SAMHERIT	Sammamish Heritage Society	9,750.00	52,263
52264	11/20/2018	SEATIM	Seattle Times	1,955.12	52,264
52265	11/20/2018	SEITELSY	Seitel Systems LLC	5,547.88	52,265
52266	11/20/2018	SEQUOYAH	Sequoyah Electric, LLC	5,770.97	52,266
52267	11/20/2018	SHERWIN	Sherwin-Williams Company	260.02	52,267
52268	11/20/2018	SITEONE	Site One Landscape Supply LLC	110.87	52,268
52269	11/20/2018	SMARSH	Smarsh	206.75	52,269
52270	11/20/2018	SONG	Chun Song	18.53	52,270
52271	11/20/2018	SPRAGUE	SPRAGUE	550.00	52,271
52272	11/20/2018	STVIN	St Vincent DePaul Society	2,500.00	52,272
52273	11/20/2018	STANTEC	Stantec Consulting Services	3,556.25	52,273
52274	11/20/2018	SUNBELT	Sunbelt Rentals	1,765.84	52,274
52275	11/20/2018	SUPERIOR	Superior Towing	1,299.38	52,275
52276	11/20/2018	SUTTER	Sutter Paving Inc	46,336.50	52,276
52277	11/20/2018	WATERSH	The Watershed Company	3,609.43	52,277
52278	11/20/2018	THERAPEU	Therapeutic Health Services	1,000.00	52,278
52279	11/20/2018	TRIANGLE	Triangle Associates, Inc	3,432.11	52,279
52280	11/20/2018	USBANKNA	US Bank N.A.	51.00	52,280
52281	11/20/2018	UTILITIE	Utilities Underground Location Ctr	703.05	52,281
52282	11/20/2018	VACKER	Vacker	256.00	52,282
52283	11/20/2018	WALIFTRU	Washington Liftruck	1,376.10	52,283
52284	11/20/2018	WATSON	Watson Asphalt Paving Co	344,474.66	52,284
52285	11/20/2018	WESCOM	Wescom	176.00	52,285
52286	11/20/2018	WESSPUR	WesSpur Tree Equipment, Inc.	983.40	52,286

Check	Date	Vendor No	Vendor Name	Amount	Voucher
52287	11/20/2018	ZUMAR	Zumar Industries, Inc.	4,566.39	52,287
				Check Total:	
				2,007,572.57	

**Draft**



## MINUTES

### City Council Regular Meeting

---

6:30 PM - October 16, 2018

City Hall Council Chambers, Sammamish, WA

Mayor Christie Malchow called the regular meeting of the Sammamish City Council to order at 6:30 p.m.

**Councilmembers Present:**

Mayor Christie Malchow  
Deputy Mayor Karen Moran  
Councilmember Jason Ritchie  
Councilmember Ramiro Valderrama  
Councilmember Chris Ross  
Councilmember Tom Hornish  
Councilmember Pam Stuart

Deputy Mayor Moran arrived late at 8:00 pm.

**Councilmembers Absent:**

**Staff Present:**

City Manager Larry Patterson  
Management Analyst Mike Sugg  
Police Chief Michelle Bennett  
Deputy Director of Community Development David Pyle  
Planning Manager Kellye Hilde  
Director of Parks & Recreation Angie Feser  
Director of Finance & Risk Management; Assistant City Manager Aaron Antin  
Director of Public Works Steve Leniszewski  
Deputy Director of Public Works Cheryl Paston  
City Engineer Andrew Zagars  
Management Analyst Maia Knox  
City Attorney Michael Kenyon  
Deputy Clerk Lita Hachey

**PLEDGE OF ALLEGIANCE**

---

Councilmember Ramiro Valderrama led the pledge.

**Draft**

**ROLL CALL**

---

Roll was called.

**APPROVAL OF AGENDA**

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**MOTION: Councilmember Jason Ritchie moved to approve the agenda as amended. Councilmember Chris Ross seconded. Motion carried unanimously 6-0 with Deputy Mayor Karen Moran absent.**

**MOTION: Councilmember Ramiro Valderrama moved to move the Proclamations to before the Public Comment. Councilmember Pam Stuart seconded. Motion carried unanimously 6-0 with Deputy Mayor Karen Moran absent.**

**PROCLAMATIONS**

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**Proclamation: World Polio Day**

Ram Dutt, Rotary President, read the World Polio Day Proclamation.

**Proclamation: Youth Eastside Services Appreciation Day**

Councilmember Pam Stuart read the Youth Eastside Services Appreciation Day Proclamation.

**PUBLIC COMMENT**

---

**Jennifer Kim, 4001 239 PI SE**, spoke regarding the moratorium.

**Mary Doerrer, 3362 211 PI SE**, spoke regarding the moratorium.

**Elena Blume, 1210 207 PI NE**, spoke regarding the moratorium.

**Mazy Poonawala, 2073 215 PI SE**, spoke regarding the traffic in Sammamish.

**Kristi Jenkins, 2320 248 Ave SE**, spoke regarding the moratorium.

**Duncan Greene, 719 Second Ave, Suite 1100, Seattle**, spoke regarding the vesting portion of the emergency ordinance for development regulations.

**Anita Butail, 20830 SE 18 PI**, spoke regarding the restrictions on her property. Referred to David Pyle.

**Ray Edmonds, 4054 239 PI SE**, spoke about growth and value in Sammamish.

**Tim Galvin, 522 240th Ave SE**, spoke about the moratorium.

**Tom Tsukishima, 2314 248 Ave SE**, spoke regarding the moratorium.

**Susan Farrar, 2222 246 Ave SE**, spoke regarding the development regulations.

**Draft**

**Dave Baugh, 2626 40 Ave W Seattle**, spoke regarding the development regulations.

**Debbie Treen, 1825 East Lake Sammamish Parkway SE**, spoke regarding the moratorium and the development regulations.

**Kent Treen, 1825 East Lake Sammamish Parkway SE**, spoke regarding the moratorium and development regulations.

**Isabel Miraco, 4009 239th Pl SE**, spoke regarding the development regulations.

**Deb Sogge, 704 228th Ave NE, Sammamish Chamber of Commerce**, spoke regarding the moratorium.

**Richard Johnson, 20035 SE 27 Pl**, spoke regarding the moratorium and showed presentation available upon request to City Clerk [here](#).

**Srinivas Kawa Varlapudi, 537 225 Ln E, Unit C103**, spoke regarding a single-family permit and exemption for a 1-acre lot.

**Karen Lee, 582 240 Ave SE**, spoke regarding the moratorium.

**Todd Levitt, 26444 SE Duthie Hill Rd**, spoke regarding the moratorium.

**Karen McKnight, 22329 NE 28 St**, spoke regarding the moratorium.

**Eve Otto, 2031 Evanston Ave N**, spoke regarding the moratorium

**Deisha Goban, 23910 SE 8 Pl**, spoke regarding the moratorium.

**Chris Mullins, 104 239 Way SE**, spoke regarding the moratorium.

**Eran Zabetski, 22727 SE 27 St**, spoke regarding the moratorium.

**Meg Sullivan, 221 240 Pl SE**, spoke regarding the moratorium.

**Ken Gamblin, 1830 216th Pl NE**, spoke regarding the moratorium.

**Julio Richburg, 1312 229 Pl NE, VP of the Sammamish Chamber of Commerce**, spoke regarding the moratorium.

**Sabrina Gockrane, 21443 NE 20 Ct**, spoke regarding the moratorium.

**Jeremy Horn, 4331 Issaquah-Pine Lake Rd**, spoke regarding the moratorium.

**Sriram Sabesan, 3430 233 Pl SE**, spoke regarding the moratorium.

**Lavli Scoles, 20609 NE 16 St**, spoke regarding the moratorium and the development regulations.

**Nicole Beaty, 23200 NE 21 Pl**, spoke regarding the moratorium.

**Draft**

**City Council took a five-minute break at 8:26 pm.**

**CONSENT CALENDAR**

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**Approval:** Claims For Period Ending October 16, 2018 In The Amount Of \$2,138,739.20 For Check No. 51861 Through 51969

**Agreement:** SE 4th St Comcast Joint Utility Trench Agreement

**Amendment:** Provide Stormwater Facility Sketches and Mapping of Drainage Easements in GIS

**Approval:** Notes for the October 1, 2018 Study Session

**Approval:** Minutes for the October 2, 2018 Regular Meeting

**Approval:** Notes for the October 9, 2018 Study Session

**MOTION: Councilmember Tom Hornish moved to approve the consent agenda. Councilmember Chris Ross seconded. Motion carried unanimously 7-0.**

**PUBLIC HEARINGS - NONE**

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**PRESENTATIONS**

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**Presentation:** Police Services Study

Mike Sugg, Management Analyst introduced BERK Consultants, Brian Murphy, Project Director, Kristin Mardt, Project Manager and Virginia Gleason, Subject Matter Expert, gave an update and presentation on the Police Services Study. No decisions were made and the BERK team will return on December 4th to make some recommendations. Presentation available [here](#).

Deputy Mayor Moran requested that Mercer Island be used as a comparison city in future reports.

**UNFINISHED BUSINESS**

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**Approval:** Roadway Segment Capacity and LOS Analysis Options

Steve Leniszewski, Director of Public Works, Cheryl Paston, Deputy Director of Public Works and Kendra Brieland, Fehrs and Peers, gave a staff update and led the discussion on the review of the Roadway Segment Capacity and LOS Analysis Options.

**MOTION: Deputy Mayor Karen Moran moved to extend the meeting until 11:00 pm. Mayor Christie Malchow seconded. Motion carried 5-2 with Councilmember Ramiro Valderrama and Councilmember Tom Hornish dissenting.**

**MOTION: Deputy Mayor Karen Moran moved to schedule a workshop at a future date to be established. Councilmember Ramiro Valderrama seconded. Motion was withdrawn.**

**Draft**

**MOTION:** Councilmember Jason Ritchie moved to offer an amendment to schedule the workshop for next Monday, October 22nd. No Second.

**MOTION:** Councilmember Jason Ritchie moved to utilize the HCM with a 1.5 as the level of service (LOS) for all corridors except East Lake Sammamish Pkwy which excludes 1-8. No Second.

**MOTION:** Councilmember Pam Stuart moved to adopt the HCM at 1.25 LOS for corridors and segments, not including East Lake Sammamish Pkwy (ELSP) with no segment failures greater than 25 percent. Amended to say HCM Methodology only. Councilmember Jason Ritchie seconded. Motion carried 4-3 with Councilmember Jason Ritchie, Councilmember Ramiro Valderrama, and Councilmember Pam Stuart dissenting.

**MOTION:** Councilmember Tom Hornish moved to propose an amendment to the above motion to say: HCM methodology only. Mayor Christie Malchow seconded. Motion carried 4-3 with Councilmember Jason Ritchie, Councilmember Ramiro Valderrama, and Councilmember Pam Stuart dissenting.

**MOTION:** Councilmember Ramiro Valderrama moved to amend the motion that before this is adopted Council have a workshop to further discuss ADT. No Second.

**MOTION:** Councilmember Pam Stuart moved to adopt the Level Of Service of 1.25 for corridors and segments where no individual segment can fail by more than 25% and excluding the East Lake Sammamish Pkwy. Councilmember Ramiro Valderrama seconded. Motion failed 3-4 with Mayor Christie Malchow, Deputy Mayor Karen Moran, Councilmember Chris Ross, and Councilmember Tom Hornish dissenting.

**MOTION:** Councilmember Chris Ross moved to adopt a LOS of 1.15 and 25% on Segments and exclude ELSP. (Amended below). Deputy Mayor Karen Moran seconded. Motion failed 0-7 with Deputy Mayor Karen Moran, Councilmember Chris Ross, Mayor Christie Malchow, Councilmember Jason Ritchie, Councilmember Ramiro Valderrama, Councilmember Tom Hornish, and Councilmember Pam Stuart dissenting.

**MOTION:** Councilmember Tom Hornish moved to propose an amendment to the above motion, to adopt a LOS of 1.15 and 25% for each corridor and segment only for Sahalee Way, Duthie Hill Rd and Issaquah Pine Lake Rd and 1.0 and 25% for all other corridors and segments. Deputy Mayor Karen Moran seconded. Motion failed 1-6 with Mayor Christie Malchow, Deputy Mayor Karen Moran, Councilmember Jason Ritchie, Councilmember Ramiro Valderrama, Councilmember Chris Ross, and Councilmember Pam Stuart dissenting.

**MOTION:** Councilmember Jason Ritchie moved to amend the above motion to propose a workshop to be held at a future date. Possibly on Monday, October 22, 2018. Councilmember Ramiro Valderrama seconded. Motion carried 6-1 with Councilmember Tom Hornish dissenting.

**MOTION:** Councilmember Jason Ritchie moved to propose a workshop to be held at a future date. Possibly Monday, October 22, 2018 or whatever the City Manager can work out. Councilmember Ramiro Valderrama seconded. Motion carried unanimously 7-0.

**MOTION:** Councilmember Pam Stuart moved to extend the meeting until midnight. Councilmember Tom Hornish seconded. Motion carried 6-1 with Deputy Mayor Karen Moran dissenting.

Council took a break at 10:58 for 5 minutes.

**EXECUTIVE SESSION**

**Draft**

Potential Litigation pursuant to RCW.42.30.110(1)(i)

Council retired to an executive session at 11:05 pm and returned at 11:15 pm with no action.

**Ordinance:** Repealing Ordinance No. O2018-467, Which Adopted a Six Month Moratorium On The Acceptance Of Certain Applications For Land Use, Development, And Building Permits Or Approvals Within The City Of Sammamish; Providing For Severability; And Establishing An Effective Date.

David Pyle, Deputy Director of Community Development was available for discussion on repealing the Ordinance No. O2018-467.

**MOTION: Councilmember Jason Ritchie moved to adopt the ordinance to repeal Ordinance No. O2018-467, Which Adopted a Six Month Moratorium On The Acceptance Of Certain Applications For Land Use, Development, And Building Permits Or Approvals Within The City Of Sammamish; Providing For Severability; And Establishing An Effective Date. Councilmember Ramiro Valderrama seconded. Motion failed 3-4 with Mayor Christie Malchow, Deputy Mayor Karen Moran, Councilmember Chris Ross, and Councilmember Tom Hornish dissenting.**

**Ordinance:** Amending Section 2 of Ordinance No. O2018-468 Relating To Interim Development Regulations Regarding The Design And Construction Of Short Plats And Subdivisions As Authorized By The Growth Management Act; Providing For Severability; And Declaring An Emergency.

David Pyle, Deputy Director of Community Development and Sara Estiri, Management Analyst led the discussion on amending Section 2 of Ordinance No. O2018-468 and showed a presentation available [here](#).

**MOTION: Councilmember Jason Ritchie moved to amend Section 2 of Ordinance No. O2018-468 Relating To Interim Development Regulations Regarding The Design And Construction Of Short Plats And Subdivisions As Authorized By The Growth Management Act; Providing For Severability; And Declaring An Emergency. Councilmember Ramiro Valderrama seconded. Motion was amended to be tabled until the November 6th Regular Meeting.**

**MOTION: Councilmember Pam Stuart moved to table this item until November 6, 2018. (AMENDMENT) Councilmember Jason Ritchie seconded. Motion carried unanimously 7-0.**

**MOTION: Deputy Mayor Karen Moran moved to extend until 12:15 pm Mayor Christie Malchow seconded. Motion carried 5-2 with Deputy Mayor Karen Moran and Councilmember Pam Stuart dissenting.**

**MOTION: Councilmember Pam Stuart moved to extend until 12:20 pm Mayor Christie Malchow seconded. Motion carried 6-1 with Deputy Mayor Karen Moran dissenting.**

**NEW BUSINESS**

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**Ordinance:** Granting To MCImetro Access Transmission Services Corp. D/B/A Verizon Access Transmission Services, A Nonexclusive Franchise To Install, Construct, Maintain, Repair, And Operate A Telecommunications System Within the Public Rights-Of-Way; Providing For Severability; And Establishing An Effective Date.

Andrew Zagars, City Engineer gave a staff update on establishing a non-exclusive franchise agreement with MCI Metro.

**Draft**

**MOTION: Councilmember Jason Ritchie moved to adopt the Ordinance to establish a non-exclusive franchise agreement with MCI Metro Access Transmission Service Corp (Verizon D/B/A Verizon Access Transmission Services) Mayor Christie Malchow seconded. Motion carried unanimously 7-0.**

**COUNCIL REPORTS/ COUNCIL COMMITTEE REPORTS**

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**Report:** Mayor Christie Malchow submitted a written report.

Sound Cities Association (SCA) Committee assignments are due Wednesday, October 31.

**CITY MANAGER REPORT**

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Larry Patterson submitted a written report available [here](#).

**ADJOURNMENT**

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**MOTION: Councilmember Jason Ritchie moved to adjourn. Deputy Mayor Karen Moran seconded. Motion carried unanimously 7-0.**

The meeting adjourned at 12:20 pm.

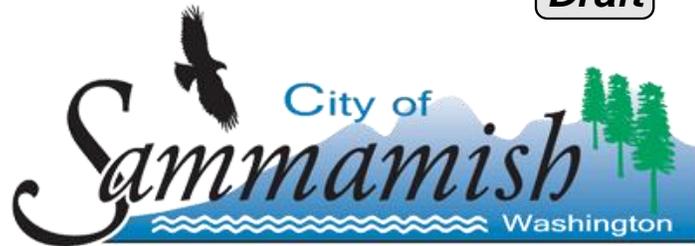
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Lita Hachey, Deputy City Clerk

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Christie Malchow, Mayor

**Draft**



## NOTES

### City Council Special Study Session

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6:30 PM - October 22, 2018

City Hall Council Chambers, Sammamish, WA

Mayor Christie Malchow called the special study session of the Sammamish City Council to order at 6:30 p.m.

#### TOPICS

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1. **Discussion:** Concurrency and Level of Service Segments and Corridors Results

Interim City Manager, Larry Patterson opened the discussions on concurrency and level of service segments and corridors. Steve Leniszewski, Public Works Director, Cheryl Paston, Public Works Deputy Director, Kendra Brieland with Fehrs and Peers and Victor Saleman with TSI Consulting continued the discussions and gave a presentation available [here](#).

#### ADJOURNMENT

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The meeting adjourned at 8:30pm.

**Draft**



## NOTES

### City Council Study Session

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**6:30 PM - November 5, 2018**

City Hall Council Chambers, Sammamish, WA

Mayor Christie Malchow called the study session of the Sammamish City Council to order at 6:30 p.m.

#### TOPICS

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1. **Presentation:** King County Metro Community Connections Update.

Cheryl Paston, Deputy Public Works Director and Kathy Snow, Program Manager for King County Metro gave a presentation on the Community Connections Program (PowerPoint available [here](#)).

2. **Discussion:** 2019-2020 Draft City Council Budget

Aaron Antin, Finance Director and Chris Gianini, Deputy Finance Director gave the staff report.

#### ADJOURNMENT

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The meeting adjourned at 8:30 pm.

**Draft**



## MINUTES

### City Council Regular Meeting

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6:30 PM - November 6, 2018

City Hall Council Chambers, Sammamish, WA

Mayor Christie Malchow called the regular meeting of the Sammamish City Council to order at 6:30 p.m.

**Councilmembers Present:**

Mayor Christie Malchow  
Deputy Mayor Karen Moran  
Councilmember Jason Ritchie  
Councilmember Ramiro Valderrama  
Councilmember Chris Ross  
Councilmember Tom Hornish  
Councilmember Pam Stuart

Councilmember Hornish participated via a teleconference call.

**Staff Present:**

City Manager Larry Patterson  
Director of Community Development Jeff Thomas  
Deputy Director of Community Development David Pyle  
Planning Manager Kellye Hilde  
Senior Management Analyst David Goodman  
Director of Parks & Recreation Angie Feser  
Deputy Director of Parks & Recreation Anjali Myer  
Director of Finance & Risk Management; Assistant City Manager Aaron Antin  
Deputy Director of Finance & Risk Management Chris Gianini  
Director of Public Works Steve Leniszewski  
City Engineer Andrew Zagars  
Management Analyst Maia Knox  
Management Analyst Mike Sugg  
City Attorney Kim Pratt  
City Clerk Melonie Anderson

**ROLL CALL**

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Roll was called.

**Draft**

**PLEDGE OF ALLEGIANCE**

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Councilmember Pam Stuart led the pledge.

**APPROVAL OF AGENDA**

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**MOTION: Councilmember Ramiro Valderrama moved to approve the agenda as read. Deputy Mayor Karen Moran seconded. Motion carried unanimously 7-0.**

**PUBLIC COMMENT**

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**Larry Crandall, 4335 Issaquah Pine Lake Rd**, spoke regarding Veterans Day.

**John Sherwin, 16650 246th Place SE**, speaking on behalf of the Issaquah Alps Trail Club. Requested from funding from the for their group.

**Deb Sogge, Representing Sammamish Chamber of Commerce**, updated Council on new businesses in town.

**CONSENT CALENDAR**

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**Payroll:** for the period ending October 15, 2018 for a pay date of October 19, 2018 in the amount of \$380,291.32

**Payroll:** for the period ending October 31, 2018 for a pay date of November 5, 2018 in the amount of \$378,051.93

**Approval:** Claims For Period Ending November 6, 2018 In The Amount Of \$2,126,815.92 For Check No. 51970 Through 52155

**Contract:** CityWorks License and Maintenance Agreement Renewal

**Supplemental Agreement:** ADA Transition Plan / Transpo Group USA

**Amendment:** 212th Way SE Construction Management Services - Project Closeout

**Approval:** Minutes for the October 16, 2018 Regular Meeting

**MOTION: Councilmember Jason Ritchie moved to approve the consent agenda as amended by removing the minutes for the October 16, 2018 Regular Meeting. Councilmember Pam Stuart seconded. Motion carried unanimously 7-0.**

**PRESENTATIONS / PROCLAMATIONS - NONE**

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**PUBLIC HEARINGS**

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**Ordinance:** Adopting Interim Development Regulations Regarding the Design and Construction of Short Plats and Subdivisions as Authorized by the Growth Management Act; Providing for Severability; and Declaring an Emergency (O2018-471)

Jeff Thomas, Community Development Director introduced the topic and showed a PowerPoint presentation (presentation available here). David Pyle, Deputy Director of Community Development provided additional details regarding the proposed changes to the regulations.

**Draft**

Public Hearing opened at 7:15 pm.

**Public Comment**

**Aaron Hollinberry, representing Toll Brothers**, spoke regarding meeting the goals in the Housing Strategy and not satisfied by the interim regulations.

**Susan Ferrar, 2222 246th Avenue SE**, encouraged Council to exempt her property from the interim development regulations.

**Dave Baugh 2626 40th Avenue W.**, spoke in support of exemptions.

**Upinder Dhinsa, 215 E. Lake Sammamish Parkway SE**, expressed concern over the turnover in staff at the City.

**Heather Spielvogel, 2122 222nd Place NE**, encouraged Council to keep the current interim regulations in place.

**Cheryl Hooper, 2002 251st Place SE**, spoke in support of the new development code regulations.

**Mary Wictor, 408 208 Avenue NE**, suggested additional regulation for clear and grading in critical areas.

**Steve Calhoon, PACE Engineers**, spoke favor of the recommended amendments.

**Ben Wright, 21507 SE 1st Place**, spoke regarding the importance of trees.

**Gina Clark, Representing Master Builders Association**, spoke regarding the need for diverse housing types in Sammamish.

**Vonee Bright, 22026 SE 4th Street**, urged Council to allow the development of the Town Center.

**Jeff Peterson, 10667 E Lake Joy Road, Carnation**, encourage Council to consider the unintended consequences of the interim regulations.

**Kartik Mithal, 2611 260th Place SE**, encouraged Council to slow development until infrastructure can catch up.

**Barbara Yarrington, Quadrant Homes**, asked Council to implement a new process for these regulations that includes public participation.

**Mike Walsh, Turren Homes**, requested repealing or modifying the existing regulations.

**Carol Bertrum, Kathy Whempy**, encouraged Council to allow development in the Town Center area.

**Bill Price, 1228 231st Avenue SE**, asked to have his parents' property exempted from the interim development regulations.

**Draft**

**Todd Levitt, 26244 SE Duthie Hill Road**, urged Council to involve the public in vetting the new development regulations.

**Resident living at 537 225th Lane SE**, requesting an exemption to the interim regulations.

**Disha Govin, 23910 SE 8th Place**, does not agree with reducing the setbacks.

**Sabrina Gothrin. 21442 NE 20th Court**, urged Council to keep the interim regulations in place.

**LaRay Foley, 25817 NE 2nd Court**, she is not in favor of the interim regulations because she does not agree with the process.

Public Hearing closed at 8:10 pm.

Council recessed from 8:10 pm until 8:25 pm

**MOTION: Councilmember Ramiro Valderrama moved to approve option 2-A further amend emergency Ordinance O2018-468 with select items from Exhibit 3 AND identify other amendments not itemized in Exhibit 3. For this option, after completing the Public Hearing on November 6, 2018, the City Council will move to "readopt" emergency Ordinance O2018-468 with itemized selections from Exhibit 3 and direct staff to further consider other potential amendments not itemized in Exhibit 3 as part of the formal legislative review process as scheduled in Exhibit 4. This action will create a new Ordinance to be valid for the remainder of the six (6) month period of the Interim Development Regulations with other City Council directed potential amendments to be considered in early 2019. Councilmember Jason Ritchie seconded. Motion carried 4-3 with Councilmember Tom Hornish, Mayor Christie Malchow, and Councilmember Chris Ross dissenting.**

**Resolution:** Related To Adoption Of Sammamish Home Grown And Incorporation By Reference Into The Sammamish Comprehensive Plan (R2018-807)

Mr. Thomas and Miryam Laytner, Management Analyst, gave a short staff report. Council will open the public hearing and close it. He asked staff to give directions on next steps.

Public Hearing opened at 8:50 pm

**Paul Stickney, 22626 NE Inglewood Hill Road**, showed a PowerPoint presentation (presentation available upon request to the [City Clerk](#)).

Public Hearing closed at 8:55 pm.

**MOTION: Deputy Mayor Karen Moran moved to schedule this item for a December 3, 2018 Council meeting to continue discussion. Councilmember Jason Ritchie seconded. Motion carried unanimously 7-0.**

**Ordinances: Public hearings to consider adoption of ordinances for 2018 School District Capital Facilities Plans and 2019 School Impact Fees for the Issaquah, Lake Washington and Snoqualmie Valley school districts**

**Draft**

Larry Patterson, Interim City Manager gave the staff report and turned the presentation over to Mr. Thomas and David Goodman, Management Analyst, who showed a PowerPoint presentation (presentation available [here](#)).

Public Hearing opened at 9:00 pm

**Stephanie Stiffarm**, Legal Counsel for Snoqualmie Valley School District.

Public Hearing closed at 9:00 pm.

**Ordinance:** Relating To School Impact Fees; Amending The City's Comprehensive Plan To Adopt The Snoqualmie Valley School District No. 410 Capital Facilities Plan; Adopting The Associated School Impact Fee Schedule; And, Establishing An Effective Date (O2018-472)

**MOTION: Councilmember Pam Stuart moved to approve the ordinance adopting the 2018 Capital Facilities Plan and the 2019 School Impact Fees for Snoqualmie Valley School District No. 410 Councilmember Jason Ritchie seconded. Motion carried unanimously 7-0.**

**Ordinance:** Relating To School Impact Fees; Amending The City's Comprehensive Plan To Adopt The Lake Washington School District No. 414 Capital Facilities Plan; Adopting The Associated School Impact Fee Schedule; And, Establishing An Effective Date (O2018-473)

Brian Buck, Lake Washington School District.

Public Hearing opened at 9:08 pm

**Paul Stickney, 22626 NE Inglewood Hill Road**, offered that perhaps the school district should be considering the last 10 years when considering projected student population.

Public Hearing Closed at 9:11pm.

**MOTION: Councilmember Pam Stuart moved to approve the ordinance adopting the 2018 Capital Facilities Plan and the 2019 School Impact Fees for Lake Washington School District No. 414. Councilmember Jason Ritchie seconded. Motion carried 6-1 with Deputy Mayor Karen Moran dissenting.**

**Ordinance: Relating To School Impact Fees; Amending The City's Comprehensive Plan To Adopt The Issaquah School District No. 411 Capital Facilities Plan; Adopting The Associated School Impact Fee Schedule; And, Establishing An Effective Date**

Public Hearing opened at 9:14 pm

**Steve Crawford**, Executive Director of Capital Projects.

Public Hearing closed at 9:15 pm

**Draft**

**MOTION: Councilmember Pam Stuart moved to approve the ordinance adopting the 2018 Capital Facilities Plan and the 2019 School Impact Fees for Issaquah School District No. 411 Councilmember Jason Ritchie seconded. Motion carried 6-1 with Deputy Mayor Karen Moran dissenting.**

**MOTION: Councilmember Pam Stuart moved to direct staff to engage the appropriate organizations in discussions to make adjustments to our impact fee ordinance so changes can be made for the future. Councilmember Jason Ritchie seconded. Motion carried unanimously 7-0.**

Council recessed from 9:20 pm to 9:30 pm.

**Ordinance:** Adopting The 2019-2020 Biennial Budget (O2018-475)

Aaron Antin, Finance Director and Chris Gianini, Deputy Finance Director gave the staff report.

Public Hearing opened at 9:36 pm

**Mary Wictor, 408 208 Avenue NE**, spoke previously, encouraged Council to fund additional stormwater improvement projects. She requested Council put in some place holder money to fund projects.

Public Hearing Closed at 9:40 pm

**MOTION: Councilmember Jason Ritchie moved to approve the ordinance adopting the 2019/2020 Biennial Budget. Councilmember Tom Hornish seconded. Motion carried unanimously 7-0.**

**Ordinance:** Relating To The Levying Of Regular Property Taxes And Establishing The Amount To Be Levied In 2019 On The Assessed Valuation Of The Property Within The City (O2018-476)

Public Hearing opened at 9:40 pm and closed with no public comment.

**MOTION: Councilmember Jason Ritchie moved to approve the Property Tax Levy Rate for 2019 Councilmember Ramiro Valderrama seconded. Motion carried 5-2 with Mayor Christie Malchow and Councilmember Pam Stuart dissenting.**

**UNFINISHED BUSINESS**

**MOTION: Councilmember Jason Ritchie moved to extend the meeting to 11:30 pm Councilmember Pam Stuart seconded. Motion carried 6-1 with Councilmember Ramiro Valderrama dissenting.**

**EXECUTIVE SESSION**

Council retired to Executive Session at 9:48 pm and returned at 10:26 pm. They took no action.

**NEW BUSINESS**

**Discussion:** Consideration of a Memorandum of Understanding with STCA, LLC to Develop the STCA Project - Phase I in the Sammamish Town Center

**Draft**

City Attorney Kim Adams Pratt gave the staff report.

**MOTION: Councilmember Pam Stuart moved to approve the Memorandum of Understanding with STCA. Councilmember Ramiro Valderrama seconded. Motion carried 6-1 with Councilmember Tom Hornish dissenting.**

**COUNCIL REPORTS/ COUNCIL COMMITTEE REPORTS**

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**Report:** Mayor Christie Malchow

**Report:** Councilmember Chris Ross reported on a meeting he attended with Councilmember Hornish regarding the Community Center Operations.

**Report:** Councilmember Pam Stuart has attended several meetings with Sound Transit.

**Resolution:** Adopting Legislative Priorities for 2019 (R2018-808)

Mike Sugg, Management Analyst gave the staff report.

**MOTION: Councilmember Ramiro Valderrama moved to approve the Resolution adopting the 2019 Legislative Priorities Deputy Mayor Karen Moran seconded. Motion carried unanimously 7-0.**

**Contract:** City Manager Recruitment/Colin Baenziger & Associates

Mike Sugg, Management Analyst gave the staff report.

**MOTION: Councilmember Pam Stuart moved to authorize the Interim City Manager to enter into contract with Colin Baenziger and Associates for City Manager recruitment services. Councilmember Jason Ritchie seconded. Motion carried unanimously 7-0.**

**Minutes:** October 17, 2018 Legislative Committee Regular Meeting

**Minutes:** September 26, 2018 Public Safety Committee Regular Meeting

**CITY MANAGER REPORT**

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City Manager's Report

Future Agenda Items

**ADJOURNMENT**

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**MOTION: Councilmember Jason Ritchie moved to adjourn. Deputy Mayor Karen Moran seconded. Motion carried unanimously 7-0.**

The meeting adjourned at 11:05 pm.

**Draft**

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Melonie Anderson, City Clerk

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Christie Malchow, Mayor



Sammamish, Washington

# Proclamation Small Business Saturday



**Whereas**, the government of Sammamish, WA celebrates our local small businesses and the contributions they make to our local economy and community; according to the United States Small Business Administration, there are currently 30.2 million small businesses in the United States, they represent 99.7 percent of all businesses with employees in the United States, are responsible for 65.9 percent of net new jobs created from 2000 to 2017; and

**Whereas**, small businesses employ 47.5 percent of the employees in the private sector in the United States; and

**Whereas**, 90% of consumers in the United States say Small Business Saturday has had a positive impact on their community; and

**Whereas**, 89% of consumers who are aware of Small Business Saturday said the day encourages them to Shop Small all year long; and

**Whereas**, 73% of consumers who reportedly Shopped Small at independently-owned retailers and restaurants on Small Business Saturday did so with friends or family; and

**Whereas**, the most reported reason for consumers aware of the day to shop and dine at small, independently-owned businesses was to support their community (64%); and

**Whereas**, Sammamish, WA supports our local businesses that create jobs, boost our local economy and preserve our communities; and

**Whereas**, advocacy groups, as well as public and private organizations, across the country have endorsed the Saturday after Thanksgiving as Small Business Saturday.

**Now, Therefore**, I, Christie Malchow, Mayor of Sammamish, WA , on behalf of the Sammamish City Council, do hereby proclaim,

November 24, 2018, as:

## SMALL BUSINESS SATURDAY

**And** urge the residents of our community, and communities across the country, to support small businesses and merchants on Small Business Saturday and throughout the year.

-----  
Christie Malchow, Mayor

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Date



**Agenda Bill**  
 City Council Regular Meeting  
 November 20, 2018



<b>SUBJECT:</b>	Consultant Services Contract Award: Big Rock Park – Site B, Phase I Improvements Planning and Design, KPG Interdisciplinary Design	
<b>DATE SUBMITTED:</b>	November 09, 2018	
<b>DEPARTMENT:</b>	Parks & Recreation	
<b>NEEDED FROM COUNCIL:</b>	<input checked="" type="checkbox"/> Action <input type="checkbox"/> Direction <input type="checkbox"/> Informational	
<b>RECOMMENDATION:</b>	Authorize the City Manager to execute a contract with KPG Interdisciplinary Design for planning and design services for Big Rock Park – Site B, Phase I Improvements.	
<b>EXHIBITS:</b>	<a href="#">1. Exhibit 1 - Preliminary Design Site Plan</a> <a href="#">2. Exhibit 2 - Consultant Services Contract, KPG</a> <a href="#">3. Exhibit 3 - 10/01/18 Study Session Answers to City Council Questions Related to Phase I Improvements</a>	
<b>BUDGET:</b>		
<b>Total dollar amount</b>	\$253,000	<input checked="" type="checkbox"/> <b>Approved in budget</b>
<b>Fund(s)</b>	Parks Capital Improvement Fund	<input type="checkbox"/> <b>Budget reallocation required</b>
		<input type="checkbox"/> <b>No budgetary impact</b>
<b>WORK PLAN FOCUS AREAS:</b>		
<input type="checkbox"/> Transportation	<input type="checkbox"/> Community Safety	
<input type="checkbox"/> Communication & Engagement	<input checked="" type="checkbox"/> Community Livability	
<input type="checkbox"/> High Performing Government	<input checked="" type="checkbox"/> Culture & Recreation	
<input checked="" type="checkbox"/> Environmental Health & Protection	<input type="checkbox"/> Financial Sustainability	

**NEEDED FROM COUNCIL:**

Shall the City direct the City Manager to execute a contract with KPG Interdisciplinary Design for planning and design services for Phase I Improvements at Big Rock Park – Site B?

**KEY FACTS AND INFORMATION SUMMARY:**

**Summary:**

This is a contract with KPG Interdisciplinary Design to provide planning and design services for the Big Rock Park – Site B, Phase I Improvements project. Phase I improvements will consist of a diverse set of

improvements necessary to open the site to the public. These include vehicular and pedestrian circulation, construction of a new parking lot, a new restroom building, possible renovations to the existing tree house, modifications to existing utilities, landscaping and irrigation, and associated site improvements for Big Rock Park. In addition, the project scope includes right-of-way improvements along 220th Avenue SE and 221st Avenue SE.

In March 2018, a Request for Proposals (RFP) was published for consultant services for phase I improvements. A total of three firms responded. Staff evaluated the statements of qualifications received, based on criteria outlined in the RFP and invited one firm to interview on May 4, 2018. The interview lasted for an hour and included an introduction of the firm, a presentation given by the design team and an opportunity to address the interview panel's questions. At the conclusion of the interview, the firm's performance was discussed. Based on the quality of previous planning and design work with projects of similar nature, the experience and qualifications of their staff, KPG Interdisciplinary Design was selected for the project.

The scope of work includes design development, permit coordination, preparation of construction drawings and bidding materials. KPG is an interdisciplinary design firm that specializes in municipal projects. KPG Interdisciplinary Design will coordinate and oversee their in-house design team consisting of landscape architects, architects, a civil engineer and cost estimator, as well as sub consultants with supporting roles for mechanical/electrical engineering, structural engineering and permitting.

#### **Feasibility Study & Revised Scope of Work:**

Due to the complexity of this project, it became evident that several components required additional investigation and review prior to moving forward with design development. Therefore, a small contract was executed with KPG Interdisciplinary Design to resolve a selection of components and prepare a preliminary design to present to City Council for direction.

The preliminary design and associated project costs were reviewed and discussed with City Council at the October 1, 2018 Study Session. A summary of the proposed additional costs and subsequent staff recommendations based on feedback received, are included below:

#### ADA Ramp to Existing Treehouse:

- **Summary:** a treehouse to be built by Mary Pigott was identified on Site B during the master plan process. A significant treehouse was constructed before the property was donated to the City and is currently only accessible via stairs. As part of the site improvements and opening the park to the public, the City has an opportunity to provide universal access to the treehouse with the removal of the existing staircase and replacement with an ADA ramp.
- **Recommendation:** proceed with the design of an ADA ramp to the treehouse and include as a bid alternate during the bidding process. Council may defer whether to proceed with the ADA ramp until a construction contract is awarded and construction costs are available.

#### New Maintenance Building:

- **Summary:** a structural conditions assessment was completed to determine the feasibility of the existing garage potentially being used for maintenance storage. The anticipated magnitude of repairs and associated costs are extensive and only increase the structure's lifespan for 5 to 10

years. As a result, staff proposed to demolish the existing garage and replace with a new structure that has a similar footprint.

- **Recommendation:** Council directed staff to evaluate the feasibility of Site A's existing barn being used for maintenance storage, instead of constructing a new maintenance building on Site B. With that, a new maintenance building on Site B has been removed from the project costs.

Reard-Freed House Utility Connections:

- **Summary:** City Council allocated funds to the Sammamish Heritage Society (SHS) to prepare architectural drawings for the exterior of the house addition. This addition will require a connection to potable water and the new septic system to accommodate a kitchen and restroom. Additionally, the SHS installed plumbing on the second floor of the house for a restroom, that will also require a connection to the new septic system. These utility connections were not anticipated in the master plan and were therefore not included in the original cost estimate.
- **Recommendation:** although the timeline for completion of improvements to the Reard-Freed House is unknown at this time, stub outs for utilities will be included in the design and in the base costs for the project, to avoid trenching through new improvements in the future.

Allowance for Trail Restoration:

- **Summary:** there is an extensive trail network at Site B, a majority of which is in the northern portion of the property. Trail removal is not identified in this initial phase of improvements. However, staff requested an allowance to decommission and restore a portion of trails that were identified as being removed in the master plan, complete trail maintenance work on remaining trails, and replace an existing wetland boardwalk and elevated pathway.
- **Recommendation:** proceed only with the design of the wetland boardwalk and include as a bid alternate during the bidding process. Council may defer whether to proceed with the boardwalk until a construction contract is awarded and construction costs are available. Minimal trail removal will be completed internally by parks maintenance staff and volunteer work parties.

Through this feasibility study, the aforementioned components have been resolved and the project is ready to move forward with a contract for full planning and design services for Phase I Improvements at Big Rock Park – Site B.

**Timeline:**

- Feasibility: Summer - Fall 2018
- Design, Construction Documents & Permitting: Fall 2018 – Winter 2019
- Bidding & Council Award: Spring 2020
- Construction: Spring – late Fall 2020

**Project Background:**

In 2010, Mary Pigott gifted three parcels located in the center of the City (Site A, B and C) totaling 51 acres to the City of Sammamish as part of a phased land donation agreement. The agreement between Ms. Pigott and the City states that the properties will be used as a park, now called Big Rock Park, for the benefit of the community. The City and Ms. Pigott envision a park facilitating a variety of low impact active and passive activities that may include nature trails, open space and passive sports

meadows. A comprehensive background of the three parcels, the master plan for Site A and B, and the Reard-Freed House was presented at the October 1, 2018 City Council Study Session and can be reviewed [here](#).

**2018 Parks & Recreation Open Space (PRO) Plan Summary:**

Site B was not donated to the City until 2017. Therefore, Phase I Improvements were not included in the 2016-2022 Parks CIP. The 2018 PRO Plan, adopted by City Council in February 2018, outlined project priorities in the Parks Capital Improvement Plan (CIP) for 2018-2023. The Parks CIP identified Phase I Improvements at Site B as the second highest priority. This is the only scheduled construction project identified in the Parks CIP through 2020.

**FINANCIAL IMPACT:**

The total authorization amount requested for this contract is not to exceed \$253,000. This includes a contract with KPG Interdisciplinary Design in the amount of \$230,000. The remaining authorized amount of \$23,000 will cover additional services (if needed) for phase I design.

The Parks, Recreation & Open Space (PRO) Plan was adopted in February 2018 and allocated \$200,000 in the Parks CIP budget for 2018 and \$2,000,000 for 2019, for the Big Rock Park Site B, Phase I Improvements.

**Overall Project Costs:**

Staff presented the preliminary design and associated project costs at the October 1, 2018 City Council Study Session. At that time, the total anticipated project costs were \$3,831,200. Based on feedback from City Council on the inclusion of a selection of optional amenities, staff revised project costs to remove the construction of a new maintenance building and reduce the allowance for trail restoration. As a result, the revised estimated costs are now at \$3,384,200, about half a million less than previously projected.

The total project costs include construction costs, applicable taxes, utility connection fees, contingencies and soft costs. Although the estimated costs exceed the current budget, there are sufficient funds within the Parks Capital Improvement Fund to support the proposed project from projects that are lower in priority and not likely to be completed in the next biennial budget. For example, a total of \$1,675,000 is available from the East Sammamish Park Playground and Parking Improvements Project, which has been placed on hold because of the Margaret Mead Elementary School rebuild.

The following tables are separated between costs that are required for this initial phase of improvements and optional amenities that City Council may elect to not incorporate or delay as part of a later phase of improvements:

**Preliminary Project Costs:**

Phase I Base Costs:	\$1,400,000
Right-of-Way Improvements:	\$530,000
WSST (10%)*:	\$140,000
Utility Connection Fees:	\$81,000

Contingency (20%):	\$402,200
Soft Costs (30%)**:	\$579,000
<b>Subtotal</b>	<b>\$3,132,200</b>

**Optional Additional Costs:**

Treehouse ADA Ramp:	\$81,000
Maintenance Building:	\$0
Reard-Freed House Utility Connections:	\$121,000
Allowance for Trail Restoration:	\$50,000
<b>Total Anticipated Project Costs</b>	<b>\$3,384,200</b>

*\*Work in the right-of-way and utility connection fees are not subject to WSST*

*\*\*Soft costs are inclusive of all design, engineering, construction administration, survey, inspection & report fees*

**OTHER ALTERNATIVES CONSIDERED:**

Alternative #1: City Council may choose not to approve the design contract and postpone phase I improvements. The park will remain closed to the public until the required improvements are completed. The costs for these required improvements will continue to increase annually by approximately 5%. Costs will continue to be incurred for maintenance to site amenities such as the treehouse.

Alternative #2: City Council may defer the inclusion of any or all the additional amenities and related costs to a later phase.

**RELATED CITY GOALS, POLICIES, AND MASTER PLANS:**

Work under this contract is outlined in the following documents:

- [Big Rock Park Master Plan](#), adopted by City Council in July 2014
- [Parks & Recreation Open Space \(PRO\) Plan](#), adopted by City Council in February 2018

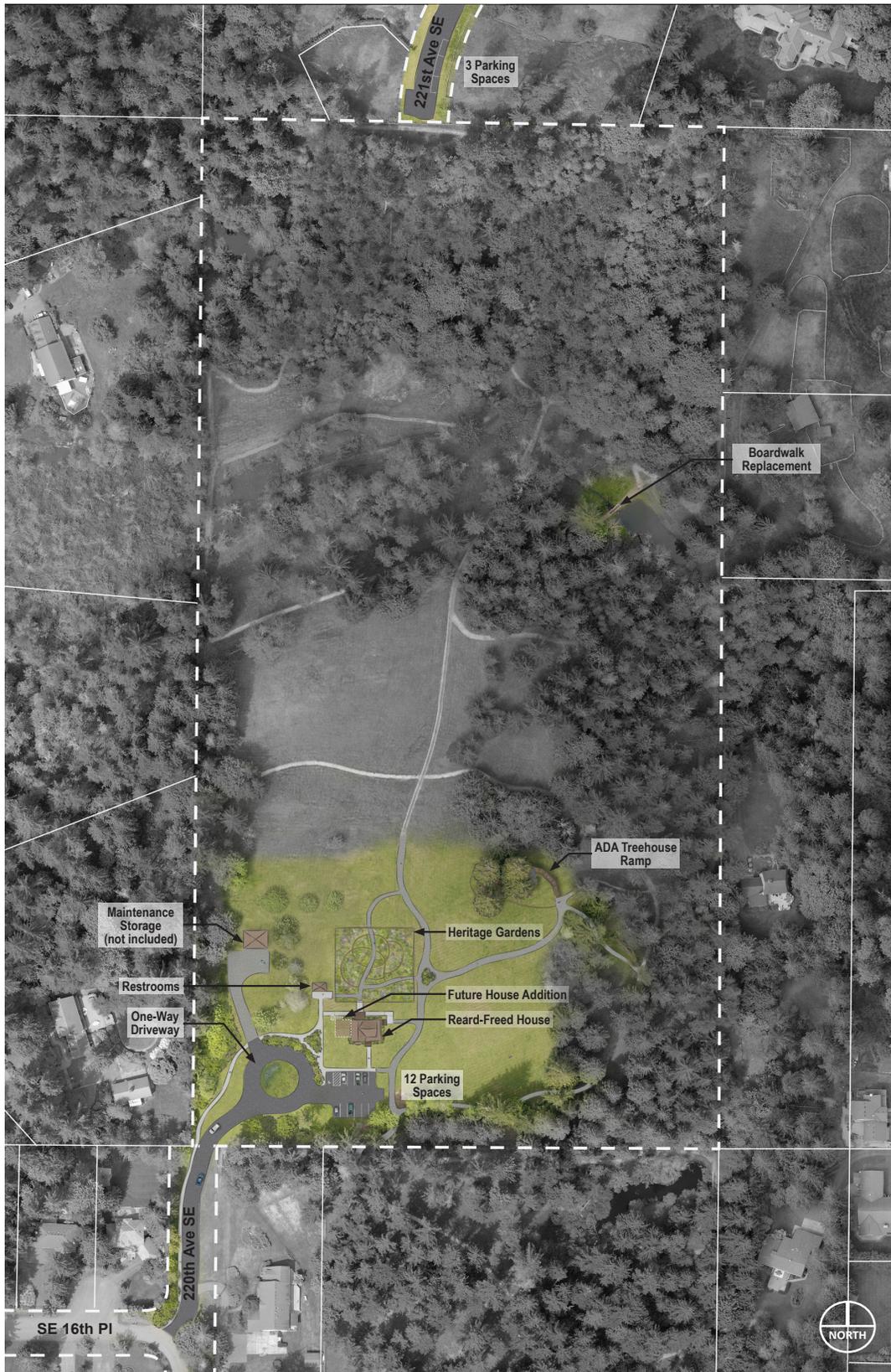


Exhibit 1 - Site B Preliminary Design



CONTRACT NUMBER

801 228<sup>th</sup> Avenue SE • Sammamish, WA 98075 • Phone: 425-295-0500 • Fax: 425-295-0600 • Web: www.ci.sammamish.us

**AGREEMENT FOR SERVICES**

	Yes	No	
Insurance Required	<input checked="" type="checkbox"/>	<input type="checkbox"/>	If Yes – See Paragraph 6

**This Agreement** is made and entered, by and between the City of Sammamish, Washington, a Washington municipal corporation, hereinafter referred to as the "City," and

Consultant Name: KPG Interdisciplinary Design hereinafter referred to as the "Consultant."

Project Description: Big Rock Park Site B, Phase I Improvements

Commencing: November 20, 2018

Terminating: December 31, 2020

WHEREAS, the City desires to have certain services performed for its citizens; and  
 WHEREAS, the City has selected the Consultant to perform such services pursuant to certain terms and conditions;  
 NOW, THEREFORE, in consideration of the mutual benefits and conditions set forth below, the parties hereto agree as follows:

**1. Scope of Services to be Performed by Consultant.** The Consultant shall perform those services described in Exhibit "A" of this agreement. Consultant shall perform all services diligently and completely and in accordance with professional standards of conduct and performance and shall comply with all federal, state and local laws and regulations applicable to the performance of such services.

**2. Contract Documents.** The Agreement consists of the following documents, which are all incorporated by reference:

- a) This Agreement and all exhibits attached thereto;
- b) The Request for Proposal, Request for Qualifications, Invitation to Bid, or other City-issued request for project submittals
- c) The submitted project quote, bid or proposal
- d) All documents required under this Agreement, including but not limited to documentation evidencing insurance, if applicable
- e) W-9 Request for Taxpayer Identification #
- f) Scope of Work

The intent of these documents is to include all labor, materials, appliances and services of every kind necessary for the proper execution of the Work, and the terms and conditions of payment therefore. The documents are to be considered as one, and whatever is called for by any one of the documents shall be as binding as if called for by all.

**3. Payment.** The City shall pay the Consultant for the Work rendered according to the following procedures and subject to the following requirements.

<b><u>The City shall pay the Consultant:</u></b>	Fill in applicable method of payment	
	YES	NO
According to the rates set forth in "Exhibit A"	<input type="checkbox"/>	<input checked="" type="checkbox"/>
A sum not to exceed: (incl W.S.S.T., if applicable)	\$229,496.70	
Other (ex. Hourly):	\$	



3.1 The Consultant shall submit invoices to the **City of Sammamish Accounts Payable Department**, [ap@sammamish.us](mailto:ap@sammamish.us) for the work performed. The City agrees to pay the Consultant for the actual work completed to the satisfaction of the City and in conformance with this Contract. The City shall pay the Consultant for services satisfactorily rendered with ten days after City Council approval of each such payment.

3.2 The Consultant shall complete and return the attached Form W-9, "Request for Taxpayer Identification Number" prior to or along with the first invoice submittal. In order for you to receive payment from the City of Sammamish, they must have either a Tax Identification Number or a Social Security Number. The Internal Revenue Service Code requires a Form 1099 for payments to every person or organization other than a corporation for services performed in the course of trade or business. Further, the law requires the City to withhold 20% on reportable amounts paid to unincorporated persons who have not supplied us with their correct Tax Identification Number or Social Security Number.

3.3 If during the course of the Contract, the work rendered does not meet the requirements set forth in the Contract, the Consultant shall correct or modify the required work to comply with the requirements of the Contract. The City shall have the right to withhold payment for such work until it meets the requirements of the Contract. No payment shall be made for any work performed by the Consultant except for the work identified and set forth in this Contract.

#### **4. Termination**

4.1 This City reserves the right to terminate or suspend this Agreement at any time, with or without cause, upon seven days prior written notice. In the event of termination or suspension, all finished or unfinished documents, data, studies, worksheets, models, reports or other materials prepared by the Consultant pursuant to this Agreement shall promptly be submitted to the City

4.2 In the event this Agreement is terminated or suspended, the Consultant shall be entitled to payment for all services performed and reimbursable expenses incurred to the date of termination

4.3 This Agreement may be cancelled immediately if the Consultant's insurance coverage is canceled for any reason, or if the Consultant is unable to perform the services called for by this Agreement.

4.4 The Consultant reserves the right to terminate this Agreement with not less than fourteen days written notice, or in the event that outstanding invoices are not paid within sixty days.

4.5 This provision shall not prevent the City from seeking any legal remedies it may otherwise have for the violation or nonperformance of any provisions of this Agreement.

#### **5. Indemnification/Hold Harmless.**

5.1 Consultant shall defend, indemnify and hold the City, its officers, officials, employees and volunteers harmless from any and all claims, injuries, damages, losses or suits including attorney fees, arising out of or resulting from the acts, errors or omissions of the Consultant in performance of this Agreement, except for injuries and damages caused by the sole negligence of the City.

5.2 Should a court of competent jurisdiction determine that this Agreement is subject to RCW 4.24.115, then, in the event of liability for damages arising out of bodily injury to persons or damages to property caused by or resulting from the concurrent negligence of the Consultant and the City, its officers, officials, employees, and volunteers, the Consultant's liability, including the duty and cost to defend, hereunder shall be only to the extent of the Consultant's negligence.



5.3 It is further specifically and expressly understood that the indemnification provided herein constitutes the Consultant's waiver of immunity under Industrial Insurance, Title 51 RCW, solely for the purposes of this indemnification. This waiver has been mutually negotiated by the parties. The provisions of this section shall survive the expiration or termination of this Agreement.

**6. Insurance.** (If applicable) The Consultant shall procure and maintain insurance as required in this section, without interruption from commencement of the Consultant's work through the term of the Contract and for thirty (30) days after physical completion date, unless otherwise indicated herein. Any payment of deductible or self-insured retention shall be the sole responsibility of the Consultant.

**6.1 No Limitation.** Consultant's maintenance of insurance, its scope of coverage and limits as required herein shall not be construed to limit the liability of the Consultant to the coverage provided by such insurance, or otherwise limit the Public Entity's recourse to any remedy available at law or in equity

**6.2 Minimum Scope of Insurance.** Consultant required insurance shall be of the types and coverage as stated below:

- a) Automobile Liability insurance covering all owned, non-owned, hired and leased vehicles. Coverage shall be at least as broad as Insurance Services Office (ISO) form CA 00 01.
- b) Commercial General Liability insurance shall be at least as broad as ISO occurrence form CG 00 01 and shall cover liability arising from premises, operations, independent contractors, products-complete operations, stop gap liability, personal injury and advertising injury. The Public Entity shall be named as an additional insured under the Contractor's Commercial General Liability insurance policy with respect to the work performed for the Public Entity using ISO [Additional Insured endorsement CG 20 10 10 01](#).
- c) Workers' Compensation coverage as required by the Industrial Insurance laws of the State of Washington.
- d) Professional Liability insurance appropriate to the Consultant's profession.

**6.3 Minimum Amounts of Insurance.** Consultant shall maintain the following insurance limits:

- a) Automobile Liability insurance with limits no less than \$1,000,000 combined single limit per accident for bodily injury and property damage;
- b) Commercial General Liability insurance written on an occurrence basis with limits no less than \$1,000,000 combined single limit per occurrence and \$2,000,000 aggregate for personal injury, bodily injury and property damage.
- c) Worker's Compensation insurance at the limits established by the State of Washington.
- d) Professional Liability insurance (if any) shall be written with limits no less than \$1,000,000 per claim and \$1,000,000 policy aggregate limit.

**6.4 Public Entity Full Availability of Consultant Limits.** If the Consultant maintains higher insurance limits than the minimums shown above, the Public Entity shall be insured for the full available limits of Commercial General and Excess or Umbrella liability maintained by the Consultant, irrespective of whether such limits maintained by the Consultant are greater than those required by this contract or whether any certificate of insurance furnished to the Public Entity evidences limits of liability lower than those maintained by the Consultant.

**6.5 Other Insurance Provision.** The Contractor's Automobile Liability and Commercial General Liability insurance policies are to contain or be endorsed to contain that they shall be primary insurance as respect the Public Entity. Any insurance, self-insurance, or self-insured pool coverage maintained by the Public Entity shall be excess of the Contractor's insurance and shall not contribute with it.

**6.6 Acceptability of Insurers.** Insurance is to be placed with insurers with a current A.M. Best rating of not less than A: VII.

**6.7 Verification of Coverage.** Consultant shall furnish the Public Entity with original certificates and a copy of the amendatory endorsements, including but not necessarily limited to the additional insured endorsements, evidencing the insurance requirements of the Consultant before commencement of the work. Upon request by the Public Entity, the Consultant shall furnish certified copies of all required insurance policies, including endorsements, required in the contract and evidence of all subcontractors' coverage.



**6.8 Notice of Cancellation.** The Consultant shall provide the Public Entity and all Additional Insureds for this work with written notice of any policy cancellation within two business days of their receipt of such notice.

**6.9 Failure to Maintain Insurance.** Failure on the part of the Consultant to maintain the insurance as required shall constitute a material breach of contract, upon which the Public Entity may, after giving five (5) business days' notice to the Consultant to correct the breach, immediately terminate the contract or, at its discretion, procure or renew such insurance and pay any and all premiums in connection therewith, with any sums so expended to be repaid to the Public Entity on demand, or at the sole discretion of the Public Entity, offset against funds due the Consultant from the Public Entity.

**7. Independent Contractor.** The Consultant and the City agree that the Consultant is an independent contractor with respect to the services provided pursuant to this Agreement. The Consultant will solely be responsible for its acts and for the acts of its agents, employees, sub consultants, or representatives during the performance of this Agreement. Nothing in this Agreement shall be considered to create the relationship of employer and employee between the parties hereto.

**8. Non-Discrimination.** The Consultant shall not discriminate against any employee, applicant for employment, or any person seeking the services of the Consultant under this Agreement, on the basis of race, color, religion, creed, sex, age, national origin, marital status, or presence of any sensory, mental, or physical handicap.

**9. Non-Endorsement:** As a result of the selection of a consultant to supply services to the City, the Consultant agrees to make no reference to the City in any literature, promotional material, brochures, sales presentation or the like without the express written consent of the City.

**10. Non-Collusion:** By signature below, the Consultant acknowledges that the person, firm, association, co-partnership or corporation herein named, has not either directly or indirectly entered into any agreement, participated in any collusion, or otherwise taken any action in restraint of free competitive bidding in the preparation or submission of a proposal to the City for consideration in the award of a contract on the specifications contained in this Contract.

**11. Wages and Other Costs.** The City assumes no responsibility for the payment of any compensation, wages, benefits or taxes owed by the Consultant by reason of this Agreement. The Consultant shall indemnify and hold the City, its officers, agents, and employees harmless against all liability and costs resulting from the Consultant's failure to pay any compensation, wages, benefits or taxes.

**12. Waiver.** Waiver by the City of any breach of any term or condition of this Agreement shall not be construed as a waiver of any other breach.

**13. Assignment and Subcontract.** The Consultant shall not assign or subcontract any portion of the services contemplated by this Agreement without the prior written consent of the City.

**14. Conflict of Interest.** The City insists on the highest level of professional ethics from its consultants. Consultant warrants that it has performed a due diligence conflicts check, and that there are no professional conflicts with the City. Consultant warrants that none of its officers, agents or employees is now working on a project for any entity engaged in litigation with the City. Consultant will not disclose any information obtained through the course of their work for the City to any third party, without written consent of the City. It is the Consultant's duty and obligation to constantly update its due diligence with respect to conflicts, and not the City's obligation to inquire as to potential conflicts. This provision shall survive termination of this Agreement.

**15. Confidentiality.** All information regarding the City obtained by the Consultant in performance of this Agreement shall be considered confidential. Breach of confidentiality by the Consultant shall be grounds for immediate termination.

**16. Non-appropriation of Funds.** If sufficient funds are not appropriated or allocated for payment under this Agreement for any future fiscal period, the City will so notify the Consultant and shall not be obligated to make payments for services or amounts incurred after the end of the current fiscal period. This Agreement will terminate upon the completion of all remaining services for which funds are allocated. No penalty or expense shall accrue to the City in the event that the terms of the provision are effectuated.



**17. Entire Agreement.** This Agreement contains the entire agreement between the parties, and no other agreements, oral or otherwise, regarding the subject matter of this Agreement shall be deemed to exist or bind either of the parties. Either party may request changes to the Agreement. Changes which are mutually agreed upon shall be incorporated by written amendments to this Agreement.

**18. Record Keeping and Reporting.**

- 18.1 The Consultant at such times and in such forms as the City may require, shall furnish to the City such statements, records, reports, data, and information as the City may request pertaining to matters covered by this Agreement. All of the reports, information, data, and other related materials, prepared or assembled by the Consultant under this Agreement and any information relating to personal, medical and financial data will be treated as confidential only as allowed by Washington State laws regarding disclosure of public information, [Chapter 42.56, RCW](#)
- 18.2 The Consultant shall at any time during normal business hours and as often as the City may deem necessary, make available for examination all of its records and data with respect to all matters covered, directly or indirectly, by this Agreement and shall permit the City or its designated authorized representative to audit and inspect other data relating to all matters covered by this Agreement. The City shall receive a copy of all audit reports made by the agency or firm as to the Consultant's activities. The City may, at its discretion, conduct an audit, at its expense, using its own or outside auditors, of the Consultant's activities which relate, directly or indirectly, to the Agreement.
- 18.3 On payment to the Consultant by the City of all compensation due under this contract, all finished or unfinished documents and material prepared by the Consultant with funds paid by the City under this Contract shall become the property of the City and shall be forwarded to the City. Any records, reports, information, data or other documents or materials given to or prepared or assembled by the Consultant under this Contract shall not be made available to any individual or organization by the Consultant without prior written approval of the City or by court order.
- 18.4 Consultant will provide all original operation and maintenance manuals, along with all warranties, from the manufacturer for any equipment or items installed or supplied to the City as part of this contracted project.
- 18.5 The Consultant shall maintain accounts and records, including personnel, property, financial, and programmatic records, which sufficiently and properly reflect all direct and indirect costs of any nature expended and services performed pursuant to this Agreement. The Consultant shall also maintain such other records as may be deemed necessary by the City to ensure proper accounting of all funds contributed by the City to the performance of this Agreement.
- 18.6 The foregoing records shall be maintained for a period of seven years after termination of this Agreement unless permission to destroy them is granted by the Office of the Archivist in accordance with RCW Chapter 40.14 and by the City.

**19. Ownership of Documents** On payment to the Consultant by the City of all compensation due under this Contract, all finished or unfinished documents and material prepared by the Consultant with funds paid by the City under this Contract shall become the property of the City and shall be forwarded to the City. Any records, reports, information, data or other documents or materials given to or prepared or assembled by the Consultant under this Contract will be kept confidential and shall not be made available to any individual or organization by the Consultant without prior written approval of the City or by court order.



**20. Notices.** Notices to the City of Sammamish shall be sent to the following address:

City of Sammamish  
801 228<sup>th</sup> Avenue SE  
Sammamish, WA 98075  
Phone number: (425) 295-0500

Project Manager: Monica Thompson

Email: mthompson@sammamish.us

Notices to the Consultant shall be sent to the following address:

Company Name: KPG Interdisciplinary Design  
Contact Name: Liz Gibson  
Street Address: 3131 Elliott Ave Suite 400, Seattle, WA 98121  
Phone Number: 206-286-1640  
Email: Liz@kpg.com

**21. Applicable Law; Venue; Attorneys' Fees.** This Agreement shall be governed by and construed in accordance with the laws of the State of Washington. In the event any suit, arbitration, or other proceeding is instituted to enforce any term of this Agreement, the parties specifically understand and agree that venue shall be exclusively in King County, Washington. The prevailing party in any such action shall be entitled to its attorneys' fees and costs of suit, which shall be fixed by the judge hearing the case and such fee, shall be included in the judgment.

The Consultant will be required to obtain a City of Sammamish business license prior to performing any services and maintain the business license in good standing throughout the term of its agreement with the City. A city business license application can be found at: <http://www.bls.dor.wa.gov/cities/sammamish.aspx>."

**22. Severability.** Any provision or part of this Agreement held to be void or unenforceable under any law or regulation shall be deemed stricken and all remaining provisions shall continue to be valid and binding upon the City and the Consultant, who agree that the Agreement shall be reformed to replace such stricken provision or part with a valid and enforceable provision that comes as close as reasonably possible to expressing the intent of the stricken provision.



By signing below, you agree to all the terms and conditions herein.

**CITY OF SAMMAMISH, WASHINGTON:**

By:	Date:
Print Name:	Title:

**CONSULTANT:**

By: 	Date: 11/8/2018
Print Name: Elizabeth Gibson	Title: Principal Landscape Architect

**ATTEST/AUTHENTICATED:**

By:	Date:
Print Name:	City Clerk

**APPROVED TO AS FORM:**

By:	Date:
Print Name:	City Attorney

City of Sammamish  
Big Rock Park, Site B Phase I Final Design Improvements

**Exhibit A – Scope of Work**

November 7th, 2018

**Project Description and Background**

The City of Sammamish proposes improvements to Site B of Big Rock Park, necessary to open the site to the public. The 20-acre site was gifted and transferred to the City in January 2017, and includes dense forest cover, meandering trails and open meadows. There are existing buildings on-site including a single family home, detached garage, sauna, the historic Reard Freed House and a custom-built tree house. The City desires to carry forth the vision laid out in the Big Rock Park Master Plan and completed 10% design, to facilitate access to low impact passive activities throughout Site B.

The City has identified the following tasks associated with Site B, Phase 1 Final Design Improvements:

Physical Improvements

- Right-of-way entry drive improvements along 220<sup>th</sup> Avenue SE, per discussions with the City of Sammamish Public Works, August 2018
- Right-of-way and parking improvements at 221<sup>st</sup> Avenue SE, per discussions with the City of Sammamish Public Works, August 2018
- Vehicular circulation and driveway access within the site
- Pedestrian circulation and ADA accessibility between the Reard-Freed House, prefabricated restroom and treehouse
- Trail/pathway relocation and enhancements for accessibility
- Parking lot construction (12 stalls)
- New prefabricated restroom building
- Demolition of existing garage structure – To Be Determined
- Demolition of existing caretakers' house
- Demolition of existing sauna/ building
- Installation of new septic system and decommission of existing tank associated with existing septic field
- Utilities
  - Connect to existing water at 220th Ave SE
  - Provide (2) ¾" water meters, one domestic and one irrigation service
  - Electrical service to a new prefabricated restroom
  - Electrical service to Reard-Freed house
  - Water service stub out to Reard-Freed House
  - Septic connection stub out to the Reard-Freed House
  - Conduit for future electrical service to the tree house
- Landscaping (including Heritage Garden), buffer areas, ornamental plantings around entry areas, restoration planting as required
- Irrigation for plant establishment in property buffer planting areas
- Irrigation for ornamental plantings and Heritage Garden area
- Site furnishings
- ADA access ramp to existing tree house
- Modifications to existing tree house for accessibility
- Wetland/Stream crossing boardwalk replacement with railing

**City of Sammamish**  
**Big Rock Park, Site B Phase I Final Design Improvements**

**ASSUMPTIONS**

- Park improvements will be reflective of the vision and layout shown in the Big Rock Final Master Plan for Site B, dated July 2014, and the 10% conceptual site plan, dated August 2018.
- Scope of this work is through Bid Documents, permitting, and bid phase assistance.
- Scope of work does not include Construction Administration for the Park Site Improvements.
- Currently, there are no Federal Funding Grants attached to the Park Project.
- The following permits will be required for submittal, supporting documents will be provided by the Consultant as necessary for each associated permit (i.e. site plan, architectural, structural, electrical calculations, drainage report (TIR) etc.). The City of Sammamish shall assist with submittal of all City of Sammamish and Sammamish Plateau Water permitting documents. Septic field permitting shall be coordinated with the King County Department of Health by KPG's subconsultant for the septic field installation and tank decommission.
  - Land Use Application (City of Sammamish)
    - Commercial Site Development Permit
    - SEPA Checklist
  - Building Permit (City of Sammamish)
    - Separate permits are required each for the prefabricated restroom, boardwalk replacement structure, tree house ramp and alterations, and ramp access to the Reard-Freed House
    - Electrical calculations for prefabricated restroom structure and Reard-Freed House (City of Sammamish)
  - Site Electrical Permit (City of Sammamish)
  - Mechanical/Plumbing permits, if required pre-construction, for prefabricated restroom structure and Reard-Freed House stub outs (City of Sammamish)
  - Demolition Permit (City of Sammamish)
  - Clearing and Grading Permit/Site Development Permit (City of Sammamish)
  - Drainage Review (City of Sammamish)
  - ROW Use Permit (City of Sammamish)
- Water and septic field permitting and installation shall be in accordance with Sammamish Plateau Water and King County Department of Health.
- Notice of intent for decommissioning a well will be filed with the Department of Ecology, by the City of Sammamish. The well will be decommissioned in compliance with Washington Administrative Code (WAC) 173-160-381, standards for decommissioning a (water) well by a licensed driller, under a separate contract than the site improvements. The Consultant will provide support documents for well decommissioning notes, plans and details, if needed for application.
- Storm drainage & infiltration for the project will follow current code as required by Sammamish Addendum to the 2016 King County Surface Water Design Manual.
- Site work and grading will be limited to the project area identified on grading plans and as allowed by Zoning code.
- All environmental permitting requirements associated with the replacement of the boardwalk structure will be provided by the City of Sammamish.

**City of Sammamish**  
**Big Rock Park, Site B Phase I Final Design Improvements**

- Power, water and cable utilities are available adjacent to the site. No fire hydrant will be required per Eastside Fire & Rescue.
- Project documentation will be provided as digital .pdf documents, unless elements are required to be printed, such as a building permit submittal.
- Project work will be produced using KPG CAD standards in AutoCAD 2017 or newer.
- Project deliverables for progress and final submittals to the City will be in KPG CAD standards including City of Sammamish project title blocks, half-size 50% scale 11-inch by 17-inch, PDF electronic copies. Full size 32x24 paper and/or electronic copies will be submitted for permits as required.
- At the end of the project, documents will be submitted to the City for records, in the format they were created in, i.e. AutoCAD for drawings, Word for specifications and Excel for cost estimates.
- Project specifications will be based on WSDOT / APWA standard specifications, current edition.
- Prefabricated Restroom will be procured as Owner provided pre-engineered structure and outfitted to meet project design plans and specifications.
- The project will be publicly bid and construction work will be performed by the successful bidder.
- Design work for all programmed buildings and site elements shall be completed concurrently. It is assumed the Consultant will provide "Bid Ready" documents and the City may elect to delay the construction of one or more elements after completion of bid documentation in order to meet construction schedule and budget criteria.
- The Consultant will set-up and maintain the project .ftp site for the project team.

**PROVIDED BY KPG**

- Traffic Impact Analysis (scope to be confirmed with City Traffic Engineer, based on Appendix E of 2016 Public Works Standards)
- Site demolition design (removal of buildings and other site elements required for improvements)
- Storm drainage and conveyance design (including Low Impact Design features)
- Drainage Report (Technical Information Report)
- Utility connection design:
  - Connection to existing water at 220th Ave SE
  - (2) ¾" water meters, one domestic and one irrigation service
  - Water service stub out to Reard-Freed House
  - Septic connection stub out to the Reard-Freed House
  - Septic connection to Prefabricated Restroom
  - Conduit for future electrical service to the tree house
- Electrical design for site lighting, service to Reard-Freed House and prefabricated restroom facility
- Architectural, mechanical, plumbing and electrical design for prefabricated restroom
- Architectural design for ramp and deck access to the Reard-Freed House and tree house ramp.
- Septic Design (by KPG subconsultant)
- Water connection (s) design for prefabricated restroom and stub out to Reard-Freed House
- Structural Design for access ramp to tree house, Reard-Freed House, footings for prefabricated restroom, and replacement boardwalk and railing attachments.
- Preparation of construction documents for permits

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- Site Improvement Design (pavement connections, parking lot, trail improvements, boardwalk replacement)
- ROW Improvements, including 220<sup>th</sup> and 221<sup>st</sup>.
- Landscape Site, Planting and Irrigation Design
- Coordination with Utilities Agencies (Sammamish Plateau Water, Eastside Fire & Rescue, Puget Sound Energy, Cable/IT, etc.)

**PROVIDED BY THE CITY**

The City will provide or obtain the following items:

- Topographic Survey for Site B, provided by the City in July 2018  
 Additional survey and utility locates if needed, will be provided by the City in AutoCAD format with surfaces integrated with the previously provided survey basemaps. Examples of possible supplemental survey needs include: utility connections, roadway features, slopes, etc.
- GIS data on existing utilities and other available information
- City General Special Provisions in word document format
- Wetland Delineation for impacted areas, provided by the City in report for Site B, dated July 2018, and adjoining Site C, dated March 2018
- On-call consulting assistance for arborist, if required, for evaluation of trees to be saved within the construction limits
- On-call consulting assistance for environmental services, if required
- On-call consulting assistance for geotechnical
- Permitting coordination and submission, for all City of Sammamish and Sammamish Plateau Water permitting documents
- SEPA checklist will be completed by the City with supplemental information from the Consultant
- HPA permit will be completed by the City with supplemental information from the Consultant
- Decommissioning of water well with supplemental information from the Consultant, if required
- Submittal reviews, comments, and approvals (1 to 2 sets of consolidated comments per submittal)
- Meeting room arrangements

**SCOPE EXCLUSIONS**

The following are excluded from this Scope of Work. At written City request, the Consultant may provide the following services as an amendment to the contract, the fees for services will be drawn from the Project Management Reserve or, if expended, other funding source identified by the City.

- Survey and utilities locate services.
- See assumptions under each task.

**TASK 1 - MANAGEMENT/ADMINISTRATION/COORDINATION**

**Task 1 Objective:** Management of project team throughout the duration of the project, coordination with project owner, coordination with project team, development and maintenance of project schedule, development of invoices. Consultant will attend up to (6) meetings with City Staff for project review and

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coordination, either in person or teleconferencing as necessary and up to two(2) site visits as necessary to complete design work. The Consultant will provide internal quality assurance/quality control (QA/QC) reviews of all work products prior to submittal for City review.

**Task 1 Work Elements**

- 1.01 Project Management
- 1.02 Monthly Progress Reports and Invoicing
- 1.03 Project Schedule
- 1.04 Project QA/QC
- 1.05 Project coordination meetings and site visits, up to ten (10).

**Task 1 Deliverables:**

- Project schedule and updates at Client request.
- Monthly progress reports including invoices, emailed.
- Meeting agendas and minutes, including summary of decisions made/needed resulting from design coordination meeting.

**Task 1 Assumptions:**

- The Consultant will provide timely and immediate notification of any work items or project developments constituting a change to the written scope of work and fee budget estimate and schedule.
- All regular project meetings, workshops, and site visits will be conducted by the Prime Consultant Project Manager or discipline specific Project Manager.
- Design tasks are estimated to be up to 12 months, through 2019. Bid support may continue through spring of 2020.

**TASK 2 - 45% DESIGN**

**Task 2 Objective:** The Consultant shall provide 45% plans, details, outline specifications, cutsheets and cost estimate, for City review, and traffic impact analysis. Project coordination between consultant disciplines will occur prior to City review. Consultant will provide SEPA checklist support and information as necessary for City. Plans will be formatted to provide sufficient detail for convenient field layout of all proposed facilities. City standard details and WSDOT standard plans will be supplemented with project specific details as required. Plan information will include:

- Cover Sheet
- Drawing Index and Abbreviations
- Limits of construction
- Site Preparation Plan
- Temporary Erosion and Sediment Control (TESC) Plan
- Stormwater Pollution Prevention Control Plan (City standard template available)
- Demolition Plan
- Preliminary Grading Plans (1"=20') including contours and proposed spot elevations
- Site Plan Layout

**City of Sammamish**  
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- Site Civil Plan Layout for Parking Lot, Park Access Drive (220<sup>th</sup> Ave SE) and 221<sup>st</sup> Ave SE Parking Improvements
- Site Civil Details
- Storm Drainage Layout (No profiles)
- Utilities Plan (No profile)
- Site Landscape Details (included preliminary boardwalk and railing details)
- Site Landscape Layout Plan
- Planting Plan (preliminary plant schedule)
- Planting Details
- Irrigation Plan (preliminary head layout and POC information)
- Irrigation Schedule and notes (preliminary)
- Site Electrical Layout (No wiring diagram)
- Architectural Plans, General Notes, Elevations and Material Selections using Preferred Vendor Product Lines for the Prefabricated Restroom.
- Mechanical/Plumbing Plan, General Notes and Details for Prefabricated Restroom and stub-out connection for the Reard-Freed House
- Electrical Plan, General Notes and Details for Prefabricated Restroom and service for the Reard-Freed House.
- Treehouse Ramp Plans, General Notes, Elevations, and Details
- Treehouse Proposed Accessibility Improvements Notations
- Access Deck and Ramp Plans and Elevations for the Reard-Freed house.
- Structural Preliminary Notes, Plans, and Details for Prefabricated Restroom, Treehouse Ramp, Access Ramp and Deck for Reard Freed House, and Boardwalk.
- Completed Septic Field Plans, Notes and Details.

**Task 2 Work Elements:**

- 2.01 Landscape Architecture. Prepare plans and details for site elements (paving, pathway, fencing, benches, trash receptacles, water fountain, boardwalk/railing replacement etc.), landscaping, irrigation, cost estimate and outline specifications.
- 2.02 Architecture. Prepare prefabricated restroom, Reard Freed House ramp and deck access, treehouse ramp access plans, details, cost estimate and outline specifications. Provide septic design Engineer with general project information for King County health septic permit submittals.
- 2.03 Civil Engineering. Prepare site plans, details, cost estimate and outline specifications.
- 2.04 Site Electrical/Lighting. Prepare plans, cost estimate and outline specifications.
- 2.05 Structural Engineering. Schematic foundation and footing design, for prefabricated restroom building, Reard Freed House access ramp and deck, tree house access ramp, and boardwalk structure.
- 2.06 Building Electrical. Prepare plans, cost estimate and outline specifications for prefabricated restroom, and service connection to Reard-Freed House.
- 2.07 Septic Design. Prepare plans, cost estimate and specifications for separate septic field construction package.

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- 2.08 Mechanical/Plumbing. Prepare plans, cost estimate and outline specifications for prefabricated restroom building, and stub-out septic connections for future restroom/kitchen facilities at the Reard-Freed House.
- 2.09 The Consultant shall prepare a cost estimate of the overall project costs which reflects the 45% Design review submittal.
- 2.10 The Consultant shall prepare a Traffic Impact Analysis, as required by the City Public Works Department, in order to identify transportation neighborhood circulation, impacts and mitigation measures related to the development of Site B. This will include preparation of the scoping memorandum, collection of traffic count data, analysis of roadway and intersection impacts and preparation of a Traffic Impact Analysis report. The scope assumes the analysis of a maximum 3 of intersections for a single peak hour, to be confirmed by the City Traffic Engineer.

**Task 2 Meetings:**

- Regular bi-weekly team teleconferences, email and phone communication and coordination.
- Assume one (1) meeting with City Public Works Department to determine the scope of the traffic impact analysis report.
- Assume (1) meeting with Sammamish Water Plateau for pre-design review

**Task 2 Deliverables:**

- 45% coordination and review deliverables include: cost estimate, outline specifications, in-progress drawing set.
- Memorandum and graphics as required to determine the scope for the Traffic Impact Analysis.
- Draft and Final Traffic Impact Analysis Report.

**Task 2 Assumptions:**

- The City will provide formal review comments of a consolidated 45% in-progress drawing set and specifications.
- All comments received during the submittal review will be addressed on the next submittal.
- Project management is part of Task 1.

**TASK 3 - PERMIT SUBMITTALS AND COORDINATION**

**Task 3 Objective:** The consultant shall provide submittal materials and coordination between consultant disciplines and the City of Sammamish for permit applications. This task also includes up to four (4) meetings for building permit pre-submittal meetings and building permit submittal meetings. Permit submittals shall include:

- Land and Use Application (City of Sammamish)
  - Commercial Site Development Permit
  - SEPA Checklist
    - City of Sammamish shall complete the SEPA checklist with supplemental information from CONSULTANT
- Building Permit (City of Sammamish)

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- Separate permits are required each for the prefabricated restroom, tree house ramp and alterations, and ramp access to the Reard-Freed House
- One site plan shall be used to identify permit areas under each associated permit application.
- Includes structural calculations, architectural drawings as necessary for each associated permit application
- Electrical calculations (lighting budget) for prefabricated restroom structure and service connection to Reard-Freed House (City of Sammamish)
- Mechanical/Plumbing permits for prefabricated restroom structure and Reard-Freed House stub outs (City of Sammamish), if required pre-construction.
- Demolition Permit (City of Sammamish) – template only, to be completed by the Contractor
- Tree Removal Permit
- Clearing and Grading Permit/Site Development Permit (City of Sammamish)
- Drainage Review (City of Sammamish)
  - Including Drainage Report (TIR)
- Sammamish Plateau Water coordination (Sammamish Plateau Water)
- ROW Use Permit (City of Sammamish)
  - Contractor submitted prior to construction
- Construction Stormwater General Permit (CSGP), shall be at time of bid.

**Task 3 Work Elements**

- 3.01 Permit Plans, Documents, Support and Coordination, in conjunction with 45% and 90% submittal packages.

**Task 3 Meetings:**

- Up to four (4) meetings for pre-permitting and permit submittal meetings,

**Task 3 Deliverables:**

- Stamped, signed building permit documents labeled as required by the Authority Having Jurisdiction, typically 'Permit Documents' or 'For Permit' and building permit application.
- Permit applications and supporting documentation.

**Task 3 Assumptions:**

- Consultant shall provide drawings and calculations suitable for permit review and assist with application documentation.
- Members of the consultant team do not need to be present for building permit intake submittal, the City will deliver permits for intake.
- City Building Permit Review is assumed to be 60-days total duration including weekends, from intake of permit documentation, further time for review and permit may affect project schedule.
- Building permits typically procured during construction such as plumbing, HVAC, or electrical permits will be by selected General Contractor after Bid.

**City of Sammamish**  
**Big Rock Park, Site B Phase I Final Design Improvements**

- If the Authority having jurisdiction adopts a newer building code than is assumed prior to building permit submittal, work to review and adjust project documentation may be negotiated as an amendment to this contract.
- The Prefabricated restroom Building Permit and Professional Stamp of Record will be provided by the City selected Preferred Vendor as part of a separate submittal and stamped/signed drawings, indicating Architect of Record for the prefabricated restroom will not be provided by the Consultant.

**TASK 4 - 90% DESIGN**

**Task 4 Objective:** The consultant shall provide 90% plans, specifications, cost estimate, and drainage report for City review. The consultant shall provide project coordination between consultant disciplines prior to City review. The 90% design documents for Landscape Architecture, Civil, Architecture, and Structural disciplines, not including the Pre-Engineered Building Submittal, shall be coordinated and ready for permit submittals. Plans will be nearly complete for all disciplines in preparation for bid, only non-critical details and bid-related coordination items should remain to be completed following the 90% level. Consultant Team members shall attend regular scheduled meetings and no more than two (2) site visits. It is anticipated that the final design drawings will include the following:

- Cover Sheet
- Drawing Index and Abbreviations
- Existing Conditions & Tree Survey Plan
- Site Preparation Plans
- Temporary Erosion and Sediment Control (TESC) Plans
- Temporary Erosion and Sediment Control (TESC) Notes & Details
- Stormwater Pollution Prevention Control Plan (City Standard Template available)
- BMP Site Plan (City Standard Template available)
- Demolition Plans
- Site Grading Plans
- Tree Removal Plan
- Site Plan for Building Permit
- Site Plan Layout
- Site Civil Details
- Access Roadway Plan and Profile for 220<sup>th</sup>
- Parking Improvements Plan for 221st
- Parking Lot Plan and Finished Grade Elevations
- Roadway and Parking Lot Storm Drainage Layout and Profile
- Utilities Plan (s) and Profile
- Site Landscape Layout Plan
- Site Landscape Details
- Boardwalk Replacement Structural Details
- Tree Replacement and Planting Plan and Details
- Irrigation Plan and Details
- Site Electrical Layout

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- Site Electrical Details
- Reard Freed House Access Ramp and Deck Code Notes, General Notes, Plans, Elevations, and Details
- Reard Freed House Septic Stub Out (may be included with Site Utility)
- Prefabricated Restroom Architectural Code Notes, Plans, and Elevations
- Prefabricated Restroom Electrical Notes, Plans, and Details
- Prefabricated Restroom Mechanical/Plumbing Notes, Plans, and Details
- Treehouse Ramp Architectural Code Notes, General Notes, Plans, Elevations
- Treehouse Ramp Architectural Sections and Details
- Treehouse Accessibility Modifications Plan and Notes
- Treehouse Structural Plans, Notes and Details

**Task 4 Work Elements**

- 4.01 Landscape Architecture. Prepare plans, specifications and cost estimate for City review, prepare plans in support of grading and building permits. Prepare Final Site Programming and Landscape Elements Document.
- 4.02 Architecture. Prepare plans, specifications and cost estimate for City review. Prepare plans in support of building permit.
- 4.03 Civil Engineering. Prepare plans, specifications and cost estimate for City review, prepare plans in support of grading and building permits, prepare drainage report.
- 4.04 Site Electrical/Lighting. Prepare plans, specifications and cost estimate for City review, prepare plans in support of grading and building permits.
- 4.05 Structural Engineering. Prepare plans, specifications and cost estimate for City review and building permit. Including: Foundation design for premanufactured prefabricated restroom, foundation design and structural design and support for Tree House access ramp, Access Ramp and deck for the Reard-Freed House, structural support for boardwalk replacement. Prepare structural related building permit submittal.
- 4.06 Building Electrical. Prepare plans, specifications and cost estimate for Consultant coordination and City review. Prepare lighting budget calculations for permit submittal.
- 4.07 Mechanical/Plumbing Design. Prepare plans, specifications and cost estimate for Consultant coordination and City review. Prepare plans in support of permit submittal
- 4.08 The Consultant shall prepare a cost estimate of the overall project costs, including separate schedules for ROW, park improvements and any additive alternates, which reflects the 90% Design review submittal.

**Task 4 Meetings:**

- Regular bi-weekly team teleconferences, email and phone communication and coordination.

**Task 4 Deliverables:**

- 90% coordination and review deliverables include: cost estimate, specifications nearly ready for bid, in-progress drawing set.

**Task 4 Assumptions:**

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**Big Rock Park, Site B Phase I Final Design Improvements**

- No design changes will be made following this task with the exception of notations and coordination to comply with building permit officials.
- The City will provide formal review comments of a consolidated 90% in-progress drawing set and specifications.
- All comments (including one round of permit comments) received during the submittal review will be addressed on the next submittal.
- Final Bid Documents may be broken out into up to five (5) additive alternates for the bid process, which will be determined during City review of the 45% documents.

**TASK 5- BID READY DOCUMENTS**

**Task 5 Objective:** Following review of 90% documents by the City, the consultant shall develop the design to the Bid Ready documents and shall submit a completed package of construction documents. A set of "For Bid" documents including plans and specifications will be stamped and signed, ready for bid advertisement.

**Task 5 Work Elements:**

- 5.01 Landscape Architecture. Provide plans, specifications, and cost estimate suitable for advertisement and bid.
- 5.02 Architecture. Provide architectural plans, specifications, and cost estimate suitable for advertisement and bid.
- 5.03 Civil Engineering. Provide site civil and ROW plans, specifications, and cost estimate suitable for advertisement and bid.
- 5.04 Site Electrical/Lighting. Provide plans, specifications, and cost estimate suitable for advertisement and bid.
- 5.05 Structural Engineering. Provide plans, specifications, and cost estimate suitable for advertisement and bid.
- 5.06 Building Electrical. Provide plans, specifications, and cost estimate suitable for advertisement and bid.
- 5.07 Mechanical/Plumbing. Provide plans, specifications, and cost estimate suitable for advertisement and bid.
- 5.08 The Consultant shall prepare a cost estimate of the overall project costs which reflects the Bid Document submittal.

**Task 5 Meetings:**

- Regular bi-weekly team teleconferences, email and phone communication and coordination.

**Task 5 Deliverables:**

- Digital pdf format copy of Bid Documents for final city review
- Stamped, signed bid-ready drawings, specifications labeled 'For Construction' in digital pdf format.
- Bid Item Cost Estimate

**Task 5 Assumptions:**

**City of Sammamish**  
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- City final review or comments will be limited to ensuring 90% comments were included, and any other minor redlines required for submittal of the bid ready package.
- Contract drawings shall be sized for printing and delivered to the City in .pdf format.
- The City will finalize Division 01 and General Conditions.
- The City will compile deliverable documentation and provide advertisement of the project.
- Building permits listed in previous tasks will be issued.
- The Prefabricated restroom Building will be procured separately by the City using a Task 2 deliverables and Architectural and Engineering drawings related to the prefabricated restroom will not be included within Task 5 Bid Package.

**TASK 6 - BID PHASE SERVICES**

- **Task 6 Objective:** Bid phase services shall include attending pre-bid meeting, attending bid opening, and other coordination necessary to support the bid phase, including answering bidder questions and updating the bid document package to include addenda issued during the bidding process.

**Task 6 Work Elements:**

- 6.01 Landscape Architecture. Attend pre-bid meeting and bid opening, provide written responses to bidder clarification questions and addenda.
- 6.02 Architecture. Attend pre-bid meeting, provide written responses to bidder clarification questions and addenda.
- 6.03 Civil Engineering. Attend pre-bid meeting, provide written responses to bidder clarification questions and addenda.

**Task 6 Meetings:**

- Attendance at pre-bid walk through and bid opening

**Task 6 Deliverables:**

- Bid addenda as necessary

**Task 6 Assumptions:**

- The Consultant will assist in all bid addenda issued. All bidder clarification questions will be answered and included in addenda issued. Every effort will be made to consolidate the number of number of addenda issued during the bidding process
- CAD files, if provided for convenience, are not considered to be construction documents and successful bidder will sign a use agreement.

**TASK 7 – PUBLIC MEETINGS**

**Task 7 Objective:** Prepare for and attend public meetings with City Council, the Parks & Recreation Commission and Sammamish Police/Eastside Fire & Rescue.

**Task 7 Work Elements:**

**City of Sammamish**  
**Big Rock Park, Site B Phase I Final Design Improvements**

- 7.01 The Consultant shall prepare for and attend one (1) meeting with City Council and one (1) meeting with Parks & Recreation Commission, to present the proposed site design, access and potential impacts.
- 7.02 The Consultant shall prepare for and attend one (1) meetings with Sammamish Police Department/Eastside Fire & Rescue and City staff.

**Task 7 Meetings:**

- One (1) meeting with City Council
- One (1) meeting with Parks & Recreation Commission
- One (1) meeting with Sammamish Police Department/Eastside Fire & Rescue

**Task 7 Deliverables:**

- Memo for each meeting summarizing meeting decisions/directions
- Presentation Materials
- Content for City web site, verbiage and/or graphics (JPG, PDF or word document), as requested by the City of Sammamish

**Task 7 Assumptions:**

- City shall provide meeting room arrangements

**Additional Services**

The City may require additional services of the Consultant. These Services could include other work tasks not included in the scope of work

The scope of these services will be determined at the sole discretion of the City. At the time these services are required, the Consultant shall provide a detailed scope of work and estimate of costs. The Consultant shall not proceed with the work until the City has authorized the work and issued a notice to proceed.

Work under the management reserve shall not be performed without approval and written authorization by the City.



**Form W-9**  
(Rev. November 2017)  
Department of the Treasury  
Internal Revenue Service

**Request for Taxpayer  
Identification Number and Certification**

**Give Form to the  
requester. Do not  
send to the IRS.**

Go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9) for instructions and the latest information.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.  
**KPG, P.S.**

2 Business name/disregarded entity name, if different from above

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes.

Individual/sole proprietor or single-member LLC

C Corporation

S Corporation

Partnership

Trust/estate

Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ \_\_\_\_\_

Other (see instructions) ▶ \_\_\_\_\_

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) \_\_\_\_\_

Exemption from FATCA reporting code (if any) \_\_\_\_\_

(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.  
**3131 ELLIOTT AVE SUITE 400**

6 City, state, and ZIP code  
**SEATTLE WA 98121**

7 List account number(s) here (optional)

Requester's name and address (optional)  
**City of Sammamish  
801 220th Ave SE  
Sammamish, WA 98075**

**Part I Taxpayer Identification Number (TIN)**

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

**Note:** If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number  
\_\_\_\_ - \_\_\_\_ - \_\_\_\_\_

or  
Employer identification number  
**91 - 1477622**

**Part II Certification**

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

**Certification instructions.** You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

**Sign Here** Signature of U.S. person ▶ Date ▶ **11/8/18**

**General Instructions**

Section references are to the Internal Revenue Code unless otherwise noted.

**Future developments.** For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9).

**Purpose of Form**

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following:

- Form 1099-INT (interest earned or paid)
- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.



## Memorandum

801 228<sup>th</sup> Avenue SE ▪ Sammamish, WA 98075 ▪ phone: 425-295-0500 ▪ fax: 425-295-0600 ▪ web: [www.sammamish.us](http://www.sammamish.us)

DATE: October 16, 2018

TO: Larry Patterson, Interim City Manager

FROM: Angie Feser, Director of Parks & Recreation

RE: 10/01/18 Study Session - Answers to City Council Questions Related to Big Rock Park – Site B, Phase I Improvements

Staff presented the preliminary design and associated project costs for Big Rock Park – Site B, Phase I Improvements at the October 1, 2018 City Council Study Session. The following answers are provided in response to questions asked by City Council.

1. Could the Tanner house be used for practice for the Fire District? This is one the neighbors will need to be consulted on and they will need to agree.  
*Parks contacted ESFR who evaluated the house and site. The conclusion is that a house burn is not probable due to several reasons, but they could possibly use the house for search and rescue drills.*
2. How much Parks cost can be redirected to this project?  
*There is sufficient funding available in the Parks CIP to support the proposed project by re-allocation of funds from projects that are lower in priority and not likely to be completed. Generally, the estimated \$3.8m will be expended in 2019 and 2020 and there is adequate funding in place to cover the project costs.*

<b>PARKS CIP FUND OVERVIEW</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>
Beginning Fund Balance	\$17,386,367	\$15,280,367	\$12,561,367
Revenue - anticipated	\$4,894,000	\$4,870,000	\$4,700,000
Expenditures - anticipated	\$7,000,000	\$7,589,000	\$8,856,000
<b>ENDING FUND BALANCE</b>	<b>\$15,280,367</b>	<b>\$12,561,367</b>	<b>\$8,405,367</b>

<b>PARKS CIP REVENUE</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>
Real Estate Excise Tax (REET)	\$3,200,000	\$3,200,000	\$3,200,000
Park Impact Fees	\$1,350,000	\$1,350,000	\$1,350,000
King County 2014-19 Levy Funding	\$160,000	\$120,000	-
King County TDR	-	-	-
Investment Interest	\$150,000	\$150,000	\$150,000
Mitigation Fees	\$34,000	-	-
Anticipated Grants	-	\$50,000	-
<b>(E) TOTAL PARKS CIP REVENUE</b>	<b>\$4,894,000</b>	<b>\$4,870,000</b>	<b>\$4,700,000</b>



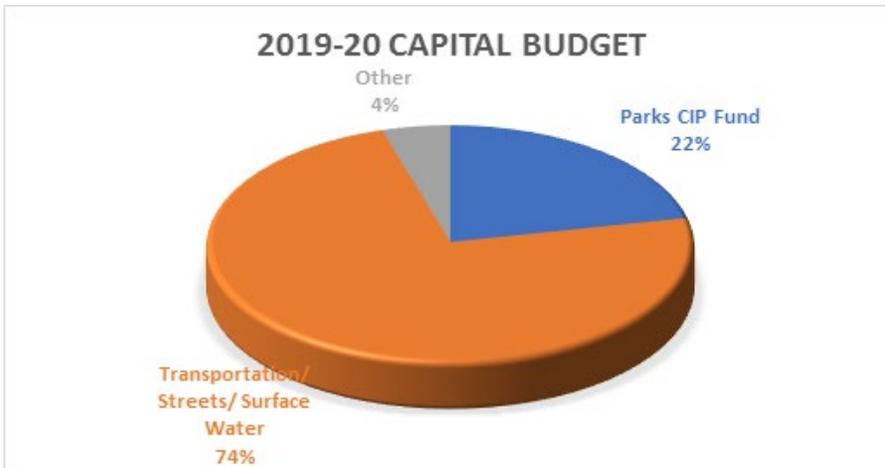
Memorandum

801 228<sup>th</sup> Avenue SE ▪ Sammamish, WA 98075 ▪ phone: 425-295-0500 ▪ fax: 425-295-0600 ▪ web: [www.sammamish.us](http://www.sammamish.us)

- How much is the Parks budget to the overall budget? (we were assuming this question was related to capital budget)

**Anticipated Capital Expenditures for the 2019-20 Biennial Budget:**

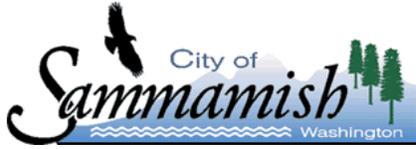
Total Capital Expenditures	\$75,681,550
Parks Capital	\$16,445,000



- We should outline the (A) funding being used for this project and (B) how much of these funds cannot be transferred to streets.  
 (A) *All Parks CIP funds are eligible for use on this project. The City’s policy is to spend restricted amounts first when an expenditure is incurred for which both restricted and unrestricted (assigned) fund balances are available.*

*Restricted funds include:*

- Real Estate Excise Tax (REET)*
- Park Impact fees*
- Park Impact fee interest*
- Transfer Development Rights*
- Woodhaven mitigation fees (one-time occurrence)*
- Historic preservation*



## Memorandum

801 228<sup>th</sup> Avenue SE ▪ Sammamish, WA 98075 ▪ phone: 425-295-0500 ▪ fax: 425-295-0600 ▪ web: [www.sammamish.us](http://www.sammamish.us)

*(B) Of these fund sources, only REET may be transferred to streets.*

*After accounting for approximately \$7,000,000 in expenditures for 2018, the anticipated fund balances are as follows:*

	REET*	All other Funds	Year Total
2017 Year-End Fund Balance	-	\$11,810,869	\$11,810,869
2018 Anticipated Revenues	2,200,000	\$1,251,478	\$3,451,478
2019 Anticipated Revenues	3,200,000	\$1,670,000	\$4,870,000
2020 Anticipated Revenues	3,200,000	\$1,500,000	\$4,700,000

*\*No REET funds remaining in 2017 Ending Fund Balance as the restricted funds were used towards the \$6m+ land acquisition.*

5. Question regarding maintenance facility on that property.

*After further internal discussions, it is recommended that a structural assessment of the Big Rock Park, Site A barn on be completed. Currently, the barn is partially fenced and used to store equipment and supplies. The barn includes an area that is fully enclosed and a section that is partially open on one side. If a structural assessment determines that the barn is in sound condition or only needs minor modifications, this structure will provide adequate maintenance storage for Big Rock Park Site A & B. Aside from potential modifications to the structure, there are sections of trail on Site A that will need to be widened to allow access for a gator between properties.*

**Agenda Bill**  
 City Council Regular Meeting  
 November 20, 2018



<b>SUBJECT:</b>	Ordinance amending the Surface Water System Development Charge											
<b>DATE SUBMITTED:</b>	October 30, 2018											
<b>DEPARTMENT:</b>	Public Works											
<b>NEEDED FROM COUNCIL:</b>	<input checked="" type="checkbox"/> Action <input type="checkbox"/> Direction <input type="checkbox"/> Informational											
<b>RECOMMENDATION:</b>	Conduct a Public Hearing to approve the Ordinance amending the Surface Water System Development Charge.											
<b>EXHIBITS:</b>	<a href="#">1. Exhibit 1 - 2017 Stormwater Rate Study</a> <a href="#">2. Exhibit 2 - SDC Ordinance</a>											
<b>BUDGET:</b>	<table border="0"> <tr> <td>Total dollar amount</td> <td>N/A</td> <td><input type="checkbox"/> <b>Approved in budget</b></td> </tr> <tr> <td>Fund(s)</td> <td>Surface Water Fund 438</td> <td><input type="checkbox"/> <b>Budget reallocation required</b></td> </tr> <tr> <td></td> <td></td> <td><input type="checkbox"/> <b>No budgetary impact</b></td> </tr> </table>			Total dollar amount	N/A	<input type="checkbox"/> <b>Approved in budget</b>	Fund(s)	Surface Water Fund 438	<input type="checkbox"/> <b>Budget reallocation required</b>			<input type="checkbox"/> <b>No budgetary impact</b>
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Fund(s)	Surface Water Fund 438	<input type="checkbox"/> <b>Budget reallocation required</b>										
		<input type="checkbox"/> <b>No budgetary impact</b>										
<b>WORK PLAN FOCUS AREAS:</b>	<table border="0"> <tr> <td><input type="checkbox"/>  Transportation</td> <td><input type="checkbox"/>  Community Safety</td> </tr> <tr> <td><input type="checkbox"/>  Communication &amp; Engagement</td> <td><input type="checkbox"/>  Community Livability</td> </tr> <tr> <td><input type="checkbox"/>  High Performing Government</td> <td><input type="checkbox"/>  Culture &amp; Recreation</td> </tr> <tr> <td><input checked="" type="checkbox"/>  Environmental Health &amp; Protection</td> <td><input checked="" type="checkbox"/>  Financial Sustainability</td> </tr> </table>			<input type="checkbox"/> Transportation	<input type="checkbox"/> Community Safety	<input type="checkbox"/> Communication & Engagement	<input type="checkbox"/> Community Livability	<input type="checkbox"/> High Performing Government	<input type="checkbox"/> Culture & Recreation	<input checked="" type="checkbox"/> Environmental Health & Protection	<input checked="" type="checkbox"/> Financial Sustainability	
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<input type="checkbox"/> High Performing Government	<input type="checkbox"/> Culture & Recreation											
<input checked="" type="checkbox"/> Environmental Health & Protection	<input checked="" type="checkbox"/> Financial Sustainability											

**NEEDED FROM COUNCIL:**  
 Shall the Council conduct a Public Hearing and approve the Ordinance amending the Surface Water System Development Charge?

**KEY FACTS AND INFORMATION SUMMARY:**  
 System Development Charges (SDCs) are imposed on newly connecting customers, but they should not be confused with water meter installation charges or other fees that reimburse the City for the cost of making the physical connection for a new customer. A SDC is a method of recovering from new customers a proportionate share of the utility’s investment in capital capacity — both the historical cost of existing capital assets and the planned cost of future capital improvements. SDCs serve two main purposes: to provide equity between existing and new customers, and to provide a source of utility capital funding. In addition, SDCs help ensure that growth helps pay for the cost of growth. The

charge is imposed on both new development and redevelopment that increases demand for system capacity (net of any existing developed area).

The City conducted a study to update the stormwater rate and the SDC in 2017 (Exhibit 1). Based on the study, City Council approved Ordinance [O2017-452](#) which established among other things a revised methodology for calculating stormwater rates and SDCs based on Equivalent Service Units (ESU). The Study recommended a 40% increase of the SDC per ESU over the existing amount as shown below:

Development	Fee
New residential dwelling unit or commercial building with up to 2,500 square feet of impervious coverage	<del>\$1,4912,085</del> .00
Each additional 250 square feet of impervious coverage over 2,500 square feet	<del>\$149.10208.50</del>
Other structures or additions of up to 250 square feet of impervious coverage requiring a building permit	<del>\$149.10208.50</del> , plus <del>\$149.10208.50</del> for each additional 250 square feet

Staff recommends the Council conduct a Public Hearing and approve the attached draft Ordinance (Exhibit 2) to codify the updated fee.

**FINANCIAL IMPACT:**

See below.

**OTHER ALTERNATIVES CONSIDERED:**

None as the stormwater rates were last updated in 2012 and much has changed since then. If the Council chooses not to adopt the attached Ordinance, the 2019 and 2020 estimated budgeted revenue from SDCs will be reduced to \$504,000 and \$510,000 respectively. This will directly impact the revenues available for the stormwater capital fund.

**RELATED CITY GOALS, POLICIES, AND MASTER PLANS:**

[Comprehensive Plan - Utilities](#)

# City of Sammamish

## Stormwater Rate and SDC Study

FINAL REPORT  
April 2018

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**FCS GROUP**  
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April 20, 2018

Cheryl Paston, Deputy Director  
 City of Sammamish Public Works  
 801 228<sup>th</sup> Avenue SE  
 Sammamish, WA 98075

Subject: Stormwater Rate Study

Dear Ms. Paston:

FCS GROUP is pleased to submit this report summarizing the results of the rate and system development charge (SDC) study for the City of Sammamish’s stormwater utility. The table below provides a 10-year forecast of proposed rates. In 2018, the increases are across the board (ATB), with all rates increasing at the same percentage and no structural changes in that year for each type of customer.

Projected Rate Schedule	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
<b>Annual System-Wide Revenue Increase</b>		19.0%	19.0%	19.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
<b>Existing Annual Rates</b>											
<u>Class</u>	<u>Unit</u>										
Residential	Parcel	\$225	\$268	-	-	-	-	-	-	-	-
Very Light	Parcel	\$225	\$268	-	-	-	-	-	-	-	-
Light	Acre	\$524	\$624	-	-	-	-	-	-	-	-
Moderate	Acre	\$1,086	\$1,292	-	-	-	-	-	-	-	-
Moderately Heavy	Acre	\$2,073	\$2,467	-	-	-	-	-	-	-	-
Heavy	Acre	\$2,650	\$3,154	-	-	-	-	-	-	-	-
Very Heavy	Acre	\$3,474	\$4,134	-	-	-	-	-	-	-	-

<b>Proposed ESU Annual Rates*</b> (Single Family Parcel = 1 ESU) (3,500 impervious square feet of non-residential = 1 ESU)											
ESU	-	\$271**	\$323	\$384	\$392	\$399	\$407	\$416	\$424	\$432	\$441
ESU w/ Credit	-	\$175	\$209	\$248	\$253	\$258	\$263	\$269	\$274	\$280	\$285

\*\$323 is not a 19% increase to \$268; it is based on the new ESU rate structure which is designed to generate 19% more revenue above 2018.

\*\*\$323 is a 19% increase above \$271, which was the calculated 2018 ESU rate. However, due to County implementation timeline, the ESU rate structure is not effective until 2019. The existing rate structure remains in place for 2018.

These overall increases provide the utility with the revenue necessary to cover anticipated increases in operating costs and generate funding for capital projects. In addition to the overall revenue needs, we recommend the following adjustments to the stormwater rate structure:

- Update the rate structure to an equivalent service unit (ESU) based rate; our analysis shows this is more in line with industry best practice and the City’s policy goals.
- Adopt a new, analytically-based rate credit methodology that sets the maximum rate credit to 35% of the total stormwater fee.

The proposed rate structure shown above incorporates these changes beginning in 2019.

Based on the included analysis, we also recommend an updated SDC of \$2,085 per ESU, which is an approximate 40% increase over the existing stormwater SDC of \$1,491.

It has been a pleasure to work with you and other City of Sammamish staff on this effort. If you have any questions, please feel free to contact me at (425) 867-1802 extension 225.

Yours very truly,

John Ghilarducci  
 Principal

Tage Aaker  
 Project Manager

Melanie Hobart  
 Senior Analyst

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## Section I. INTRODUCTION

### I.A. BACKGROUND

In May 2017, the City of Sammamish contracted with FCS GROUP to perform a rate and system development charge (SDC) study for its stormwater utility.

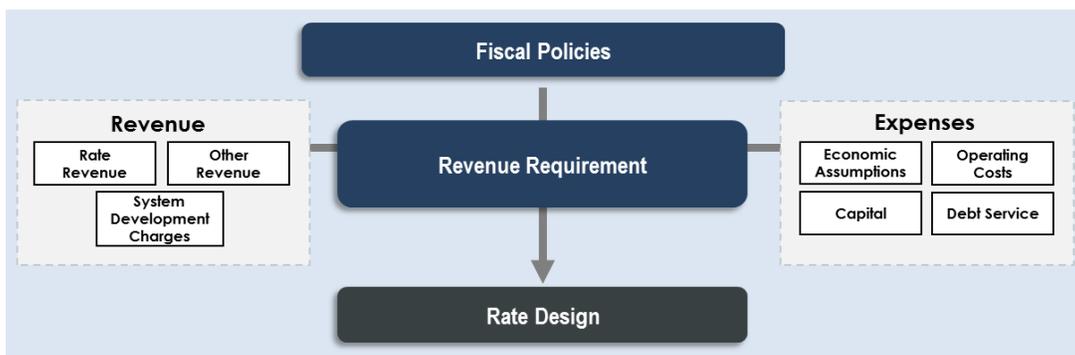
The goal of the stormwater utility’s maintenance and inspection program is to protect and restore the local water resources by ensuring a high performance level from current and future stormwater systems. This effort can reduce flooding and polluted runoff from reaching streams, rivers, wetlands and Puget Sound.

Without regular maintenance and inspection, the system can become compromised, allowing water to directly discharge into local streams without sediment and pollution control. An unmaintained system could cause flooding, resulting in costly damage or loss.

### I.B. METHODOLOGY

The rate study is separated into two distinct phases, as shown below. The first step is the revenue requirement analysis which determines if the utility has sufficient revenues and reserves to meet ongoing operating and capital needs. The second step is to design a rate structure that effectively and fairly collects the necessary annual revenue.

**Exhibit 1: Rate Study Methodology**



## Section II. POLICY FRAMEWORK

---

### II.A. FISCAL POLICIES

The financial plans are based on a framework of fiscal policies that promote the financial integrity and stability of the City's stormwater utility. The ensuing discussion provides a brief summary of the key policies addressed by the City and incorporated in this analysis, including the following:

- Operating reserves,
- Capital reserves,
- Capital funding, and
- Debt management.

### II.B. RESERVES

Like a business, a municipal utility requires certain minimum levels of cash reserves to efficiently operate. These reserves address the variability and timing of revenues and expenses as well as occasional disturbances in activities. Given the City's responsibility to provide essential services to its customers, protection against financial disruption is even more important than it would be for private-sector or non-essential counterparts. A defined reserve structure serves to maintain appropriate segregation of funds and promote the use of resources for their intended purposes.

#### II.B.1. Operating Reserves

When evaluating fund reserve levels and objectives, it is important to recognize that the value of reserves lies in their potential use. A reserve strategy that deliberately avoids any use of reserves negates their purpose. Fluctuation of reserve levels may indicate that the system is working, while lack of variation over many years strongly suggests that the reserves are unnecessary.

An operating reserve is designed to provide a liquidity cushion; it protects the utility from the risk of short-term variation in the timing of revenue collection or payment of expenses. Like other types of reserves, operating reserves also serve another purpose: they can help smooth rate increases over time. Target funding levels for an operating reserve are generally expressed as a certain number of days of operating and maintenance (O&M) expenses, with the minimum day requirement varying with the expected revenue volatility of the utility.

Industry practice for utility operating reserves typically range from 30 to 120 days (8 - 33%) of O&M expenses, with the lower end more appropriate for utilities with stable revenue streams and the higher end more appropriate for utilities with significant seasonal or consumption-based variations.

This study assumes a target balance of 120 to 150 days of operating reserves (\$1.44 to \$1.80 million in 2017). Like many stormwater utilities, the rates are collected annually by King County with property taxes. Therefore this target balance was chosen to provide sufficient cash availability throughout the year between revenue flows. The 120 to 150 day target was confirmed by a cash-flow analysis by City staff.

## II.B.2. Capital Reserves

In addition to protecting against variations in the timing of operating costs and revenues, it is prudent to maintain a capital contingency reserve to meet unexpected emergency capital outlays. There are several methods used in the industry to set the level of these types of reserves, including:

- Most costly piece of equipment or infrastructure: A utility may predict the cost of replacing its most expensive piece of equipment or infrastructure, such as a large basin project, vital transmission main, or a key pump station.
- Average annual cost of capital program: A utility may use a percentage of its projected capital program, or set the reserve equal to the average annual cost of its capital program.
- Percentage of utility plant: The most common method is for a capital contingency to be a percentage of the cost of fixed assets, usually 1-2% of the original cost of total assets. Alternatively, a percentage of replacement value can also be used, with the percentage adjusted downward to reflect the fact that replacement value is higher than original cost.

This analysis assumes that the City maintains a minimum balance equal to 1% of the cost of the utility's fixed assets. Based on the utility's 2016 asset inventories, this policy results in a minimum capital balance target of \$674,000 in 2017.

## II.C. CAPITAL FUNDING

Utilities typically fund capital improvement projects from a variety of sources, such as grants, developer extensions, system development charges, utility rates, and debt. While grants and developer contributions would logically be applied to project costs first, the next choice in the funding "hierarchy" is not necessarily apparent.

### II.C.1. Rate-Funded System Reinvestment

In order to avoid excessive reliance on debt, it is prudent to have a policy that commits a certain amount of annual rate revenue to the replacement of system assets. A common approach is to establish a planning target for rate-funded capital funding. This planning target, in combination with excess operating reserves swept into the capital account, constrains the system's reliance on debt.

The level of planned rate-funded capital reinvestment is often set as a percentage of depreciation expense each year, where depreciation data is available. Conceptually, basing rate-funded capital funding on total depreciation expense addresses more than one criterion for reasonable rates:

- Financial integrity: Funding depreciation expense from current rates avoids a decline in system asset value; and
- Adequacy of capital funding: Funding depreciation expense from current rates provides a stable funding source for capital expenditures, especially those related to the repair and replacement of existing infrastructure.

This analysis assumes a rate-funded system reinvestment policy based on annual original cost depreciation. The minimum annual reinvestment amount is 100% of original cost depreciation beginning in 2018, or \$1.26 million.

## II.C.2. Debt Management

Debt financing is also an appropriate tool for capital funding. Compared with pay-as-you-go funding, debt smooths out the rate impact of a capital program by spreading costs over time. It also creates intergenerational equity — sometimes called “pay-as-you-use” because future customers who use the assets are the ones paying for them. Debt also reduces budget flexibility — pay-as-you-go capital projects can be delayed if there is a revenue shortfall, but once the utility has sold debt, the debt service needs to be paid in good times or bad. So while debt is a useful part of the toolbox, it needs to be monitored to ensure that the system does not become too heavily dependent on it. To evaluate the City’s debt level, we will discuss a measurement called debt service coverage. However, the only debt payments for the City at this time include payments towards two King County Surface Water Bonds, which mature in 2019 and 2021 respectively, and do not have debt service coverage requirements.

### II.C.2.a Debt Service Coverage

Debt service coverage is a requirement associated with revenue bonds and some State loans. A typical minimum coverage requirement for utility revenue bonds is 1.25. Because of the coverage requirement, if it sells bonds, the City agrees to collect enough revenue to meet operating expenses and not only pay debt service, but collect an additional 25% increment above bonded debt service. The extra revenue is a cushion that makes bondholders more confident that debt service will be paid on time. The extra revenue can be used for capital expenditures, to build system reinvestment reserves, or for debt service on subordinate debt. Achieving a bonded debt service coverage level greater than the minimum required level is a positive signal that bond rating agencies notice, and it can result in more favorable terms if the City goes to the market for revenue bonds.

## II.D. FINANCIAL PERFORMANCE STANDARDS

This analysis evaluates the sufficiency of the utility’s revenues to meet its financial obligations in the context of two revenue sufficiency tests:

- **Cash Flow Sufficiency Test.** The cash flow test determines whether or not the utility’s annual revenues are sufficient to cover the known cash requirements for each year of the planning period. These cash requirements typically include O&M expenses, debt service payments, rate-funded capital outlays, and any additions to reserve balances.
- **Coverage Test.** The coverage test evaluates the utility’s ability to meet applicable bond coverage requirements, as specified by the City’s bond covenants and internal debt policies. This test is for information only, as the City does not have any outstanding debt service coverage requirements. If the City were to issue debt subject to debt service coverage, we would recommend a policy of 1.50 times debt service. As this test focuses on annual financial performance, it precludes the use of reserves to cover shortfalls in net revenue, and may result in excess cash flow which can be used to fund capital projects or any other utility purpose.

In determining the annual revenue requirement, the test with the greatest deficiency generally drives the rate increase in any given year. It is worth noting that the City can temporarily waive the requirements of the cash flow test as part of a conscious decision to phase in rate increases, as long as its operating reserve balance is sufficient to absorb the resulting cash flow deficit. If the City has revenue bonds outstanding, the coverage test must always be met as failure to do so may result in a downgrading of the City’s credit rating.

## Section III. REVENUE REQUIREMENT

---

### III.A. BACKGROUND

The revenue requirement is the amount of revenue that a utility's rates must generate to enable it to meet its various financial obligations. This analysis has two main purposes – it serves as a means of evaluating the utility's fiscal health and adequacy of current rate levels, and it sets the revenue basis for near-term and long-term rate planning. The rate revenue requirement is defined as the net difference between total revenue needs and the revenue generated through non-rate sources. Hence, the revenue requirement analysis involves defining and forecasting both needs and resources.

The key assumptions and inputs used to develop the operating expense forecast are described below.

### III.B. BEGINNING FUND BALANCES

The City maintains two stormwater funds: the Operating Fund (408) with a 2017 starting balance of \$2.7 million, and the Capital Fund (438) with a 2017 starting balance of \$3.5 million.

### III.C. ECONOMIC ASSUMPTIONS

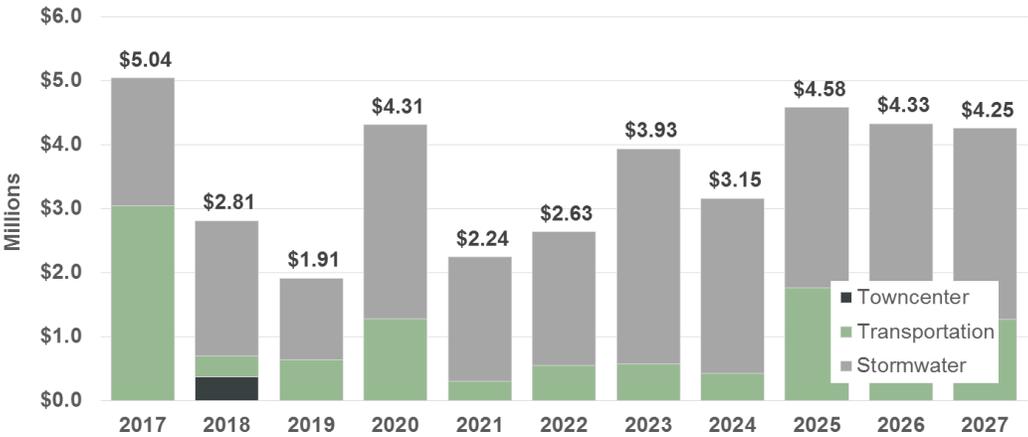
Operating costs are initially based on the 2017 and 2018 utility budgets, with adjustments for inflation and any anticipated future changes such as changes to programs or staffing levels. The following major assumptions were used in this rate forecast.

- General Cost Inflation – assumed to be 2.50% per year based on historical data from the Consumer Price Index Urban Consumers - Seattle / Tacoma / Bremerton (CPI - U).
- Construction Cost Inflation – assumed to be 3.00% per year based on historical data from the ENR Construction Cost Index (CCI) - 20 City Average Index.
- State B&O Tax: 1.50%
- Personnel Cost Inflation
  - Labor Cost Inflation: assumed to be 3.00% per year based on client input and a 10-year historical average of the Employment Cost Index – Wages and Salaries Index.
  - Benefits Cost Inflation: assumed to be 5.80% per year. This is based on client input.
- Fund Earnings – 0.50% per year based on the April 2017 Local Government Investment Pool (LGIP) yields.
- Customer Account Growth – 1.50% based on a review of projected growth within the service area as well as evaluating several years of historical data.

### III.D. CAPITAL FORECAST

The capital forecast involves projecting annual expenditures on capital projects and developing a strategy to fund those expenditures. This forecast includes capital expenses totaling \$39.2 million, from 2017 to 2027 (inflated). The stormwater utility has a capital plan adopted through 2023, with forecasted CIP spending for an additional 4-years, creating a spending plan through 2027. As seen in Exhibit 2, these costs vary between years with an average annual capital expense of \$3.56 million.

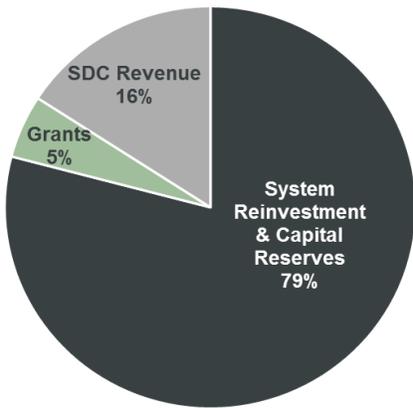
Exhibit 2: Annual Capital Costs (Inflated \$)



The capital plan is largely comprised of surface water only and surface water portions of transportation projects. A feasibility study for the regional Town Center project is included in 2018. Stormwater (69.6%) and Transportation (29.5%) account for the majority of projects. The Town Center project is discussed further on the next page.

The capital plan is projected to be 100% cash, SDC, and grant funded. There is no projected need for debt issuance in the forecast.

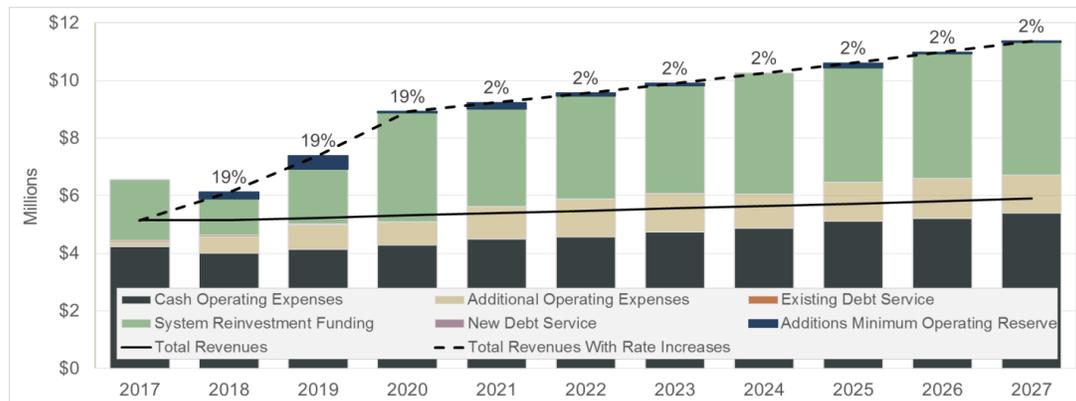
Exhibit 3: Projected Capital Funding Sources



### III.E. EVALUATION OF REVENUE SUFFICIENCY

At existing rates, the stormwater utility is not projected to have sufficient revenue to meet its ongoing operating needs and policies beginning in 2017. In addition, the City's policy decision to rate-fund the capital plan adds an additional revenue requirement above and beyond funding 100% of depreciation. As seen in **Exhibit 4**, these factors together result in a need for increased revenues.

**Exhibit 4: Revenue Requirement Forecast**



Summary of the revenue requirement:

- The results of the revenue requirement are annual revenue increase needs of 19.0% in 2018, 2019, and 2020 to meet existing operating and capital needs and established fiscal policies.
- Beginning in 2021, a 2.0% annual rate increase is recommended to meet ongoing system needs.
- The forecast includes the addition of seven new FTEs, and four new basin plans, and a number of other new operating expenses above the 2017/2018 budget. These expenses, shown as “Additional Operating Expenses” above, are mainly necessary to meet NPDES permitting requirements.
- In 2017, cash operating expenses and system reinvestment funding needs are above the projected revenue at existing rates. To cover the \$1.4 million cash flow deficit, the City intends to utilize existing operating reserves.
- In 2018 and 2019, the additional projected rate revenue from the rate increases is used for system reinvestment funding (capital needs) and to meet the operating and capital minimum balance targets.
- Based on City feedback, the 19% increases are used to build the capital fund to approximately \$1 million above the policy based target minimum. This balance will provide funding needed to implement basin plans.
- Ongoing operating needs remain relatively constant throughout the forecast, growing with inflation.

Based on the above financial forecast, and input from the City, we recommend the series of increases shown above to meet the ongoing operating and capital needs.

### III.F. TOWN CENTER

In addition to the above analysis, the City asked FCS GROUP to evaluate the impact of the Town Center capital project on the forecast. There is still high uncertainty as to when the costs of the project would occur, how much it will cost, and the portion of project costs the City will be responsible for.

Based on available planning information, the City projected that the stormwater portion of the Town Center project will cost \$28.0 million over 10 years (in 2017 dollars). There is an additional \$350,000 of planning costs projected in 2018. For forecasting purposes, we assumed the costs would be evenly divided (\$2.8 million annually from 2019-2028), with a 1-year lag between project costs and developer reimbursement. If included in the utility capital budget, this project alone would account for 47% of future capital costs.

During the discussion process, we were given direct feedback from City Council that the City would not want to pay more than 25% of project costs (developers pay a minimum of 75%). Given these limitations, we evaluated four different payment scenarios for the project as seen in **Exhibit 5**. With all other inputs in the model held constant, the four scenarios were used to determine the level of debt funding necessary to cover projects costs. The \$350,000 in 2018 for planning costs are included in all four scenarios, as planning will proceed regardless of the project final outcome.

**Exhibit 5: Town Center Development Scenarios**

Scenario	Capital Funding		New Annual Debt Service
	Developer Funded	Total Debt	
1	75%    \$25.8 M	\$11,250,000	\$181 – 903 k
2	90%    \$31.0 M	\$6,650,000	\$181 – 534 k
3	100%   \$34.4 M	\$3,750,000*	\$181 – 301 k
4	No regional facility	\$0	\$0

\*Due to 1-year delay in developer funding, debt is necessary to cover 2019 project costs.

In scenarios 1 through 3, the initial debt issuance does not change, and did not vary with the Town Center funding differences. While counterintuitive, this result hinges on the 1-year delay in developer reimbursement for project costs prompting the need for the City to issue revenue bonds in 2019 to cover initial project costs. In Scenario 4, there are no immediate project costs to fund, eliminating the need for revenue bonds.

After further discussion with City staff and Council, it was determined that for the existing forecast the project costs should be excluded. As more information becomes available the project will be added in the 2018 update to the plan.

## Section IV. RATE DESIGN

The City asked FCS GROUP to determine if the current rate structure is in line with industry standards and City policy goals. As the City stormwater charges are billed by King County with property taxes, there is an additional time constraint to structure changes. Any updates to the rate structure must be submitted to the County by March 1<sup>st</sup> of the year before implementation. To accommodate this, the rate structure changes recommended below will be submitted in 2018 and implemented in 2019. The 2018 rates will increase across the board by 19% over existing 2017 rates.

### IV.A. EXISTING RATES

The City's current rate structure is based on the percent impervious surface area per parcel/acre.

The rate schedule is divided into seven rate classes, summarized below:

- Classes 1 and 2: Single Family Residential customers and other customers with very lightly developed properties (less than 10% impervious surface area) have a flat fee per parcel.
- Classes 3 through 7: Non-residential customers with more than 10% impervious surface area pay a rate per acre of total parcel size. The rate schedule has five tiers – increasing with higher percents impervious surface area.

A more detailed layout of the structure and rates is provided below:

**Exhibit 6: Existing (2017) Stormwater Rates**

Annual Service Charges		
<b>1. Residential</b>		\$225 per parcel
<b>Non-Residential</b>		
2. Very Light	Less than 10% impervious	\$225 per parcel
3. Light	10.1% to 20.0% impervious	\$524 per acre
4. Moderate	20.1% to 45.0% impervious	\$1,086 per acre
5. Moderate Heavy	45.1% to 65.0% impervious	\$2,073 per acre
6. Heavy	65.1% to 85.0% impervious	\$2,650 per acre
7. Very Heavy	85.1% to 100.0% impervious	\$3,474 per acre

### IV.B. RATE STRUCTURE

#### IV.B.1. Rate Structure Options

As part of the rate study, the City asked FCS GROUP to evaluate and compare different stormwater rate structures to determine if the existing structure is most appropriate given the City's policy objectives. A full evaluation of the most prominent and feasible options is included in "Issue Paper #2: Rate Structures." In this evaluation five different rate structures were considered and discussed with the City, which are summarized below.

- *Impervious Surface Area*: The most common approach is to charge customers based on impervious surface area, the hard surface area that prevents or impedes the permeation of water into the ground. Impervious surface area is often measured in Equivalent Service Units (ESUs).
- *Density of Development*: This approach adjusts charges depending on the percentage of the parcel covered by hard surface.
- *Runoff Coefficients*: This approach adjusts a parcel's charge based on its runoff characteristics closely associated with a parcel's physical properties.
- *Land Use*: This approach links runoff characteristics to land use.
- *Trip Generation*: This approach attempts to relate automobile traffic to non-point-source pollution contributed by properties.

Based on this evaluation, it was determined that an ESU based rate structure is most aligned with the City's policy goals and industry best practices. The impervious surface area fee basis creates a standard of charging that quantifies how the amount of impervious surface area impacts the environment through flooding, changes in water quality, and habitat degradation. The fee structure basis proportionately charges customers their share of the system's cost burden and provides an equitable and defensible means of cost recovery.

## IV.B.2. Recommended Rate Structure

### Non-Residential

The City's current rate structure is based on the density of development (the percent impervious surface area). While it is a defensible rate structure, it does have a material drawback. It perpetuates inequities among customers at the extreme ends of each class range. For example, a non-residential property that is 44% impervious would pay significantly less than a similarly sized property that is 46% impervious, even though they have comparable amounts of impervious area. Meanwhile, a non-residential property that is 21% impervious would pay the same as a similarly sized property that is 44% impervious.

Recognizing this inequity, it is recommended that the City consider a fee structure that is based on actual, measured impervious surface area, using the equivalent service unit (ESU) approach.

Under this approach, the charge basis for non-residential customer types is actual measured impervious surface area, expressed as a number of ESUs. The county already has records of the impervious area for each non-single family parcel within the City's limits — that is how each parcel's percent impervious amount is calculated. The rate itself is calculated as a dollar amount per ESU. This rate structure would improve rate equity over that of the City's existing rate structure — the data is already available to develop this alternative.

### Residential

For residential customers, an approach based purely on measured impervious area that varies by parcel, can be administratively burdensome. The implementation of such an approach would require the creation and maintenance of a comprehensive database of impervious surface area for all residential properties. Additions and alterations to properties (e.g. patios, decks, driveways, etc.) would need to be tracked and maintained.

As a simplification, it would be possible to group single family residences into rate tiers. For example, single family parcels could be grouped into "Small", "Medium", "Large", and "Measured"

impervious footprints. Parcels with comparatively large impervious footprints, the “Measured” tier, would be charged like other developed property — based on the measured amount of impervious surface area. However, implementation of even a hybrid approach would require the same initial data collection to determine tier placement for each property, without significantly improving equity among rate payers.

To minimize administrative and data collection costs, it is recommended that the City apply the ESU approach and charge a uniform rate for single family residential customers based on the average amount of impervious surface area per developed residential parcel (based on a relevant sample size within the City). In summary, all single family parcels would have the same, flat charge.

### IV.B.3. Setting an ESU Value

An ESU is defined as the average impervious surface area of single family residential properties in the City. Working with City staff, it was determined that the estimated ESU value in Sammamish is 3,500 square feet of impervious surface area. For the rate structure, as discussed above, each residential property or account is considered 1 ESU. The summary of system ESUs is shown below in Exhibit 7.

Exhibit 7: Existing ESUs

Customer Base		
<b>Residential Customer Base</b>	<b>18,050</b>	<b>Accounts = ESUs</b>
<b>Non-Residential Customer Base</b>		
Total Impervious Acres	448	Impervious acres
x Square feet per Acre	43,560	Sq Ft
Impervious sq ft	19,535,594	Impervious Sq Ft
÷ Impervious sq ft per ESU	3,500	Impervious Sq Ft
Non-Residential Customer Base	<b>5,582</b>	<b>ESUs</b>
<b>TOTAL BILLABLE UNITS</b>	<b>23,631</b>	<b>Number of ESUs (2018)</b>

### IV.C. RATE CREDITS

In addition to a review of the rate structure, the City requested that FCS GROUP evaluate the existing rate credits or adjustments offered by the utility. A full analysis of the rate credits offered by and recommended to the City can be found in “Issue Paper #4: Rate Credits.” The City of Sammamish currently grants many types of rate credits and adjustments, primarily to non-residential customers, as outlined in the Sammamish Municipal Code (SMC), section **13.25.050 Rate adjustments and appeals** and summarized below:

- Low income, senior citizens: Exempt from charges.
- Open Space: Charged for impervious area, not total area.
- Water quantity and quality facilities: Charged one rate category lower.
- Public schools: Credit offered proportionate to cost of educational activities the school offers.

While these credited amounts vary, many of the surface water management program’s costs are essentially “fixed” and do not decrease no matter what services customers provide on-site. Therefore FCS GROUP has developed a rate credit basis that estimates the portion of program costs which can

be theoretically reduced by the on-site activities of the customer base, thus linking the credit offered and the corresponding reduction in cost.

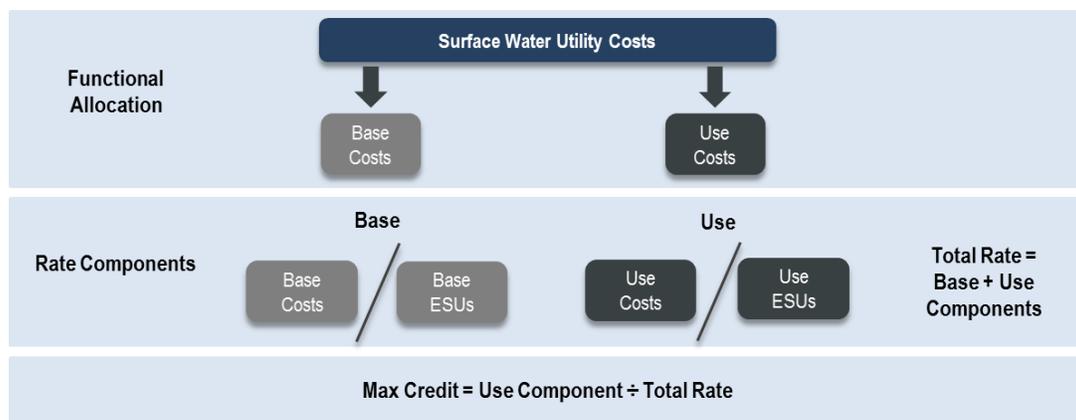
### IV.C.1. Rate Credit Methodology

Many of the surface water management program’s costs are essentially “fixed” and do not decrease no matter what services customers provide on-site. It is recommended that the City adopt a rate credit basis that reflects the portion of program costs which can be reduced by the on-site activities of the customer base.

The City should consider a single analytically based credit, representing the “use” portion of program costs, and that the credit be granted for meeting or exceeding the requirements of the most recent City-adopted edition of King County’s Surface Water Design Manual.

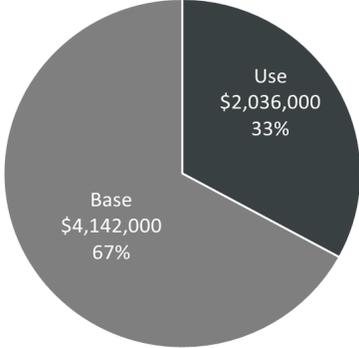
There are two main steps in this methodology, as shown in **Exhibit 8**. Utilizing this maximum credit methodology ensures that the credits offered to properties would be reducing the average cost of utility operations proportionate to the reduction in system revenue.

**Exhibit 8: Maximum Rate Credit Methodology**



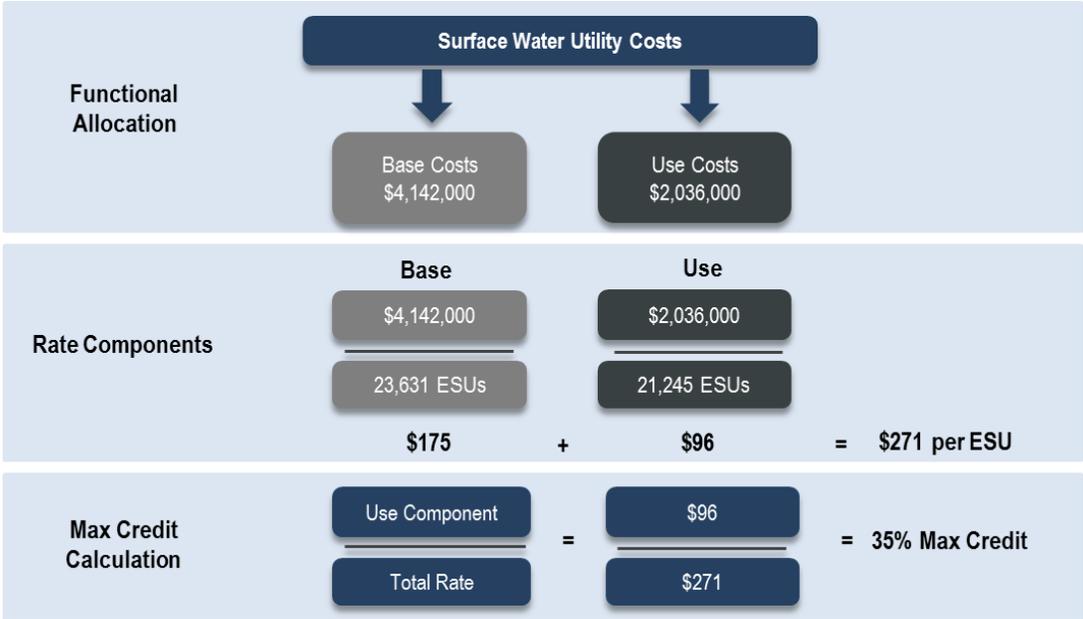
To implement this methodology, the first step is to determine the fixed, or “base,” program costs, and variable, or “use,” program costs. Each line item expense from the operating budget was allocated as best as possible based on its purpose. For example, all of the administrative costs of the Stormwater utility are considered “base” costs, because they do not change with varying levels of on-site mitigation. When all the 2018 costs were proportionately allocated, the total percentage of costs resulted in a split of 33% “use” and 67% “base” costs, as shown in **Exhibit 9**.

**Exhibit 9: 2018 Functional Cost Allocation**



The second step in the maximum credit calculation is to apply the customer base (ESUs) in each category to the costs of that category, thereby determining the portion of the total ESU rate that is covering “base” costs and which portion is covering “use” costs. The base customer base is the total ESUs in the stormwater system (23,631 ESUs), while the use customer base is the total less those currently receiving credits (21,245 ESUs). As shown below in **Exhibit 10**, when applied to the 2018 calculated rate of \$271 per ESU, \$96 per year, or 35% of the rate is covering those variable costs associated with use of the stormwater system. Therefore, the maximum recommended credit for the City’s stormwater utility is 35%.

**Exhibit 10: 2018 Maximum Rate Credit Calculation**



The 2019 proposed ESU rate of \$323 per year is a 19% increase over the calculated 2018 ESU rate shown above.

### IV.D. COUNCIL ADOPTED RATES

Exhibit 11 shows the adopted 2018 annual stormwater rates, calculated as an across-the-board 19% increase over the existing 2017 rates.

Exhibit 11: Council Adopted 2018 Rates

Existing Rate Structure		2017	2018
<b>Annual System-Wide Rate Increase</b>		<b>19.0%</b>	
<b>Class</b>	<b>Unit</b>		
Residential	Parcel	\$225	\$268
Very Light	Parcel	\$225	\$268
Light	Acre	\$524	\$624
Moderate	Acre	\$1,086	\$1,292
Moderately Heavy	Acre	\$2,073	\$2,467
Heavy	Acre	\$2,650	\$3,154
Very Heavy	Acre	\$3,474	\$4,134

### IV.E. PROPOSED RATES

Based on the revenue requirement, rate design process, and maximum credit calculation, we recommend the 10-year rate schedule shown in Exhibit 12. As the rate per ESU increases over time, the rate with credit increases in step remaining 35% lower than the full drainage rate. The proposed 2019 rate is a 19% increase over the calculated 2018 ESU rate shown above in the rate credit discussion.

Exhibit 12: Proposed Rate Schedule

Projected Rate Schedule	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	
<b>Annual System-Wide Revenue Increase</b>		<b>19.0%</b>	<b>19.0%</b>	<b>19.0%</b>	<b>2.0%</b>							
<b>Existing Annual Rates</b>												
<b>Class</b>	<b>Unit</b>											
Residential	Parcel	\$225	\$268	-	-	-	-	-	-	-	-	
Very Light	Parcel	\$225	\$268	-	-	-	-	-	-	-	-	
Light	Acre	\$524	\$624	-	-	-	-	-	-	-	-	
Moderate	Acre	\$1,086	\$1,292	-	-	-	-	-	-	-	-	
Moderately Heavy	Acre	\$2,073	\$2,467	-	-	-	-	-	-	-	-	
Heavy	Acre	\$2,650	\$3,154	-	-	-	-	-	-	-	-	
Very Heavy	Acre	\$3,474	\$4,134	-	-	-	-	-	-	-	-	
<b>Proposed ESU Annual Rates*</b> (Single Family Parcel = 1 ESU) (3,500 impervious square feet of non-residential = 1 ESU)												
ESU		-	\$271**	\$323	\$384	\$392	\$399	\$407	\$416	\$424	\$432	\$441
ESU w/ Credit		-	\$175	\$209	\$248	\$253	\$258	\$263	\$269	\$274	\$280	\$285

\*\$323 is not a 19% increase to \$268; it is based on the new ESU rate structure which is designed to generate 19% more revenue above 2018.

\*\*\$323 is a 19% increase above \$271, which was the calculated 2018 ESU rate. However, due to County implementation timeline, the ESU rate structure is not effective until 2019. The existing rate structure remains in place for 2018.

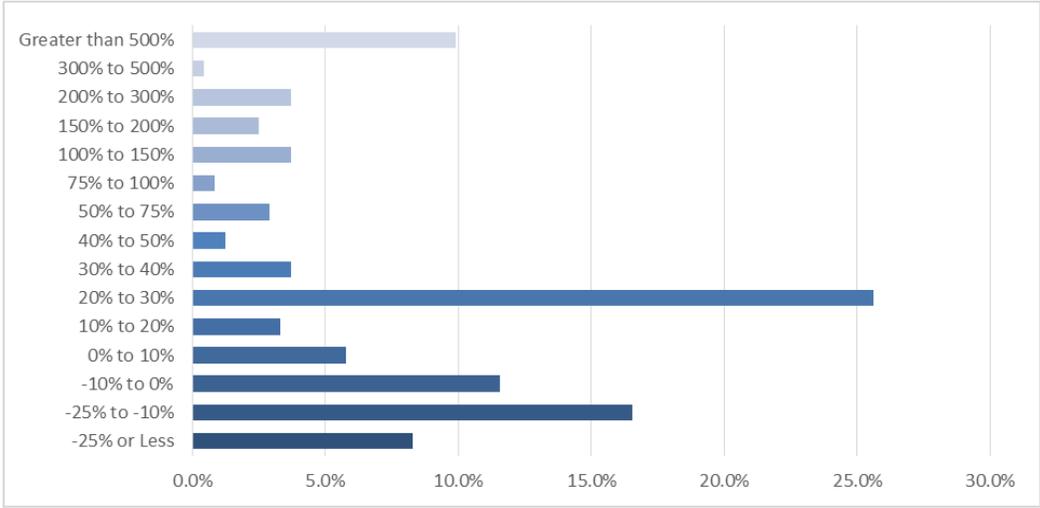
These rates reflect the expected changes, including the across the board 2018 increases, as the County needs rate structure changes submitted many months in advance to update their billing system. The utility intends to make the structure changes beginning in 2019.

### IV.E.1. Commercial Bill Impact

To evaluate the impact on individual customers in the City’s stormwater system, we compiled a set of sample commercial customer bills to compare the 2018 existing rate structure with the adjusted ESU rates for 2019. The changes to commercial bills range from an \$11,400 reduction to a \$16,000 increase. **Exhibit 13** shows the range of percent changes to commercial bills with the new rate structure. The y-axis is grouped by percent change to the annual bill. For example, if a bill was previously \$200, and is now \$300, that would be a 50% increase. The x-axis indicates the percent of total commercial customers in each change bracket.

Approximately 26% of commercial customers will see a 20% to 30% increase in their bill, while 17% of customers will see a 10% to 25% reduction in their bill. Approximately 10% of customers will see an increase greater than 500% of their existing bill.

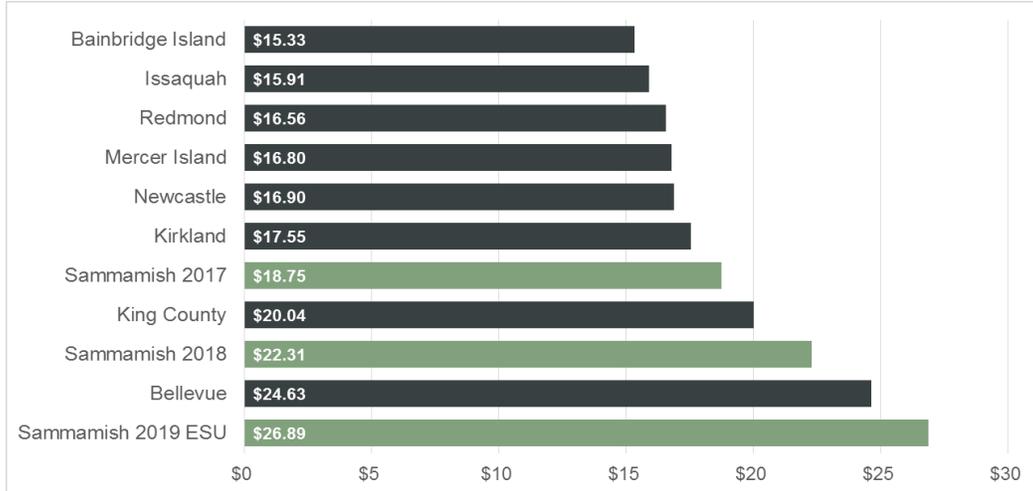
**Exhibit 13: Commercial Sample Bill Impact**



### IV.F. RATE SURVEY

As a resource to the City and its customers, a rate survey of other similar utilities was performed. The results of the survey can be used as valuable comparison and benchmark for reasonableness of rates. **Exhibit 14** shows the 2018 monthly single-family residential stormwater bills of eight regional jurisdictions, as well as Sammamish’s 2017 existing and 2019 proposed ESU rate.

**Exhibit 14: Monthly 2018 Stormwater Bill Comparison**



## Section V. SYSTEM DEVELOPMENT CHARGES

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### V.A. INTRODUCTION

System Development Charges (SDCs) are imposed on newly connecting customers, but they should not be confused with water meter installation charges or other fees that reimburse the City for the cost of making the physical connection for a new customer. Instead, an SDC is a method of recovering from new customers a proportionate share of the utility's investment in capital capacity — both the historical cost of existing capital assets and the planned cost of future capital improvements. SDCs serve two main purposes: to provide equity between existing and new customers, and to provide a source of utility capital funding. In addition, SDCs help ensure that growth helps pay for the cost of growth. The charge is imposed on both new development and redevelopment that increases demand for system capacity (net of any existing developed area).

### V.B. LEGAL BASIS FOR SDC

There are a variety of approaches that are used in the industry to establish a defensible capital facilities charge. The development of such charges always occur in the context of state law. The City is authorized to assess fees and charges under Section 35.92.025 of the Revised Code of Washington (RCW).

“Cities and towns are authorized to charge property owners seeking to connect to the water or sewerage system of the city or town as a condition to granting the right to so connect, in addition to the cost of such connection, such reasonable connection charge as the legislative body of the city or town shall determine proper in order that such property owners shall bear their equitable share of the cost of such system.”

Under RCW 35.67.010, “system of sewerage” is defined as including stormwater facilities.

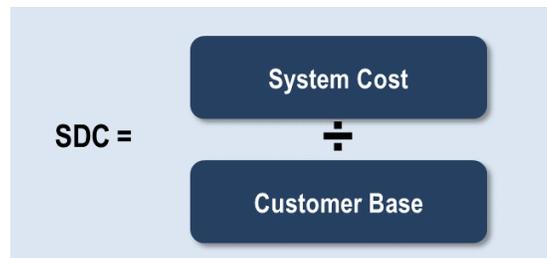
While the City has some flexibility to define an equitable share of system costs, it is important that the City follows a rational approach to consistently determine and implement cost-based connection charges. The RCW is silent regarding specific methodology to be used in the charge calculation, therefore, FCS GROUP uses the more specific language contained in the Special District RCW 57.08.005 (11) as guidance for calculation of connection charges as is likely to be used as a reference if connection charges are challenged. Since the calculated charges represent the maximum allowable charge, the City may choose to implement a charge at any level up to the calculated charge.

## V.C. METHODOLOGY

### V.C.1. General Overview

The basic approach to a SDC calculation can be shown in general terms:

**Exhibit 15: System Development Charges**



The capital costs used in the SDC calculation can be separated into two major categories:

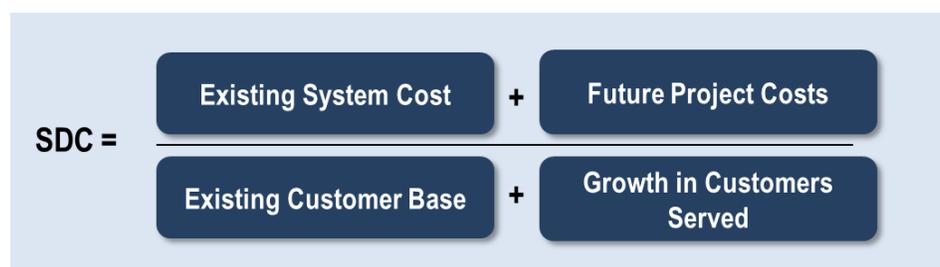
- Existing system: These costs represent the net investment in assets that currently provide service to customers (and that presumably have some amount of capacity to serve growth).
- Future capital projects: These costs refer to capital improvement projects that the utility plans to undertake within a period of time specified in the system planning documents, but not more than twenty years. A provision for capital retirement – a calculation to account for the original value of the assets any new capital projects are repairing or replacing – is deducted from the total future capital projects.

The applicable customer base is measured in ESUs for stormwater utilities.

### V.C.2. Recommended Approach

The average integrated approach is as follows:

**Exhibit 16: Integrated System Development Charge Calculation**



Under this methodology, all capital costs (existing assets and future projects net of provisions for retirement) are divided by customer growth. The main policy emphasis here is on intergenerational equity — there is no cost advantage for either existing or new customers. This calculation is like a simple buy-in charge (which consists of existing costs divided by existing customers), except that it is projected into a future year, after the planned capital projects are completed. The resulting SDC is generally stable over time, and we recommend this methodology for the City.

### V.C.3. Defining Existing System Costs

The existing cost basis is intended to recognize the current ratepayers' net investment in the original cost of system assets. The main provisions of the calculation include:

- **Utility Plant-In-Service:** The existing cost basis is typically comprised of the original cost of plant-in-service, as documented in the fixed asset schedules of each utility. The City's asset records consist of original cost values as of 2016.
- **Plus: Construction Work In Progress:** The cost of construction work in progress is added to the existing cost basis to recognize investments that a utility has made in capital projects that are currently underway, despite the fact that these projects have not yet been placed into service. The City did not currently have any construction in progress as of the end of 2016.
- **Less: Contributed Capital:** Assets funded by developers or grants are excluded from the cost basis on the premise that the SDC should only recover costs actually incurred by the City.
- **Plus: Interest on Utility-Funded Assets:** The RCW and subsequent legal interpretations provide such charges can include interest on an asset at the rate applicable at the time of construction. Using the historical Bond Buyer Index for 20-year term bonds, interest can accumulate for a maximum of ten years from the date of construction for any particular asset. Conceptually, this interest provision attempts to account for the opportunity costs that the City's customers incurred by supporting investments in infrastructure rather than having it available for other needs.
- **Less: Net Debt Principal Outstanding:** Another adjustment to the existing system cost basis is to deduct the net liability of outstanding utility debt, recognizing that new customers will bear a proportionate share of annual debt service through ongoing utility rates. Outstanding debt represents assets that have been placed into service but that today's ratepayers have not yet paid for. However, cash reserves represent money that today's ratepayers *have* paid for, and that cash could be substituted for indebtedness if needed. So in calculating the amount that should be subtracted from the SDC cost basis, we first deduct cash reserves from the outstanding debt. If the amount of cash reserves is greater than the amount of outstanding debt, the deduction for net debt principal outstanding is zero — it cannot be positive. (The term "cash reserves" includes both cash and investments.)

### V.C.4. Defining Future System Costs

A utility capital improvement program (CIP) includes projects that address many needs, including system expansion, upgrades and the repair and replacement of infrastructure. In some cases, a single CIP project can serve more than one of these purposes. A maximum of 20-years of capital projects may be included in SDC calculations, as long as those projects are included in an adopted CIP.

- **Less: Provision for Capital Retirement:** Many capital projects are repairing or replacing existing assets. To avoid including the value of these projects twice – in the existing assets and the capital plan – a provision for capital retirement is used on projects that are deemed repair and replacement (R&R). City staff helped determine which projects, or portions of projects, were R&R and not an upgrade or expansion of the system. The provision for capital retirement determines the approximate original cost of the asset the R&R project is replacing, using the useful life of the new project and the historic ENR Construction Cost Index. The sum of the provision for capital retirement calculations are then removed from the future capital project total. In simple terms, if a retention pond expected to last 50 years is being

installed in 2018, the provision for retirement determines how much that asset cost in 1968 and removes that portion of the project cost from the calculation.

All costs included in the calculations are in estimated 2017 dollars. Consistent with the rate study, we have included the capital costs projected through 2027, as provided by the City.

### V.C.5. Defining the Customer Base

A key objective in defining the customer base is to determine the number of “customer units” the system can support. In other words, “How many customer equivalents can the system serve, once the capital plan has been fully executed?”

Based on discussions with City staff, it was estimated that the 10-year CIP could support 20-years of customer growth.

There are a total of 23,282 ESUs in the existing system (2017), as calculated for the new rate structure. To determine the future customer base, the 1.50% annual growth rate is applied, for a 20-year growth of 7,612 additional ESUs. The total future customer base is 30,894 ESUs.

### V.D. SDC CALCULATION

The following exhibit shows the summary calculation for the Stormwater SDC. The total existing cost basis is \$33.9 million plus \$30.5 million in net capital projects, for a total cost basis of \$64.4 million.

This is then divided by the estimated total future customer base of 30,894 ESUs.

This results in a charge of \$2,085 per ESU, as of 2017. The resulting charge is a 40% increase over the existing 2017 SDC value of \$1,491.

**Exhibit 17: System Development Charge Calculation**

<b>System Development Charge</b>			
<b>Charge Components</b>	<b>Cost Basis</b>	<b>ESUs</b>	<b>Charge</b>
Component for Existing Assets	\$ 33,874,497	30,894	\$ 1,096
Component for Future Assets	\$ 30,544,317	30,894	\$ 989
	\$ 64,418,814		\$ 2,085
<b>TOTAL SDC PER ESU</b>			<b>\$2,085</b>

## Section VI. SUMMARY

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The analysis described herein concludes the stormwater rate and SDC study. Annual rate increases of 19% per year in 2018 through 2020, and 2.0% thereafter are recommended. These increases are projected to be sufficient to operate, maintain and expand the existing stormwater utility. The primary driver for these rate increases is the capital plan which is 100% cash, SDC and grant funded throughout the study period.

In addition to the rate increases, there are two proposed changes to the rate structure:

- Convert to an ESU based rate structure, beginning in 2019. The analysis of rate structure options concluded that it is more in line with industry standards and the City's policy goals than the current rate structure.
- Adopt a new, analytically-based rate credit methodology that sets the maximum rate credit to 35% of the total stormwater ESU rate.

These two adjustments are proposed to increase the equity and reduce the administrative burden of the stormwater rate structure.

In addition to the annual stormwater rate adjustments, we recommend an updated SDC of \$2,085 per ESU, which is an approximate 40% increase over the existing stormwater SDC of \$1,491.

The City has adopted a 19% across the board increase to stormwater rates for 2018, and intends to shift to the recommended ESU rate structure in 2019.

**Sammamish**  
**Utility Rate Study: Stormwater Utility**  
**Summary**

Operating Reserve Summary	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
<b>Summary of Existing Operations Before Rate Increases</b>											
Rate Revenues Under Existing Rates	\$ 5,097,305	\$ 5,115,099	\$ 5,191,826	\$ 5,269,703	\$ 5,348,749	\$ 5,428,980	\$ 5,510,415	\$ 5,593,071	\$ 5,676,967	\$ 5,762,121	\$ 5,848,553
SDC Revenue Towards Debt Service	-	-	-	-	-	-	-	-	-	-	-
Non-Rate Revenues	45,683	38,616	39,831	42,187	42,414	43,527	44,096	44,481	44,437	45,269	45,529
Total Revenues	5,142,989	5,153,715	5,231,657	5,311,890	5,391,162	5,472,507	5,554,510	5,637,552	5,721,403	5,807,390	5,894,082
Total Expenditures	(6,556,469)	(5,867,938)	(6,306,476)	(6,397,767)	(7,003,913)	(7,311,855)	(7,548,136)	(7,618,668)	(8,082,870)	(8,297,013)	(8,495,944)
<b>Cash Surplus / (Deficiency) Before Rate Increases</b>	<b>\$ (1,413,480)</b>	<b>\$ (714,223)</b>	<b>\$ (1,074,819)</b>	<b>\$ (1,085,877)</b>	<b>\$ (1,612,750)</b>	<b>\$ (1,839,348)</b>	<b>\$ (1,993,625)</b>	<b>\$ (1,981,116)</b>	<b>\$ (2,361,466)</b>	<b>\$ (2,489,623)</b>	<b>\$ (2,601,862)</b>
<b>Annual Rate Increase</b>		<b>19.00%</b>	<b>19.00%</b>	<b>19.00%</b>	<b>2.00%</b>						
<b>Cumulative Rate Increase</b>		<b>19.00%</b>	<b>41.61%</b>	<b>68.52%</b>	<b>71.89%</b>	<b>75.32%</b>	<b>78.83%</b>	<b>82.41%</b>	<b>86.06%</b>	<b>89.78%</b>	<b>93.57%</b>
<b>Sample Annual SFR Bill</b>	<b>\$225.00</b>	<b>\$267.75</b>	<b>\$318.62</b>	<b>\$379.16</b>	<b>\$386.74</b>	<b>\$394.48</b>	<b>\$402.37</b>	<b>\$410.42</b>	<b>\$418.62</b>	<b>\$427.00</b>	<b>\$435.54</b>
<b>Revenues After Rate Increases</b>											
Rate Revenues (Before Rate Increases)	\$ 5,097,305	\$ 5,115,099	\$ 5,191,826	\$ 5,269,703	\$ 5,348,749	\$ 5,428,980	\$ 5,510,415	\$ 5,593,071	\$ 5,676,967	\$ 5,762,121	\$ 5,848,553
Additional Revenue from Rate Increases	-	971,869	2,160,319	3,610,584	3,845,013	4,089,322	4,343,883	4,609,083	4,885,323	5,173,018	5,472,596
SDC Revenue Towards Debt Service	-	-	-	-	-	-	-	-	-	-	-
Other Revenues & Interest	45,683	38,616	39,831	42,187	42,414	43,527	44,096	44,481	44,437	45,269	45,529
Total Revenues With Rate Increases	\$ 5,142,989	\$ 6,125,584	\$ 7,391,976	\$ 8,922,475	\$ 9,236,175	\$ 9,561,828	\$ 9,898,393	\$ 10,246,635	\$ 10,606,727	\$ 10,980,408	\$ 11,366,679
<b>Expenses &amp; Transfers</b>											
Cash Operating Expenses	\$ 4,380,015	\$ 4,560,806	\$ 4,943,167	\$ 5,035,649	\$ 5,555,645	\$ 5,829,025	\$ 6,012,652	\$ 5,987,349	\$ 6,388,459	\$ 6,511,015	\$ 6,623,439
Existing Debt Service	49,635	49,635	49,635	10,256	10,256	-	-	-	-	-	-
New Debt Service	-	-	-	-	-	-	-	-	-	-	-
System Reinvestment Funding	2,126,819	1,257,498	1,313,674	1,351,862	1,438,012	1,482,830	1,535,484	1,631,319	1,694,411	1,785,999	1,872,505
Additional Taxes After Rate Increase	-	14,578	32,405	54,159	57,675	61,340	65,158	69,136	73,280	77,595	82,089
Additions to Debt Reserve	-	-	-	-	-	-	-	-	-	-	-
Transfer of Surplus to Capital	-	-	581,930	2,425,217	1,951,951	2,074,840	2,208,131	2,567,660	2,284,103	2,553,731	2,740,670
<b>Total Expenses</b>	<b>\$ 6,556,469</b>	<b>\$ 5,882,516</b>	<b>\$ 6,920,811</b>	<b>\$ 8,877,142</b>	<b>\$ 9,013,539</b>	<b>\$ 9,448,035</b>	<b>\$ 9,821,425</b>	<b>\$ 10,255,464</b>	<b>\$ 10,440,253</b>	<b>\$ 10,928,340</b>	<b>\$ 11,318,704</b>
<b>Additions / (Subtractions) to Operating Reserve</b>	<b>(1,413,480)</b>	<b>243,068</b>	<b>471,165</b>	<b>45,332</b>	<b>222,637</b>	<b>113,793</b>	<b>76,969</b>	<b>(8,829)</b>	<b>166,474</b>	<b>52,068</b>	<b>47,975</b>
<b>Impacts to Operating Reserve</b>											
Beginning Operating Balance	\$ 2,736,677	\$ 1,323,197	\$ 1,566,265	\$ 2,037,430	\$ 2,082,762	\$ 2,305,399	\$ 2,419,192	\$ 2,496,161	\$ 2,487,332	\$ 2,653,806	\$ 2,705,874
Net Cash Flow After Transfers to Capital	(1,413,480)	243,068	471,165	45,332	222,637	113,793	76,969	(8,829)	166,474	52,068	47,975
Ending Operating Balance	\$ 1,323,197	\$ 1,566,265	\$ 2,037,430	\$ 2,082,762	\$ 2,305,399	\$ 2,419,192	\$ 2,496,161	\$ 2,487,332	\$ 2,653,806	\$ 2,705,874	\$ 2,753,850
Minimum Target Balance: 120 days	\$ 1,440,005	\$ 1,499,443	\$ 1,629,944	\$ 1,666,210	\$ 1,844,319	\$ 1,935,354	\$ 1,996,929	\$ 1,989,865	\$ 2,123,045	\$ 2,164,700	\$ 2,203,080
<b>Net Cash Flow After Rate Increase</b>	<b>(1,413,480)</b>	<b>243,068</b>	<b>1,053,095</b>	<b>2,470,549</b>	<b>2,174,588</b>	<b>2,188,634</b>	<b>2,285,100</b>	<b>2,558,831</b>	<b>2,450,577</b>	<b>2,605,800</b>	<b>2,788,646</b>
Coverage After Rate Increase: Bonded Debt	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Coverage After Rate Increase: Total Debt	26.22	42.03	59.61	427.69	408.08	n/a	n/a	n/a	n/a	n/a	n/a
<i>Operating Fund Check</i>	-	-	-	-	-	-	-	-	-	-	-

**Sammamish**  
**Utility Rate Study: Stormwater Utility**  
**Summary**

Capital Reserve Summary	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Beginning Capital Balance	\$ 3,506,554	\$ 1,510,882	\$ 1,187,616	\$ 1,816,228	\$ 1,939,370	\$ 3,750,799	\$ 5,355,458	\$ 5,863,196	\$ 7,614,766	\$ 7,738,549	\$ 8,487,017
System Reinvestment Funding											
Minimum Policy	\$ 2,126,819	\$ 1,257,498	\$ 1,313,674	\$ 1,351,862	\$ 1,438,012	\$ 1,482,830	\$ 1,535,484	\$ 1,631,319	\$ 1,694,411	\$ 1,785,999	\$ 1,872,505
Operating Surplus	-	-	581,930	2,425,217	1,951,951	2,074,840	2,208,131	2,567,660	2,284,103	2,553,731	2,740,670
Total System Reinvestment	\$ 2,126,819	\$ 1,257,498	\$ 1,895,604	\$ 3,777,079	\$ 3,389,963	\$ 3,557,670	\$ 3,743,615	\$ 4,198,978	\$ 3,978,514	\$ 4,339,730	\$ 4,613,175
Capital Grants / Contributions / Other Resources	380,000	692,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000
SDC Revenue Towards Capital	520,704	528,515	536,443	544,489	552,657	560,947	569,361	577,901	586,570	595,368	604,299
Net Debt Proceeds Available for Projects	-	-	-	-	-	-	-	-	-	-	-
Interest Earnings	17,533	7,554	5,938	9,081	9,697	18,754	26,777	29,316	38,074	38,693	42,435
Capital Project Expenditures	\$ (5,040,729)	\$ (2,808,833)	\$ (1,909,373)	\$ (4,307,507)	\$ (2,240,888)	\$ (2,632,711)	\$ (3,932,014)	\$ (3,154,626)	\$ (4,579,374)	\$ (4,325,323)	\$ (4,253,495)
Ending Capital Balance	\$ 1,510,882	\$ 1,187,616	\$ 1,816,228	\$ 1,939,370	\$ 3,750,799	\$ 5,355,458	\$ 5,863,196	\$ 7,614,766	\$ 7,738,549	\$ 8,487,017	\$ 9,593,431
Minimum Target	\$ 674,159	\$ 702,247	\$ 721,341	\$ 764,416	\$ 786,825	\$ 813,152	\$ 852,472	\$ 884,019	\$ 929,812	\$ 973,066	\$ 1,015,601
Capital Fund Check	-	-	-	-	-	-	-	-	-	-	-

Ending Reserve Balances	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
<b>Actual Ending Reserves</b>											
Operating Reserve (408)	\$ 1,323,197	\$ 1,566,265	\$ 2,037,430	\$ 2,082,762	\$ 2,305,399	\$ 2,419,192	\$ 2,496,161	\$ 2,487,332	\$ 2,653,806	\$ 2,705,874	\$ 2,753,850
Capital Reserve (438)	1,510,882	1,187,616	1,816,228	1,939,370	3,750,799	5,355,458	5,863,196	7,614,766	7,738,549	8,487,017	9,593,431
Debt Reserve	-	-	-	-	-	-	-	-	-	-	-
<b>Actual Ending Reserves</b>	<b>\$ 2,834,078</b>	<b>\$ 2,753,881</b>	<b>\$ 3,853,658</b>	<b>\$ 4,022,132</b>	<b>\$ 6,056,197</b>	<b>\$ 7,774,650</b>	<b>\$ 8,359,357</b>	<b>\$ 10,102,097</b>	<b>\$ 10,392,355</b>	<b>\$ 11,192,891</b>	<b>\$ 12,347,280</b>
<b>Minimum Target Reserves</b>											
Operating Reserve	\$ 1,440,005	\$ 1,499,443	\$ 1,629,944	\$ 1,666,210	\$ 1,844,319	\$ 1,935,354	\$ 1,996,929	\$ 1,989,865	\$ 2,123,045	\$ 2,164,700	\$ 2,203,080
Capital Reserve	674,159	702,247	721,341	764,416	786,825	813,152	852,472	884,019	929,812	973,066	1,015,601
Debt Reserve	-	-	-	-	-	-	-	-	-	-	-
<b>Minimum Target Reserves</b>	<b>\$ 2,114,164</b>	<b>\$ 2,201,690</b>	<b>\$ 2,351,285</b>	<b>\$ 2,430,626</b>	<b>\$ 2,631,144</b>	<b>\$ 2,748,506</b>	<b>\$ 2,849,401</b>	<b>\$ 2,873,884</b>	<b>\$ 3,052,857</b>	<b>\$ 3,137,765</b>	<b>\$ 3,218,680</b>

**Sammamish**  
**Utility Rate Study: Stormwater Utility**  
 Assumptions

Economic & Financial Factors	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
<b>Escalation Rates</b>											
General Cost Inflation	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%
Construction Cost Inflation	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Labor Cost Inflation	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Benefit Cost Inflation	5.80%	5.80%	5.80%	5.80%	5.80%	5.80%	5.80%	5.80%	5.80%	5.80%	5.80%
Labor + Benefits	3.84%	3.84%	3.84%	3.84%	3.84%	3.84%	3.84%	3.84%	3.84%	3.84%	3.84%
Rev Growth Before Increases	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%
Cumulative growth	0.00%	1.50%	3.02%	4.57%	6.14%	7.73%	9.34%	10.98%	12.65%	14.34%	16.05%
[Extra]	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
[Extra]	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
[Extra]	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
[Extra]	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
No Escalation	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Investment Interest	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%
<b>Tax Rates</b>											
State B&O	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%

Accounting & Financial Policy Assumptions	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	
<b>Beginning Fund Balances</b>												
Operating Reserve (Fund 408)	\$ 2,736,677	Source: "2017 2018 Budget"										
Capital Reserve (Fund 438)	\$ 3,506,554	Source: "2017 2018 Budget"										
Debt Reserve	\$ -	No Debt Reserve required for KC Bonds.										
	\$ 6,243,231											
<b>Operating Balance: Minimum &amp; Maximum Target</b>												
Min. Fund Balance Target (days of O&M expense)	120 days	120 days	120 days	120 days	120 days	120 days	120 days	120 days	120 days	120 days	120 days	
Max. Fund Balance (days of O&M expense)	150 days	150 days	150 days	150 days	150 days	150 days	150 days	150 days	150 days	150 days	150 days	
<b>Capital Balance: Minimum Target</b>												
Select Minimum Capital Fund Option →	<input type="text" value="1"/>											
<b>% of Plant Assets (Original Cost)</b>												
1 % of Plant Assets (Original Cost)	\$ 62,375,182	\$ 674,159	\$ 702,247	\$ 721,341	\$ 764,416	\$ 786,825	\$ 813,152	\$ 852,472	\$ 884,019	\$ 929,812	\$ 973,066	\$ 1,015,601
% of Total (between 1%-2%)		1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%
<b>System Reinvestment Funding</b>												
Select Annual Funding Option →	<input type="text" value="1"/>											
<b>Target Amounts</b>												
1 Original Cost Depreciation	\$ 1,156,683	\$ 1,257,498	\$ 1,313,674	\$ 1,351,862	\$ 1,438,012	\$ 1,482,830	\$ 1,535,484	\$ 1,631,319	\$ 1,694,411	\$ 1,785,999	\$ 1,872,505	
Percent Toggle of Selected Funding Target		184%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
Funding Target Assumed in Model	\$ 2,126,819	\$ 1,257,498	\$ 1,313,674	\$ 1,351,862	\$ 1,438,012	\$ 1,482,830	\$ 1,535,484	\$ 1,631,319	\$ 1,694,411	\$ 1,785,999	\$ 1,872,505	

**Sammamish**  
**Utility Rate Study: Stormwater Utility**  
 Assumptions

Capital Financing Assumptions		2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
<b>System Development Charges</b>												
<i>Calculated</i>												
Actual Charge	Beginning Customer	\$1,491	\$1,491	\$1,491	\$1,491	\$1,491	\$1,491	\$1,491	\$1,491	\$1,491	\$1,491	\$1,491
Existing Customer Base	23,282	23,631	23,986	24,346	24,711	25,081	25,458	25,840	26,227	26,621	27,020	27,425
Incremental Customer Base		349	354	360	365	371	376	382	388	393	399	405
<b>Total SDC Revenue to Use in Model</b>	<b>Calculated</b>	<b>\$ 520,704</b>	<b>\$ 528,515</b>	<b>\$ 536,443</b>	<b>\$ 544,489</b>	<b>\$ 552,657</b>	<b>\$ 560,947</b>	<b>\$ 569,361</b>	<b>\$ 577,901</b>	<b>\$ 586,570</b>	<b>\$ 595,368</b>	<b>\$ 604,299</b>
<b>Other Funding Sources (Uses)</b>												
<i>Capital Grants / Contributions / Other Resources</i>												
Zackuse Culvert Grants (SW-2)		\$ 380,000	\$ 442,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Anticipated Future Grants		-	250,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000
[Extra]		-	-	-	-	-	-	-	-	-	-	-
Developer contributions for Towncenter Project	0%	-	-	-	-	-	-	-	-	-	-	-
[Extra]		-	-	-	-	-	-	-	-	-	-	-
[Extra]		-	-	-	-	-	-	-	-	-	-	-
[Extra]		-	-	-	-	-	-	-	-	-	-	-
[Extra]		-	-	-	-	-	-	-	-	-	-	-
[Extra]		-	-	-	-	-	-	-	-	-	-	-
[Extra]		-	-	-	-	-	-	-	-	-	-	-
[Extra]		-	-	-	-	-	-	-	-	-	-	-
[Extra]		-	-	-	-	-	-	-	-	-	-	-
<b>Total</b>		<b>\$ 380,000</b>	<b>\$ 692,000</b>	<b>\$ 100,000</b>								
<b>Revenue Bonds</b>												
Term (years)		20 years										
Interest Only Payments (years)		0 years										
Interest Cost		4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%
Issuance Cost		1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%
Legal Minimum or Policy Coverage		1.50										
<b>Other Loans 1</b> <i>Level total payments</i>												
Term (years)		20 years										
Interest Only Payments (years)		0 years										
Interest Cost		4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%
Issuance Cost		1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%
<b>Other Loans 2</b> <i>Level principal payments</i>												
Term (years)		20 years										
Interest Only Payments (years)		0 years										
Interest Cost		1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%
Issuance Cost		1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%
<b>Interfund Loan</b> <i>Level principal payments</i>												
Term (years)		4 years	3 years									
Interest Only Payments (years)		1 years	1 years	0 years								
Interest Cost		3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%

**Samamish**  
**Utility Rate Study: Stormwater Utility**  
 Operating Revenue and Expenditure Forecast

		Escalation	Actuals	Budget	Budget	2019	2020	2021	2022	2023	2024	2025	2026	2027
			2016	2017	2018									
<b>Operating Revenues</b>														
<b>Account #</b>	<b>Rate Revenues</b>													
408-000-334-10-00-00	School	Rev Growth Before Increases	\$ 174,716	\$ 283,541	\$ 229,129	\$ 232,566	\$ 236,054	\$ 239,595	\$ 243,189	\$ 246,837	\$ 250,539	\$ 254,297	\$ 258,112	\$ 261,984
408-000-334-10-00-00	Commercial	Rev Growth Before Increases	452,769	520,304	528,108	536,030	544,070	552,231	560,515	568,923	577,456	586,118	594,910	603,834
408-000-334-10-00-00	Mobile	Rev Growth Before Increases	12,382	13,050	13,246	13,444	13,646	13,851	14,059	14,269	14,483	14,701	14,921	15,145
408-000-334-10-00-00	Condo	Rev Growth Before Increases	306,810	293,073	297,469	301,931	306,460	311,057	315,723	320,458	325,265	330,144	335,096	340,123
408-000-334-10-00-00	Residential	Rev Growth Before Increases	3,758,977	3,987,338	4,047,148	4,107,855	4,169,473	4,232,015	4,295,495	4,359,927	4,425,326	4,491,706	4,559,082	4,627,468
[Extra]	[Extra]	No Escalation	-	-	-	-	-	-	-	-	-	-	-	-
	<b>Total Rate Revenue</b>		<b>\$ 4,705,654</b>	<b>\$ 5,097,305</b>	<b>\$ 5,115,099</b>	<b>\$ 5,191,826</b>	<b>\$ 5,269,703</b>	<b>\$ 5,348,749</b>	<b>\$ 5,428,980</b>	<b>\$ 5,510,415</b>	<b>\$ 5,593,071</b>	<b>\$ 5,676,967</b>	<b>\$ 5,762,121</b>	<b>\$ 5,848,553</b>
				8.32%	0.35%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%
<b>Non-Rate Revenues</b>														
408-000-369-90-01-00	Miscellaneous	No Escalation	24,535	-	-	-	-	-	-	-	-	-	-	-
408-000-337-07-00-00	KC Conservation Dist Sp Ass/SSO	No Escalation	14,636	-	-	-	-	-	-	-	-	-	-	-
408-000-367-12-00-00	Contributions-HOA Monitoring (1)	No Escalation	-	32,000	32,000	32,000	32,000	32,000	32,000	32,000	32,000	32,000	32,000	32,000
[Extra]	[Extra]	No Escalation	-	-	-	-	-	-	-	-	-	-	-	-
[Extra]	[Extra]	No Escalation	-	-	-	-	-	-	-	-	-	-	-	-
	<b>Total Non-Rate Revenues</b>		<b>\$ 39,171</b>	<b>\$ 32,000</b>										
				-18.31%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
<b>TOTAL OPERATING REVENUES</b>			<b>\$ 4,744,825</b>	<b>\$ 5,129,305</b>	<b>\$ 5,147,099</b>	<b>\$ 5,223,826</b>	<b>\$ 5,301,703</b>	<b>\$ 5,380,749</b>	<b>\$ 5,460,980</b>	<b>\$ 5,542,415</b>	<b>\$ 5,625,071</b>	<b>\$ 5,708,967</b>	<b>\$ 5,794,121</b>	<b>\$ 5,880,553</b>
		Year of Year % Change		8.10%	0.35%	1.49%	1.49%	1.49%	1.49%	1.49%	1.49%	1.49%	1.49%	1.49%

		Escalation	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
<b>Operating Expenses</b>														
<b>Account #</b>	<b>Taxes</b>													
408-000-531-31-53-00	State B&O	[Calculated]	78,329	84,750	85,134	86,404	87,693	89,001	90,329	91,677	93,045	94,433	95,842	97,273
<b>Administration</b>														
408-000-531-31-11-00	Salaries	Labor Cost Inflation	\$ 101,403	\$ 127,500	\$ 130,300	\$ 134,209	\$ 138,235	\$ 142,382	\$ 146,654	\$ 151,053	\$ 155,585	\$ 160,253	\$ 165,060	\$ 170,012
408-000-531-31-21-00	Benefits	Benefit Cost Inflation	36,837	49,500	53,400	56,497	59,774	63,241	66,909	70,790	74,895	79,239	83,835	88,698
408-000-531-31-31-00	Office & Operating Supplies	General Cost Inflation	198	700	700	718	735	754	773	792	812	832	853	874
408-000-531-31-31-01	Meetings Expense	General Cost Inflation	-	500	500	513	525	538	552	566	580	594	609	624
408-000-531-31-31-05	Meeting Meals	General Cost Inflation	-	-	-	-	-	-	-	-	-	-	-	-
408-000-531-31-32-00	Fuel	General Cost Inflation	1,217	1,250	1,250	1,281	1,313	1,346	1,380	1,414	1,450	1,486	1,523	1,561
408-000-531-31-41-00	Professional Services	General Cost Inflation	41,662	42,000	42,000	43,050	44,126	45,229	46,360	47,519	48,707	49,925	51,173	52,452
408-000-531-31-41-01	Professional Services-Studies	General Cost Inflation	-	75,000	25,000	15,000	-	80,000	-	17,500	-	85,000	-	20,000
408-000-531-31-41-02	Engineering Services	General Cost Inflation	-	-	-	-	-	-	-	-	-	-	-	-
408-000-531-31-41-04	Copying	General Cost Inflation	-	-	-	-	-	-	-	-	-	-	-	-
408-000-531-31-41-99	Operating Contingency	No Escalation	-	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
408-000-531-31-42-00	Communications	General Cost Inflation	-	-	-	-	-	-	-	-	-	-	-	-
408-000-531-31-42-02	Postage	General Cost Inflation	-	-	-	-	-	-	-	-	-	-	-	-
408-000-531-31-43-00	Travel	General Cost Inflation	-	350	350	359	368	377	386	396	406	416	426	437
408-000-531-31-48-00	Repair & Maintenance	General Cost Inflation	-	-	-	-	-	-	-	-	-	-	-	-
408-000-531-31-49-01	Memberships	General Cost Inflation	-	-	-	-	-	-	-	-	-	-	-	-
408-000-531-31-49-03	Training	General Cost Inflation	248	2,450	2,450	2,511	2,574	2,638	2,704	2,772	2,841	2,912	2,985	3,060
408-000-531-31-51-00	Intergovernmental Services (1)	General Cost Inflation	90,640	88,300	88,300	90,508	92,770	95,089	97,467	99,903	102,401	104,961	107,585	110,275
408-000-531-31-51-01	Lake Sammamish Habitat Study	Benefit Cost Inflation	1,950	-	-	-	-	-	-	-	-	-	-	-
408-000-531-31-51-02	Intergovernmental Obligations	Labor Cost Inflation	-	-	-	-	-	-	-	-	-	-	-	-

**Samamish**  
**Utility Rate Study: Stormwater Utility**  
 Operating Revenue and Expenditure Forecast

Operating Expenses	Escalation	Actuals		Budget		Budget									
		2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027		
<b>Engineering</b>															
408-000-531-32-11-00	Salaries	Labor Cost Inflation	535,596	611,200	624,600	643,338	662,638	682,517	702,993	724,083	745,805	768,179	791,225	814,961	
408-000-531-32-12-00	Overtime	Labor Cost Inflation	183	1,000	1,000	1,030	1,061	1,093	1,126	1,159	1,194	1,230	1,267	1,305	
408-000-531-32-21-00	Benefits	Benefit Cost Inflation	230,884	290,800	322,800	341,522	361,331	382,288	404,461	427,919	452,739	478,997	506,779	536,172	
408-000-531-32-31-00	Office & Operating Supplies	General Cost Inflation	693	2,000	2,000	2,050	2,101	2,154	2,208	2,263	2,319	2,377	2,437	2,498	
408-000-531-32-31-01	Meetings	General Cost Inflation	47	1,500	1,500	1,538	1,576	1,615	1,656	1,697	1,740	1,783	1,828	1,873	
408-000-531-32-31-04	Safety Clothing & Equipment	General Cost Inflation	285	600	600	615	630	646	662	679	696	713	731	749	
408-000-531-32-32-00	Fuel	General Cost Inflation	52	1,500	1,500	1,538	1,576	1,615	1,656	1,697	1,740	1,783	1,828	1,873	
408-000-531-32-34-00	Maps and publications	General Cost Inflation	-	200	200	205	210	215	221	226	232	238	244	250	
408-000-531-32-35-00	Small Tools & Minor Equipment	General Cost Inflation	244	2,200	1,500	1,538	1,576	1,615	1,656	1,697	1,740	1,783	1,828	1,873	
408-000-531-32-41-00	Professional Services (2)	General Cost Inflation	264,531	304,500	254,500	260,863	267,384	274,069	280,920	287,943	295,142	302,521	310,084	317,836	
408-000-531-32-41-02	Engineering Services (3)	General Cost Inflation	-	35,000	35,000	35,875	36,772	37,691	38,633	39,599	40,589	41,604	42,644	43,710	
408-000-531-32-42-00	Communications	General Cost Inflation	810	1,500	1,500	1,538	1,576	1,615	1,656	1,697	1,740	1,783	1,828	1,873	
408-000-531-32-43-00	Travel	General Cost Inflation	151	900	900	923	946	969	993	1,018	1,044	1,070	1,097	1,124	
408-000-531-32-48-00	Repairs & Maintenance	General Cost Inflation	2,314	-	-	-	-	-	-	-	-	-	-	-	
408-000-531-32-49-00	Miscellaneous	General Cost Inflation	35	-	-	-	-	-	-	-	-	-	-	-	
408-000-531-32-49-01	Memberships (4)	General Cost Inflation	641	900	900	923	946	969	993	1,018	1,044	1,070	1,097	1,124	
408-000-531-32-49-03	Training	General Cost Inflation	150	3,050	3,050	3,126	3,204	3,285	3,367	3,451	3,537	3,625	3,716	3,809	
<b>Maintenance &amp; Operations Section</b>															
408-000-531-35-11-00	Salaries	Labor Cost Inflation	286,406	445,500	459,200	472,976	487,165	501,780	516,834	532,339	548,309	564,758	581,701	599,152	
408-000-531-35-12-00	Overtime	Labor Cost Inflation	6,660	10,000	10,000	10,300	10,609	10,927	11,255	11,593	11,941	12,299	12,668	13,048	
408-000-531-35-13-01	Part-Time (9 month)	Labor Cost Inflation	81,111	-	-	-	-	-	-	-	-	-	-	-	
408-000-531-35-14-00	On-Call Pay	Labor Cost Inflation	5,973	4,500	4,500	4,635	4,774	4,917	5,065	5,217	5,373	5,534	5,700	5,871	
408-000-531-35-21-00	Benefits	Benefit Cost Inflation	186,746	278,000	302,800	320,362	338,943	358,602	379,401	401,406	424,688	449,320	475,380	502,952	
408-000-531-35-31-00	Office & Operating Supplies	General Cost Inflation	102,352	134,450	134,450	137,811	141,257	144,788	148,408	152,118	155,921	159,819	163,814	167,910	
408-000-531-35-31-01	Meeting Expense	General Cost Inflation	210	-	-	-	-	-	-	-	-	-	-	-	
408-000-531-35-31-04	Safety Clothing & Equipment	General Cost Inflation	6,069	3,600	3,600	3,690	3,782	3,877	3,974	4,073	4,175	4,279	4,386	4,496	
408-000-531-35-31-05	Meetings Meals	General Cost Inflation	99	-	-	-	-	-	-	-	-	-	-	-	
408-000-531-35-32-00	Fuel	General Cost Inflation	17,798	20,400	21,100	21,628	22,168	22,722	23,290	23,873	24,470	25,081	25,708	26,351	
408-000-531-35-35-00	Small Tools & Minor Equipment	General Cost Inflation	67,111	37,800	35,000	35,875	36,772	37,691	38,633	39,599	40,589	41,604	42,644	43,710	
408-000-531-35-41-00	Professional Services (5)	General Cost Inflation	821,817	936,000	900,800	923,320	946,403	970,063	994,315	1,019,173	1,044,652	1,070,768	1,097,537	1,124,976	
408-000-531-35-41-01	Professional Services-General Fund (6)	General Cost Inflation	39,000	46,500	46,500	47,663	48,854	50,075	51,327	52,610	53,926	55,274	56,656	58,072	
408-000-531-35-42-00	Communications	General Cost Inflation	7,360	6,150	6,150	6,304	6,461	6,623	6,788	6,958	7,132	7,310	7,493	7,681	
408-000-531-35-43-00	Travel	General Cost Inflation	242	1,000	1,000	1,025	1,051	1,077	1,104	1,131	1,159	1,189	1,218	1,249	
408-000-531-35-45-00	Operating Rentals & Leases	General Cost Inflation	61,686	19,400	19,400	19,885	20,382	20,892	21,414	21,949	22,498	23,061	23,637	24,228	
408-000-531-35-47-00	Utility Services	General Cost Inflation	26,461	40,300	41,500	42,538	43,601	44,691	45,808	46,953	48,127	49,330	50,564	51,828	
408-000-531-35-48-00	Repair & Maintenance	General Cost Inflation	18,875	30,000	30,000	30,750	31,519	32,307	33,114	33,942	34,791	35,661	36,552	37,466	
408-000-531-35-49-00	Miscellaneous	General Cost Inflation	1,108	-	-	-	-	-	-	-	-	-	-	-	
408-000-531-35-49-03	Training	General Cost Inflation	9,740	10,000	10,000	10,250	10,506	10,769	11,038	11,314	11,597	11,887	12,184	12,489	
408-000-594-35-64-00	Machinery & Equipment (7)	General Cost Inflation	81,209	182,500	-	-	-	-	-	-	-	-	-	-	
408-000-531-35-49-51	SWM - Fleet Repl	General Cost Inflation	38,823	33,249	33,249	34,080	34,932	35,806	36,701	37,618	38,559	39,523	40,511	41,523	
408-000-531-35-48-51	SWM - Fleet R&M	General Cost Inflation	24,752	28,966	28,966	29,690	30,432	31,193	31,973	32,772	33,592	34,431	35,292	36,175	
408-000-531-39-41-52	Interfund - Technology	General Cost Inflation	29,250	168,000	168,000	172,200	176,505	180,918	185,441	190,077	194,828	199,699	204,692	209,809	
408-000-531-39-46-53	Interfund - Risk Management	General Cost Inflation	56,800	44,550	44,550	45,664	46,805	47,975	49,175	50,404	51,664	52,956	54,280	55,637	
<b>STORM AND SURFACE WATER MANAGEMENT COMPREHENSIVE PLAN (ABOVE 2017/2018 BUDGET)</b>															
<b>Other Operating Expenses</b>															
	Zackuse Creek Basin Plan	General Cost Inflation	-	25,000	75,000	51,250	-	-	-	-	-	-	-	-	
	Pine Lake Creek Basin Plan	General Cost Inflation	-	-	-	-	-	134,611	137,977	-	-	-	-	-	
	Laughing Jacobs Creek Basin Plan	General Cost Inflation	-	-	75,000	128,125	105,063	-	-	-	-	-	-	-	
	Evans Creek Basin Plan	General Cost Inflation	-	-	-	-	-	-	165,572	169,711	-	-	-	-	
	Beaver Management Program	General Cost Inflation	-	15,000	15,000	15,375	15,759	16,153	16,557	16,971	17,395	17,830	18,276	18,733	
	Updated Storm and Surface Water Comp PI	General Cost Inflation	-	-	-	-	-	-	-	-	-	-	121,840	-	
	Updated Surface Water Design Manual/City	General Cost Inflation	-	-	-	-	-	-	-	-	-	118,869	-	-	
	Updated Critical Areas Map	General Cost Inflation	-	-	35,000	35,875	-	-	-	-	-	-	-	-	
	Beaver Management Strategy	General Cost Inflation	-	-	20,000	-	-	-	-	-	-	-	-	-	
G.1.1.A	Ground Seepage Strategy & Implementation	General Cost Inflation	-	-	-	-	-	43,076	55,191	56,570	57,985	59,434	60,920	62,443	
G.1.4.B	WQ Monitoring plan/reporting	General Cost Inflation	-	65,000	65,000	66,625	68,291	69,998	71,748	73,542	75,380	77,265	79,196	81,176	
G.3.1.C	Update Stormwater webpage	General Cost Inflation	-	-	-	-	-	-	-	11,314	-	-	-	-	
G.3.1.D	Develop Stormwater educational material	General Cost Inflation	-	-	-	-	-	-	-	16,971	-	-	-	-	
G.5.2.A	Ditch Maintenance	General Cost Inflation	-	-	100,000	102,500	105,063	107,689	110,381	113,141	115,969	118,869	121,840	124,886	
G.6.1.C	Enforce maintenance of private storm facilities	General Cost Inflation	-	30,000	-	30,750	31,519	32,307	33,114	33,942	34,791	35,661	36,552	37,466	
G.8.1.A	Stormwater asset management	General Cost Inflation	-	25,000	31,800	32,595	33,410	34,245	35,101	35,979	36,878	37,800	38,745	39,714	
	Street Sweeping Program	General Cost Inflation	-	-	90,000	92,250	94,556	96,920	99,343	101,827	104,372	106,982	109,656	112,398	
<b>Additional FTEs</b>															
	Maintenance Worker 1	Labor + Benefits	-	-	62,306	64,699	134,367	139,526	144,884	150,448	156,225	162,224	168,454	174,922	
	Maintenance Worker 2	Labor + Benefits	-	-	-	-	-	-	-	91,636	95,155	98,809	102,603	106,543	
	Maintenance Lead	Labor + Benefits	-	-	-	-	-	90,763	94,248	97,867	101,626	105,528	109,580	113,788	
	Sr Storm Water Project Engineer	Labor + Benefits	-	-	-	124,912	129,709	134,690	139,862	145,232	150,809	156,600	162,614	168,858	
	Project Storm Water Engineer	Labor + Benefits	-	-	-	-	-	118,084	122,619	127,327	132,217	137,294	142,566	148,040	
	Stormwater Inspector	Labor + Benefits	-	-	-	89,898	93,350	96,935	100,657	104,522	108,536	112,704	117,031	121,525	
[Extra]	[Extra]	General Cost Inflation	-	-	-	-	-	-	-	-	-	-	-	-	
<b>TOTAL CASH OPERATING EXPENSES BEFORE REALIZATION FACTOR</b>			\$ 3,366,758	\$ 4,380,015	\$ 4,560,806	\$ 4,943,167	\$ 5,035,649	\$ 5,555,645	\$ 5,829,025	\$ 6,012,652	\$ 5,987,349	\$ 6,388,459	\$ 6,511,015	\$ 6,623,439	
<b>REALIZATION FACTOR IMPACT (Excluding Taxes)</b>			n/a	-	-	-	-	-	-	-	-	-	-	-	
<b>TOTAL CASH OPERATING EXPENSES</b>			\$ 3,366,758	\$ 4,380,015	\$ 4,560,806	\$ 4,943,167	\$ 5,035,649	\$ 5,555,645	\$ 5,829,025	\$ 6,012,652	\$ 5,987,349	\$ 6,388,459	\$ 6,511,015	\$ 6,623,439	
Year of Year % Change				30.1%	4.1%	8.4%	1.9%	10.3%	4.9%	3.2%	-0.4%	6.7%	1.9%	1.7%	

**Sammamish**  
**Utility Rate Study: Stormwater Utility**  
*Existing Debt*

Existing Debt Service - Summary		Total	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
<b>Annual Debt Payments</b>													
Revenue Bonds	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
PWTF Loans		-	-	-	-	-	-	-	-	-	-	-	-
Other Loans		169,415	49,635	49,635	49,635	10,256	10,256	-	-	-	-	-	-
<b>Total Debt Payments</b>		<b>169,415</b>	<b>49,635</b>	<b>49,635</b>	<b>49,635</b>	<b>10,256</b>	<b>10,256</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

Existing Debt Service - Revenue Bonds			2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
<b>TOTAL REVENUE BONDS</b>													
Annual Interest Payment	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Annual Principal Payment	\$	-	-	-	-	-	-	-	-	-	-	-	-
Total Annual Payment	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Use of Debt Reserve for Debt Service		-	-	-	-	-	-	-	-	-	-	-	-
Annual Debt Reserve Target on Existing Revenue Bonds		-	-	-	-	-	-	-	-	-	-	-	-

Existing Debt Service - PWTF Loans			2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
<b>TOTAL PWTF LOANS</b>													
Annual Interest Payment	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Annual Principal Payment	\$	-	-	-	-	-	-	-	-	-	-	-	-
Total Annual Payment	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Existing Debt Service - Other Loans			2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
<b>KC 1999 Bond Issue</b>													
Annual Interest Payment	\$	11,388	\$ 5,610	\$ 3,813	\$ 1,965	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Annual Principal Payment		106,749	33,769	35,566	37,414	-	-	-	-	-	-	-	-
Total Annual Payment	\$	118,136	\$ 39,379	\$ 39,379	\$ 39,379	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>KC 2001 Bond Issue</b>													
Annual Interest Payment	\$	6,879	\$ 2,220	\$ 1,817	\$ 1,397	\$ 957	\$ 488	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Annual Principal Payment		44,399	8,036	8,439	8,859	9,299	9,768	-	-	-	-	-	-
Total Annual Payment	\$	51,279	\$ 10,256	\$ 10,256	\$ 10,256	\$ 10,256	\$ 10,256	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTAL OTHER LOANS</b>													
Annual Interest Payment	\$	18,267	\$ 7,830	\$ 5,630	\$ 3,362	\$ 957	\$ 488	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Annual Principal Payment		151,148	41,805	44,004	46,273	9,299	9,768	-	-	-	-	-	-
Total Annual Payment	\$	169,415	\$ 49,635	\$ 49,635	\$ 49,635	\$ 10,256	\$ 10,256	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

**Sammamish**

**Utility Rate Study: Stormwater Utility**

**Assets**

Asset Description	Purchase Date	Original Cost	Allocation to Utility	Allocated Original Cost	Useful Life	Annual Original Cost Depreciation
Assets prior 2003 - Capitalized [a]	2003	\$ 1,335,440	100%	\$ 1,335,440	50.00	
Assets prior 2003 - Donated	2003	\$ 14,872,490	0%	\$ -	50.00	
Improvement	2003	\$ 2,326	100%	\$ 2,326	40.00	\$ 44
212th/14th PL	2001	\$ 25,840	100%	\$ 25,840	40.00	\$ 418
Unplanned CIP	2001	\$ 5,580	100%	\$ 5,580	40.00	\$ 90
Unplanned CIP	2002	\$ 5,636	100%	\$ 5,636	40.00	\$ 99
Tributary/GDC	2002	\$ 6,005	100%	\$ 6,005	40.00	\$ 106
Tributary/GDC	2003	\$ 24,770	100%	\$ 24,770	40.00	\$ 472
Unplanned CIP	2003	\$ 133,614	100%	\$ 133,614	40.00	\$ 2,545
Unplanned CIP	2004	\$ 8,514	100%	\$ 8,514	40.00	\$ 173
Tributary/GDC	2004	\$ 6,281	100%	\$ 6,281	40.00	\$ 128
Unplanned CIP	2004	\$ 2,431	100%	\$ 2,431	40.00	\$ 50
Maintenance Facility	2005	\$ 5,200	100%	\$ 5,200	40.00	\$ 112
Unplanned CIP	2005	\$ 8,494	100%	\$ 8,494	40.00	\$ 184
Unplanned CIP	2005	\$ 31,267	100%	\$ 31,267	40.00	\$ 676
Unplanned CIP	2006	\$ 11,182	100%	\$ 11,182	40.00	\$ 255
Unplanned CIP	2007	\$ 4,500	100%	\$ 4,500	40.00	\$ 108
Zaccuse Cr Dlt	2007	\$ 83,236	100%	\$ 83,236	40.00	\$ 1,992
SE 24th Sidewalk	2007	\$ 27,533	100%	\$ 27,533	40.00	\$ 659
228th Phase 1B	2001	\$ 650,000	100%	\$ 650,000	40.00	\$ 10,505
Intersection Improvements	2001	\$ 42,000	100%	\$ 42,000	40.00	\$ 679
Sidewalk Program	2001	\$ 70,000	100%	\$ 70,000	40.00	\$ 1,131
SE 42nd St Culvert	2001	\$ 63,603	100%	\$ 63,603	40.00	\$ 1,028
266th /31st	2001	\$ 1,516	100%	\$ 1,516	40.00	\$ 25
Inglewood Hill	2001	\$ 2,117	100%	\$ 2,117	40.00	\$ 34
Sidewalk Program	2002	\$ 91	100%	\$ 91	40.00	\$ 2
266th /31st	2002	\$ 37,310	100%	\$ 37,310	40.00	\$ 658
Inglewood Hill	2002	\$ 21,337	100%	\$ 21,337	40.00	\$ 377
244th Wallick	2002	\$ 12,934	100%	\$ 12,934	40.00	\$ 228
SE 42nd St Culvert	2002	\$ 7,498	100%	\$ 7,498	40.00	\$ 132
228th Phase 1C	2003	\$ 1,025,000	100%	\$ 1,025,000	40.00	\$ 19,524
32nd/Pine Lake	2004	\$ 2,706	100%	\$ 2,706	40.00	\$ 55
32nd/Pine Lake	2005	\$ 105,000	100%	\$ 105,000	40.00	\$ 2,270
SE 24th Sidewalk	2006	\$ 79,383	100%	\$ 79,383	40.00	\$ 1,810
32nd/Pine Lake	2006	\$ 14,752	100%	\$ 14,752	40.00	\$ 336
Sidewalk Program	2006	\$ 15,420	100%	\$ 15,420	40.00	\$ 352
228th Phase 1C	2006	\$ 15	100%	\$ 15	40.00	\$ 0
NE 8th Sidewalk	2006	\$ 77,681	100%	\$ 77,681	40.00	\$ 1,772
Iss/Pine Lk Road	2007	\$ 301,460	100%	\$ 301,460	40.00	\$ 7,214
South Pine Lake Road	2008	\$ 146,583	100%	\$ 146,583	40.00	\$ 3,665
SE 24th Sidewalk	2008	\$ 1,311	100%	\$ 1,311	40.00	\$ 33
Zaccuse Cr Dlt	2008	\$ 1,920	100%	\$ 1,920	40.00	\$ 48
Contributed Capital	2008	\$ 247,360	0%	\$ -	40.00	\$ 6,184
Pine Lake Water Quality Study	2009	\$ 384	100%	\$ 384	40.00	\$ 10
South Pine Lake Road	2009	\$ 15,207	100%	\$ 15,207	40.00	\$ 380
Sidewalk Program	2009	\$ 2,745	100%	\$ 2,745	40.00	\$ 69
Contributed Capital	2009	\$ 2,723,681	0%	\$ -	40.00	\$ 68,092
Pine Lake Water Quality Study	2010	\$ 32	100%	\$ 32	40.00	\$ 1
Basin Study Projects	2010	\$ 40,262	100%	\$ 40,262	40.00	\$ 1,007
Sidewalk Program	2010	\$ 45,335	100%	\$ 45,335	40.00	\$ 1,133
244th Ave NE Phase 1	2010	\$ 872,491	100%	\$ 872,491	40.00	\$ 21,812
ELSP-Inglewood to NE 26th	2010	\$ 1,754,315	100%	\$ 1,754,315	40.00	\$ 43,858
SE 42nd St Culvert	2010	\$ 37,784	100%	\$ 37,784	40.00	\$ 945
Contributed Capital	2010	\$ 621,012	0%	\$ -	40.00	\$ 15,525
244th Ave NE Phase 1	2011	\$ 12,385	100%	\$ 12,385	40.00	\$ 310
SE 42nd St Culvert	2011	\$ 92	100%	\$ 92	40.00	\$ 2
ELSP Phase 1B	2011	\$ 3,119	100%	\$ 3,119	40.00	\$ 78
Sidewalk Program	2011	\$ 1,341	100%	\$ 1,341	40.00	\$ 34
Contributed Capital	2011	\$ 1,395,556	0%	\$ -	40.00	\$ 34,889
Ebright Creek Culvert Replacement	2012	\$ 73,928	100%	\$ 73,928	40.00	\$ 1,848
Contributed Capital	2012	\$ 1,235,241	0%	\$ -	40.00	\$ 30,881
Sidewalk Program	2013	\$ 25,000	100%	\$ 25,000	40.00	\$ 625
Drainage Capital Resolutions	2013	\$ 423,770	100%	\$ 423,770	40.00	\$ 10,594
Contributed Capital	2013	\$ 2,364,527	0%	\$ -	40.00	\$ 59,113
Sidewalk Program	2014	\$ 25,000	100%	\$ 25,000	40.00	\$ 625
Drainage Capital Resolutions	2014	\$ 67,992	100%	\$ 67,992	40.00	\$ 1,700
244th Ave SE - SE 32nd to SE 24th	2014	\$ 493,883	100%	\$ 493,883	40.00	\$ 12,347
Contributed Capital	2014	\$ 1,314,510	0%	\$ -	40.00	\$ 32,863
Drainage Capital Resolutions	2015	\$ 181,781	100%	\$ 181,781	40.00	\$ 4,545
Contributed Capital	2015	\$ 5,806,542	0%	\$ -	40.00	\$ 145,164
Drainage Capital Resolutions	2016	\$ 48,875	100%	\$ 48,875	40.00	\$ 1,222
Contributed Capital	2016	\$ 937,744	0%	\$ -	40.00	\$ 23,444
Annexation - Klahanie	2016	\$ 21,859,790	100%	\$ 21,859,790	40.00	\$ 546,495
MOC Property Improvements	7/3/1905	\$ 463,522	100%	\$ 463,522	15.00	\$ 30,901
<b>Totals from this Table</b>		<b>\$ 62,375,182</b>		<b>\$ 30,856,518</b>		<b>\$ 1,156,683</b>
Override Detail Data with Total (leave blank to use detail in table above)*						
<b>Totals used in Model</b>		<b>\$ 62,375,182</b>		<b>\$ 30,856,518</b>		<b>\$ 1,156,683</b>

\*Replacement Cost\* column is not used outside of this page, and therefore, does not need an override.

Calculations for SDC		
Acquisition Year	Applicable Interest Rate	Accrued Interest
2003	4.74%	\$ 632,999
2003	4.74%	\$ -
2003	4.74%	\$ 1,102
2001	5.15%	\$ 13,308
2001	5.15%	\$ 2,874
2002	5.04%	\$ 2,841
2002	5.04%	\$ 3,027
2003	4.74%	\$ 11,741
2003	4.74%	\$ 63,333
2004	4.68%	\$ 3,985
2004	4.68%	\$ 2,940
2004	4.68%	\$ 1,138
2005	4.40%	\$ 2,288
2005	4.40%	\$ 3,737
2005	4.40%	\$ 13,757
2006	4.40%	\$ 4,920
2007	4.40%	\$ 1,782
2007	4.40%	\$ 32,961
2007	4.40%	\$ 10,903
2001	5.15%	\$ 334,750
2001	5.15%	\$ 21,630
2001	5.15%	\$ 36,050
2001	5.15%	\$ 32,756
2001	5.15%	\$ 781
2001	5.15%	\$ 1,090
2002	5.04%	\$ 46
2002	5.04%	\$ 18,804
2002	5.04%	\$ 10,754
2002	5.04%	\$ 6,519
2002	5.04%	\$ 3,779
2003	4.74%	\$ 485,850
2004	4.68%	\$ 1,266
2005	4.40%	\$ 46,200
2006	4.40%	\$ 34,929
2006	4.40%	\$ 6,491
2006	4.40%	\$ 6,785
2006	4.40%	\$ 7
2006	4.40%	\$ 34,180
2007	4.40%	\$ 119,378
2008	4.86%	\$ 56,991
2008	4.86%	\$ 510
2008	4.86%	\$ 746
2008	4.86%	\$ -
2009	4.61%	\$ 124
2009	4.61%	\$ 4,907
2009	4.61%	\$ 886
2009	4.61%	\$ -
2010	4.30%	\$ 8
2010	4.30%	\$ 10,388
2010	4.30%	\$ 11,696
2010	4.30%	\$ 225,103
2010	4.30%	\$ 452,613
2010	4.30%	\$ 9,748
2010	4.30%	\$ -
2011	4.50%	\$ 2,787
2011	4.50%	\$ 21
2011	4.50%	\$ 702
2011	4.50%	\$ 302
2011	4.50%	\$ -
2012	3.73%	\$ 11,030
2012	3.73%	\$ -
2013	4.26%	\$ 3,195
2013	4.26%	\$ 54,158
2013	4.26%	\$ -
2014	4.22%	\$ 2,110
2014	4.22%	\$ 5,739
2014	4.22%	\$ 41,684
2014	4.22%	\$ -
2015	3.61%	\$ 6,562
2015	3.61%	\$ -
2016	3.25%	\$ -
2016	3.25%	\$ -
2016	3.25%	\$ -
2011	4.50%	\$ 104,293
		<b>\$ 3,017,979</b>



**Sammamish**  
**Utility Rate Study: Stormwater Utility**  
**Capital Improvement Program**

0.00% 3.00% 3.00% 3.00% 3.00% 3.00% 3.00% 3.00% 3.00% 3.00% 3.00% 3.00% Annual Escalation:  
0.00% 3.00% 6.09% 9.27% 12.55% 15.93% 19.41% 22.99% 26.68% 30.48% 34.39% Cumulative Escalation:

		ESCALATED COSTS											
ID	Description	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	ESCALATED TOTAL
	<b>SW COMPONENT OF TIP CONCURRENCY PROJECTS</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TR-01	SE 4th St: 218th Ave SE to 228th Ave SE	670,718	130,833	20,157	-	-	-	-	-	-	-	-	821,708
TR-05	Sahalee Way NE: 25th Way NE to North City Limits	81,567	-	325,592	112,444	-	-	-	-	-	-	-	519,603
TR-02	Issaquah Pine-Lake Rd: Klahanie Blvd to SE 32nd Way	-	-	-	-	85,539	325,756	337,917	-	-	-	-	749,211
TR-03	Issaquah Pine-Lake Rd: SE 48th to Klahanie Blvd	-	-	-	-	-	-	-	184,481	494,040	195,716	-	874,237
TR-04	Eastlake Sammamish Parkway SE & SE 24th Street Intersection	-	-	-	-	-	-	-	-	76,006	-	-	76,006
TR-34	228th Ave SE & SE 8th St Intersection	-	-	-	819,545	-	-	-	-	-	-	-	819,545
	<b>SW COMPONENT OF TIP GENERAL PROJECTS</b>												
TR-07	Issaquah-Fall City Rd: 42nd Ave SE to Klahanie Dr SE	43,427	-	41,375	135,582	-	-	-	-	-	-	-	220,384
TR-10	212th Ave SE "Gap" Project: SE 24th St to Crossings Subdivision	76,000	-	-	-	-	-	-	-	-	-	-	76,000
TR-18	SE 8th St /118th Ave SE: 212th Ave SE to SE 4th St	-	-	-	-	-	-	-	-	633,385	652,387	671,958	1,957,730
TR-25	212th Way (Snake Hill) Improvements	2,170,017	-	-	-	-	-	-	-	-	-	-	2,170,017
TR-20	SE 14th St Extension: Lawson Park Plat to 248th Ave SE	-	-	43,354	-	-	-	-	-	-	-	-	43,354
TR-42	218th Ave SE/216th Ave NE: SE 4th St to Inglewood Hill Road NE	-	-	-	-	-	-	-	-	316,693	326,193	335,979	978,865
	<b>SW COMPONENT OF OTHER TIP PROGRAMS</b>												
TR-B	Non-motorized Transportation Projects	-	128,750	132,613	136,591	140,689	144,909	149,257	153,734	158,346	163,097	167,990	1,475,974
TR-C	Sidewalk Projects	-	25,750	26,523	27,318	28,138	28,982	29,851	30,747	31,669	32,619	33,598	295,195
TR-D	Intersection and Safety Improvements	-	25,750	26,523	27,318	28,138	28,982	29,851	30,747	31,669	32,619	33,598	295,195
TR-E	Neighborhood CIP	-	15,450	15,914	16,391	16,883	17,389	17,911	18,448	19,002	19,572	20,159	177,117
	<b>SW CIP PROJECTS</b>												
SW-12	Tamarack Neighborhood Drainage & Water Quality Retrofit	50,000	-	-	-	-	-	-	-	-	-	-	50,000
SW-14	Louis Thompson Hill Drainage Improvements	-	77,250	-	-	-	-	-	-	-	-	-	77,250
SW-03	Zackuse Creek Fish Passage Culvert and Stream Restoration	600,000	618,000	-	-	-	-	-	-	-	-	-	1,218,000
SW-02	Louis Thompson Hill Rd High Density Polyethylene Storm Pipe	-	224,540	-	-	-	-	-	-	-	-	-	224,540
SW-01	Towncenter Regional Stormwater Plan	-	360,500	-	-	-	-	-	-	-	-	-	360,500
SW-06	Sahalee Way Stormwater Tightline	45,000	352,260	-	-	-	-	-	-	-	-	-	397,260
SW-09	Laughing Jacobs Creek Basin Plan	-	-	-	-	-	-	-	-	-	-	-	-
SW-04	Ebright Creek Fish Passage Culvert Project	-	-	-	327,818	956,682	-	-	-	-	-	-	1,284,501
SW-05	George Davis Creek Fish Passage Culvert Project	-	77,250	291,748	1,693,727	-	-	-	-	-	-	-	2,062,724
SW-11	Hazel Wolf Culvert Improvement Project	-	-	-	-	-	86,946	495,532	-	-	-	-	582,477
SW-13	NE 21st St / NE 21st Pl Drainage Project	-	103,000	159,135	-	-	-	-	-	-	-	-	262,135
	Inglewood Neighborhood Drainage (Carry Over)	1,000,000	-	-	-	-	-	-	-	-	-	-	1,000,000
	<b>OTHER SW CIP PROGRAMS</b>												
SW-A	Stormwater Property Acquisition Fund	-	309,000	318,270	327,818	281,377	289,819	298,513	307,468	316,693	326,193	335,979	3,111,130
SW-B	Stormwater Opportunity Fund	-	103,000	132,613	136,591	140,689	144,909	149,257	153,734	158,346	163,097	167,990	1,450,224
SW-C	Basin Plan Project Implementation Placeholder	-	-	53,045	273,182	281,377	405,746	417,918	430,456	443,370	456,671	470,371	3,232,135
SW-D	Neighborhood Drainage Capital Resolutions	200,000	206,000	212,180	218,545	225,102	231,855	238,810	245,975	253,354	260,955	268,783	2,561,559
	Storm retrofit strategy & implementation	50,000	51,500	53,045	54,636	56,275	57,964	59,703	61,494	63,339	65,239	67,196	640,390
SW-E	Beaver Management Program	-	-	-	-	-	-	-	-	-	-	-	-
	Map, prioritize and implement fish passage culverts	54,000	-	57,289	-	-	869,456	895,539	922,405	950,078	978,580	1,007,937	5,735,284
	Street Sweeper	-	-	-	-	-	-	214,929	-	-	-	-	214,929
	Storm Maintenance Facility Development	-	-	-	-	-	-	597,026	614,937	633,385	652,387	671,958	3,169,693
		-	-	-	-	-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-	-	-	-	-
	Total Capital Projects Before Completion Factor	\$ 5,040,729	\$ 2,808,833	\$ 1,909,373	\$ 4,307,507	\$ 2,240,888	\$ 2,632,711	\$ 3,932,014	\$ 3,154,626	\$ 4,579,374	\$ 4,325,323	\$ 4,253,495	\$ 39,184,874
	Completion Factor Impact	-	-	-	-	-	-	-	-	-	-	-	-
	<b>Total Capital Projects</b>	<b>\$ 5,040,729</b>	<b>\$ 2,808,833</b>	<b>\$ 1,909,373</b>	<b>\$ 4,307,507</b>	<b>\$ 2,240,888</b>	<b>\$ 2,632,711</b>	<b>\$ 3,932,014</b>	<b>\$ 3,154,626</b>	<b>\$ 4,579,374</b>	<b>\$ 4,325,323</b>	<b>\$ 4,253,495</b>	<b>\$ 39,184,874</b>

**Sammamish**  
**Utility Rate Study: Stormwater Utility**  
**Capital Improvement Program**

		Provision for Capital Retirements										
ID	Description	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
	<b>SW COMPONENT OF TIP CONCURRENCY PROJECTS</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TR-01	SE 4th St: 218th Ave SE to 228th Ave SE	67,975	13,507	2,166	-	-	-	-	-	-	-	-
TR-05	Sahalee Way NE: 25th Way NE to North City Limits	8,267	-	34,980	12,452	-	-	-	-	-	-	-
TR-02	Issaquah Pine-Lake Rd: Klahanie Blvd to SE 32nd Way	-	-	-	-	10,272	41,084	43,637	-	-	-	-
TR-03	Issaquah Pine-Lake Rd: SE 48th to Klahanie Blvd	-	-	-	-	-	-	-	24,054	66,814	27,213	-
TR-04	Eastlake Sammamish Parkway SE & SE 24th Street Intersection	-	-	-	-	-	-	-	-	10,279	-	-
TR-34	228th Ave SE & SE 8th St Intersection	-	-	-	90,759	-	-	-	-	-	-	-
	<b>SW COMPONENT OF TIP GENERAL PROJECTS</b>											
TR-07	Issaquah-Fall City Rd: 42nd Ave SE to Klahanie Dr SE	4,401	-	4,445	15,015	-	-	-	-	-	-	-
TR-10	212th Ave SE "Gap" Project: SE 24th St to Crossings Subdivision	7,702	-	-	-	-	-	-	-	-	-	-
TR-18	SE 8th St /118th Ave SE: 212th Ave SE to SE 4th St	-	-	-	-	-	-	-	-	85,659	90,710	94,948
TR-25	212th Way (Snake Hill) Improvements	219,925	-	-	-	-	-	-	-	-	-	-
TR-20	SE 14th St Extension: Lawson Park Plat to 248th Ave SE	-	-	4,658	-	-	-	-	-	-	-	-
TR-42	218th Ave SE/216th Ave NE: SE 4th St to Inglewood Hill Road NE	-	-	-	-	-	-	-	-	42,829	45,355	47,474
	<b>SW COMPONENT OF OTHER TIP PROGRAMS</b>											
TR-B	Non-motorized Transportation Projects	-	13,292	14,247	15,127	16,895	18,276	19,274	20,045	21,415	22,677	23,737
TR-C	Sidewalk Projects	-	2,658	2,849	3,025	3,379	3,655	3,855	4,009	4,283	4,535	4,747
TR-D	Intersection and Safety Improvements	-	2,658	2,849	3,025	3,379	3,655	3,855	4,009	4,283	4,535	4,747
TR-E	Neighborhood CIP	-	1,595	1,710	1,815	2,027	2,193	2,313	2,405	2,570	2,721	2,848
	<b>SW CIP PROJECTS</b>											
SW-12	Tamarack Neighborhood Drainage & Water Quality Retrofit	5,067	-	-	-	-	-	-	-	-	-	-
SW-14	Louis Thompson Hill Drainage Improvements	-	7,975	-	-	-	-	-	-	-	-	-
SW-03	Zackuse Creek Fish Passage Culvert and Stream Restoration	60,808	63,799	-	-	-	-	-	-	-	-	-
SW-02	Louis Thompson Hill Rd High Density Polyethylene Storm Pipe	-	23,180	-	-	-	-	-	-	-	-	-
SW-01	Towncenter Regional Stormwater Plan	-	-	-	-	-	-	-	-	-	-	-
SW-06	Sahalee Way Stormwater Tightline	4,561	36,366	-	-	-	-	-	-	-	-	-
SW-09	Laughing Jacobs Creek Basin Plan	-	-	-	-	-	-	-	-	-	-	-
SW-04	Ebright Creek Fish Passage Culvert Project	-	-	-	36,304	114,885	-	-	-	-	-	-
SW-05	George Davis Creek Fish Passage Culvert Project	-	7,975	31,344	187,569	-	-	-	-	-	-	-
SW-11	Hazel Wolf Culvert Improvement Project	-	-	-	-	-	10,966	63,991	-	-	-	-
SW-13	NE 21st St / NE 21st Pl Drainage Project	-	10,633	17,097	-	-	-	-	-	-	-	-
	Inglewood Neighborhood Drainage (Carry Over)	101,347	-	-	-	-	-	-	-	-	-	-
	<b>OTHER SW CIP PROGRAMS</b>											
SW-A	Stormwater Property Acquisition Fund	-	-	-	-	-	-	-	-	-	-	-
SW-B	Stormwater Opportunity Fund	-	10,633	14,247	15,127	16,895	18,276	19,274	20,045	21,415	22,677	23,737
SW-C	Basin Plan Project Implementation Placeholder	-	-	5,699	30,253	33,790	51,173	53,969	56,125	59,961	63,497	66,463
SW-D	Neighborhood Drainage Capital Resolutions	20,269	21,266	22,796	24,202	27,032	29,241	30,839	32,072	34,263	36,284	37,979
	Storm retrofit strategy & implementation	5,067	5,317	5,699	6,051	6,758	7,310	7,710	8,018	8,566	9,071	9,495
SW-E	Beaver Management Program	-	-	-	-	-	-	-	-	-	-	-
	Map, prioritize and implement fish passage culverts	-	-	-	-	-	-	-	-	-	-	-
	Street Sweeper	-	-	-	-	-	-	-	-	-	-	-
	Storm Maintenance Facility Development	-	-	-	-	-	-	-	-	-	-	-
	<b>Total Capital Projects Before Completion Factor</b>	<b>\$ 505,390</b>	<b>\$ 220,854</b>	<b>\$ 164,785</b>	<b>\$ 440,723</b>	<b>\$ 235,311</b>	<b>\$ 185,830</b>	<b>\$ 248,718</b>	<b>\$ 170,781</b>	<b>\$ 362,336</b>	<b>\$ 329,276</b>	<b>\$ 316,175</b>
	<b>Completion Factor Impact</b>											
	<b>Total Capital Projects</b>	<b>\$ 505,390</b>	<b>\$ 220,854</b>	<b>\$ 164,785</b>	<b>\$ 440,723</b>	<b>\$ 235,311</b>	<b>\$ 185,830</b>	<b>\$ 248,718</b>	<b>\$ 170,781</b>	<b>\$ 362,336</b>	<b>\$ 329,276</b>	<b>\$ 316,175</b>

**Sammamish**  
**Utility Rate Study: Stormwater Utility**  
 Revenue Requirement Tests

Cash Flow Test	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
<b>REVENUES</b>											
Rate Revenue	\$ 5,097,305	\$ 5,115,099	\$ 5,191,826	\$ 5,269,703	\$ 5,348,749	\$ 5,428,980	\$ 5,510,415	\$ 5,593,071	\$ 5,676,967	\$ 5,762,121	\$ 5,848,553
SDC Revenue Towards Debt Service	-	-	-	-	-	-	-	-	-	-	-
Other Non-Rate Revenue	32,000	32,000	32,000	32,000	32,000	32,000	32,000	32,000	32,000	32,000	32,000
Interest Earnings: Operating & Debt Reserve Funds	13,683	6,616	7,831	10,187	10,414	11,527	12,096	12,481	12,437	13,269	13,529
<b>Total Revenue</b>	<b>\$ 5,142,989</b>	<b>\$ 5,153,715</b>	<b>\$ 5,231,657</b>	<b>\$ 5,311,890</b>	<b>\$ 5,391,162</b>	<b>\$ 5,472,507</b>	<b>\$ 5,554,510</b>	<b>\$ 5,637,552</b>	<b>\$ 5,721,403</b>	<b>\$ 5,807,390</b>	<b>\$ 5,894,082</b>
<b>EXPENSES</b>											
Cash Operating Expenses	\$ 4,380,015	\$ 4,560,806	\$ 4,943,167	\$ 5,035,649	\$ 5,555,645	\$ 5,829,025	\$ 6,012,652	\$ 5,987,349	\$ 6,388,459	\$ 6,511,015	\$ 6,623,439
Existing Debt Service	49,635	49,635	49,635	10,256	10,256	-	-	-	-	-	-
New Debt Service	-	-	-	-	-	-	-	-	-	-	-
System Reinvestment Funding	2,126,819	1,257,498	1,313,674	1,351,862	1,438,012	1,482,830	1,535,484	1,631,319	1,694,411	1,785,999	1,872,505
Additions Required to Meet Min. Debt Reserve	-	-	-	-	-	-	-	-	-	-	-
Additions Required to Meet Min. Operating Reserve	-	-	-	-	-	-	-	-	-	-	-
<b>Total Expenses</b>	<b>\$ 6,556,469</b>	<b>\$ 5,867,938</b>	<b>\$ 6,306,476</b>	<b>\$ 6,397,767</b>	<b>\$ 7,003,913</b>	<b>\$ 7,311,855</b>	<b>\$ 7,548,136</b>	<b>\$ 7,618,668</b>	<b>\$ 8,082,870</b>	<b>\$ 8,297,013</b>	<b>\$ 8,495,944</b>
<b>NET CASH FLOW (DEFICIENCY)</b>	<b>\$ (1,413,480)</b>	<b>\$ (714,223)</b>	<b>\$ (1,074,819)</b>	<b>\$ (1,085,877)</b>	<b>\$ (1,612,750)</b>	<b>\$ (1,839,348)</b>	<b>\$ (1,993,625)</b>	<b>\$ (1,981,116)</b>	<b>\$ (2,361,466)</b>	<b>\$ (2,489,623)</b>	<b>\$ (2,601,862)</b>

Rate Increases	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Rate Revenue @ Existing Rates	\$ 5,097,305	\$ 5,115,099	\$ 5,191,826	\$ 5,269,703	\$ 5,348,749	\$ 5,428,980	\$ 5,510,415	\$ 5,593,071	\$ 5,676,967	\$ 5,762,121	\$ 5,848,553
Revenues from Prior Rate Increases	-	-	986,447	2,192,723	3,664,743	3,902,688	4,150,661	4,409,041	4,678,220	4,958,603	5,250,613
Rate Revenue Before Rate Increase (incl. previous increases)	5,097,305	5,115,099	6,178,273	7,462,426	9,013,492	9,331,668	9,661,076	10,002,112	10,355,186	10,720,725	11,099,166
Required Annual Rate Increase	28.15%	14.18%	1.70%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Number of Months New Rates Will Be In Effect	12	12	12	12	12	12	12	12	12	12	12
Info: % Increase to Generate Required Revenue	28.15%	14.18%	1.70%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
<b>Policy Induced Rate Increases</b>	<b>0.00%</b>	<b>19.00%</b>	<b>19.00%</b>	<b>19.00%</b>	<b>2.00%</b>						
<b>ANNUAL RATE INCREASE</b>	<b>0.00%</b>	<b>19.00%</b>	<b>19.00%</b>	<b>19.00%</b>	<b>2.00%</b>						
<b>CUMULATIVE RATE INCREASE</b>	<b>0.00%</b>	<b>19.00%</b>	<b>41.61%</b>	<b>68.52%</b>	<b>71.89%</b>	<b>75.32%</b>	<b>78.83%</b>	<b>82.41%</b>	<b>86.06%</b>	<b>89.78%</b>	<b>93.57%</b>

Impacts of Rate Increases	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Sufficiency Test Driving the Deficiency	Cash	Cash	Cash	Cash	Cash	Cash	Cash	Cash	Cash	Cash	Cash
Rate Revenues After Rate Increase	\$ 5,097,305	\$ 6,086,968	\$ 7,352,144	\$ 8,880,288	\$ 9,193,762	\$ 9,518,301	\$ 9,854,297	\$ 10,202,154	\$ 10,562,290	\$ 10,935,139	\$ 11,321,149
Full Year Rate Revenues After Rate Increase	5,097,305	6,086,968	7,352,144	8,880,288	9,193,762	9,518,301	9,854,297	10,202,154	10,562,290	10,935,139	11,321,149
Partial Year Adjustment	-	-	-	-	-	-	-	-	-	-	-
Additional Taxes Due to Rate Increases	-	14,578	32,405	54,159	57,675	61,340	65,158	69,136	73,280	77,595	82,089
<b>Net Cash Flow After Rate Increase</b>	<b>\$ (1,413,480)</b>	<b>\$ 243,068</b>	<b>\$ 1,053,095</b>	<b>\$ 2,470,549</b>	<b>\$ 2,174,588</b>	<b>\$ 2,188,634</b>	<b>\$ 2,285,100</b>	<b>\$ 2,558,831</b>	<b>\$ 2,450,577</b>	<b>\$ 2,605,800</b>	<b>\$ 2,788,646</b>
Coverage After Rate Increase: Bonded Debt	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Coverage After Rate Increase: Total Debt	26.22	42.03	59.61	427.69	408.08	n/a	n/a	n/a	n/a	n/a	n/a

**Sammamish**  
**Utility Rate Study: Stormwater Utility**  
Fund Activity

Funds	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
<b>OPERATING RESERVE (408)</b>											
Beginning Balance	\$ 2,736,677	\$ 1,323,197	\$ 1,566,265	\$ 2,037,430	\$ 2,082,762	\$ 2,305,399	\$ 2,419,192	\$ 2,496,161	\$ 2,487,332	\$ 2,653,806	\$ 2,705,874
plus: Net Cash Flow after Rate Increase	(1,413,480)	243,068	1,053,095	2,470,549	2,174,588	2,188,634	2,285,100	2,558,831	2,450,577	2,605,800	2,788,646
less: Transfer of Surplus to Capital Fund	-	-	(581,930)	(2,425,217)	(1,951,951)	(2,074,840)	(2,208,131)	(2,567,660)	(2,284,103)	(2,553,731)	(2,740,670)
<b>Ending Balance</b>	<b>\$ 1,323,197</b>	<b>\$ 1,566,265</b>	<b>\$ 2,037,430</b>	<b>\$ 2,082,762</b>	<b>\$ 2,305,399</b>	<b>\$ 2,419,192</b>	<b>\$ 2,496,161</b>	<b>\$ 2,487,332</b>	<b>\$ 2,653,806</b>	<b>\$ 2,705,874</b>	<b>\$ 2,753,850</b>
<i>Minimum Target Balance: 120 days</i>	\$ 1,440,005	\$ 1,499,443	\$ 1,629,944	\$ 1,666,210	\$ 1,844,319	\$ 1,935,354	\$ 1,996,929	\$ 1,989,865	\$ 2,123,045	\$ 2,164,700	\$ 2,203,080
<i>Maximum Funds to be Kept as Operating Reserves: 150 days</i>	\$ 1,800,006	\$ 1,874,304	\$ 2,037,430	\$ 2,082,762	\$ 2,305,399	\$ 2,419,192	\$ 2,496,161	\$ 2,487,332	\$ 2,653,806	\$ 2,705,874	\$ 2,753,850
<i>Actual Days of Cash Operating Expenses Achieved</i>	110 days	125 days	150 days	150 days	150 days	150 days					
<b>CAPITAL RESERVE (438)</b>											
Beginning Balance	\$ 3,506,554	\$ 1,510,882	\$ 1,187,616	\$ 1,816,228	\$ 1,939,370	\$ 3,750,799	\$ 5,355,458	\$ 5,863,196	\$ 7,614,766	\$ 7,738,549	\$ 8,487,017
plus: System Reinvestment Funding	2,126,819	1,257,498	1,313,674	1,351,862	1,438,012	1,482,830	1,535,484	1,631,319	1,694,411	1,785,999	1,872,505
plus: Transfers from Operating Fund	-	-	581,930	2,425,217	1,951,951	2,074,840	2,208,131	2,567,660	2,284,103	2,553,731	2,740,670
plus: Capital Grants / Contributions / Other Resources	380,000	692,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000
plus: SDC Revenue Towards Capital	520,704	528,515	536,443	544,489	552,657	560,947	569,361	577,901	586,570	595,368	604,299
plus: Revenue Bond Proceeds	-	-	-	-	-	-	-	-	-	-	-
plus: Other Loans 1 Proceeds	-	-	-	-	-	-	-	-	-	-	-
plus: Other Loans 2 Proceeds	-	-	-	-	-	-	-	-	-	-	-
plus: Interfund Loan Proceeds	-	-	-	-	-	-	-	-	-	-	-
plus: Interest Earnings	17,533	7,554	5,938	9,081	9,697	18,754	26,777	29,316	38,074	38,693	42,435
Total Funding Sources	\$ 6,551,610	\$ 3,996,449	\$ 3,725,601	\$ 6,246,877	\$ 5,991,687	\$ 7,988,169	\$ 9,795,211	\$ 10,769,392	\$ 12,317,923	\$ 12,812,340	\$ 13,846,926
less: Capital Expenditures	(5,040,729)	(2,808,833)	(1,909,373)	(4,307,507)	(2,240,888)	(2,632,711)	(3,932,014)	(3,154,626)	(4,579,374)	(4,325,323)	(4,253,495)
<b>Ending Capital Fund Balance</b>	<b>\$ 1,510,882</b>	<b>\$ 1,187,616</b>	<b>\$ 1,816,228</b>	<b>\$ 1,939,370</b>	<b>\$ 3,750,799</b>	<b>\$ 5,355,458</b>	<b>\$ 5,863,196</b>	<b>\$ 7,614,766</b>	<b>\$ 7,738,549</b>	<b>\$ 8,487,017</b>	<b>\$ 9,593,431</b>
<i>Minimum Target Balance</i>	\$ 674,159	\$ 702,247	\$ 721,341	\$ 764,416	\$ 786,825	\$ 813,152	\$ 852,472	\$ 884,019	\$ 929,812	\$ 973,066	\$ 1,015,601
<b>SUMMARY</b>											
Combined Beginning Balance	\$ 6,243,231	\$ 2,834,078	\$ 2,753,881	\$ 3,853,658	\$ 4,022,132	\$ 6,056,197	\$ 7,774,650	\$ 8,359,357	\$ 10,102,097	\$ 10,392,355	\$ 11,192,891
Plus: Inflows	\$ 1,631,576	\$ 2,728,635	\$ 3,591,080	\$ 6,901,198	\$ 6,226,904	\$ 6,426,004	\$ 6,724,853	\$ 7,465,026	\$ 7,153,734	\$ 7,679,590	\$ 8,148,555
Less: Outflows	\$ (5,040,729)	\$ (2,808,833)	\$ (2,491,303)	\$ (6,732,724)	\$ (4,192,839)	\$ (4,707,552)	\$ (6,140,145)	\$ (5,722,286)	\$ (6,863,477)	\$ (6,879,054)	\$ (6,994,166)
<b>Combined Ending Balance</b>	<b>\$ 2,834,078</b>	<b>\$ 2,753,881</b>	<b>\$ 3,853,658</b>	<b>\$ 4,022,132</b>	<b>\$ 6,056,197</b>	<b>\$ 7,774,650</b>	<b>\$ 8,359,357</b>	<b>\$ 10,102,097</b>	<b>\$ 10,392,355</b>	<b>\$ 11,192,891</b>	<b>\$ 12,347,280</b>
<i>Net Change in Reserves</i>	\$ (3,409,153)	\$ (80,197)	\$ 1,099,777	\$ 168,475	\$ 2,034,065	\$ 1,718,452	\$ 584,707	\$ 1,742,740	\$ 290,258	\$ 800,536	\$ 1,154,389
<b>TOTAL AVAILABLE CASH TEST: DAYS OF O&amp;M</b>											
Actual Operating & Capital Ending Balance	\$ 2,834,078	\$ 2,753,881	\$ 3,853,658	\$ 4,022,132	\$ 6,056,197	\$ 7,774,650	\$ 8,359,357	\$ 10,102,097	\$ 10,392,355	\$ 11,192,891	\$ 12,347,280
Actual Ending Total Days of O&M	236 days	220 days	283 days	288 days	394 days	482 days	502 days	609 days	587 days	620 days	672 days
<i>Target: 150 Days of O&amp;M</i>	\$ 1,800,006	\$ 1,880,295	\$ 2,044,756	\$ 2,091,702	\$ 2,306,844	\$ 2,420,698	\$ 2,497,730	\$ 2,488,967	\$ 2,655,509	\$ 2,707,648	\$ 2,755,697

**Sammamish**  
**Utility Rate Study: Stormwater Utility**  
*System Development Charge Calculation*

Existing Cost Basis		Notes
<b>PLANT-IN-SERVICE</b>		
Utility Capital Assets	\$ 62,375,182	Fixed Assets at Original Cost
less: Contributed Capital	(31,518,664)	Donated Assets at Original Cost
plus: Interest on Non-Contributed Plant	3,017,979	Interest on assets up to a maximum 10-year period
plus: Construction-Work-in-Progress	-	
2016 Year-end Estimated Cash Balances	\$ 6,243,231	
less: Debt Principal Outstanding	(151,148)	
less: Net Debt Principal Outstanding	\$ -	Debt principal outstanding, net of cash reserves
<b>TOTAL EXISTING COST BASIS</b>	<b>\$ 33,874,497</b>	

Future Cost Basis		Notes
<b>CAPITAL IMPROVEMENT PLAN (2017-2027)</b>		
CIP costs begin in 2017 and are in original dollars		
Total Citywide Projects	\$ 33,724,497	
less: Provision for Repair & Replacement	\$ (3,180,180)	
less: Developer Contributions/Grants	\$ -	
Growth Related Projects	\$ 30,544,317	
<b>TOTAL FUTURE COST BASIS</b>	<b>\$ 30,544,317</b>	

Customer Base		Notes
Existing Customer Base		
<b>Residential ESUs (Accounts)</b>	<b>17,783</b>	
Total Non-Residential Impervious Acres	442	
Total Non-Residential Impervious Sq Ft	19,246,890	43,560 sq. ft. per Acre
<b>Total Non-Residential ESUs</b>	<b>5,499</b>	3,500 sq. ft. per ESU
Existing ESUs	23,282	Number of ESUs (2017)
Incremental Customer Base	7,612	Projected Incremental ESUs (20-year growth)
<b>TOTAL CUSTOMER BASE</b>	<b>30,894</b>	Number of ESUs (2036)

Resulting Charge				Notes
<b>Charge Components</b>	<b>Cost Basis</b>	<b>ESUs</b>	<b>Charge</b>	
Component for Existing Assets	\$ 33,874,497	30,894	\$ 1,096	
Component for Future Assets	\$ 30,544,317	30,894	\$ 989	
	\$ 64,418,814		\$ 2,085	
<b>TOTAL SDC PER ESU</b>			<b>\$2,085</b>	
Existing SDC per ESU			\$1,491	
Increase (%) - Calculated Above Existing SDC			39.8%	
Increase (\$) - Calculated Above Existing SDC			\$594	

**Sammamish**  
**Utility Rate Study: Stormwater Utility**  
*Stormwater Rate Schedule*

			2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
<b>Annual System-Wide Rate Increase</b>					19.0%	19.0%	19.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
<b>Existing Annual Residential</b>			\$214	\$225	\$268	\$319	\$379	\$387	\$394	\$402	\$410	\$419	\$427	\$436
<b>Class</b>	<b>Unit</b>	<b>% Impervious Surface</b>												
Residential	Parcel		\$214	\$225	\$268	\$319	\$379	\$387	\$394	\$402	\$410	\$419	\$427	\$436
Very Light	Parcel	less than 10%	\$214	\$225	\$268	\$319	\$379	\$387	\$394	\$402	\$410	\$419	\$427	\$436
Light	Acre	10.1% to 20.0%	\$499	\$524	\$624	\$742	\$883	\$901	\$919	\$937	\$956	\$975	\$994	\$1,014
Moderate	Acre	20.1% to 45.0%	\$1,034	\$1,086	\$1,292	\$1,538	\$1,830	\$1,867	\$1,904	\$1,942	\$1,981	\$2,021	\$2,061	\$2,102
Moderately Heavy	Acre	45.1% to 65.0%	\$1,974	\$2,073	\$2,467	\$2,936	\$3,493	\$3,563	\$3,634	\$3,707	\$3,781	\$3,857	\$3,934	\$4,013
Heavy	Acre	65.1% to 85.0%	\$2,524	\$2,650	\$3,154	\$3,753	\$4,466	\$4,555	\$4,646	\$4,739	\$4,834	\$4,930	\$5,029	\$5,130
Very Heavy	Acre	85.1% to 100.0%	\$3,309	\$3,474	\$4,134	\$4,920	\$5,854	\$5,971	\$6,091	\$6,213	\$6,337	\$6,464	\$6,593	\$6,725
<b>Proposed ESU Rates</b>					2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
<b>Monthly Rates</b>														
ESU				\$18.75	\$22.59	\$26.89	\$32.00	\$32.64	\$33.29	\$33.95	\$34.63	\$35.33	\$36.03	\$36.75
ESU w/ Credit					\$14.61	\$17.38	\$20.69	\$21.10	\$21.52	\$21.95	\$22.39	\$22.84	\$23.30	\$23.76
<b>Proposed ESU Annual Rates</b>														
ESU						\$323	\$384	\$392	\$399	\$407	\$416	\$424	\$432	\$441
ESU w/ Credit						\$209	\$248	\$253	\$258	\$263	\$269	\$274	\$280	\$285

**Sammamish**

**Utility Rate Study: Stormwater Utility**  
2017 Priceout

Open Space?	Customer Type	Account Type	Rate Class	Adj Rate Class	Accounts	Total Acres	Impervious Acres	Receiving Credit?	Rate	Revenue	Credit Accounts w/out Credit	
											Rate	Revenue
N	School - ISD	C	3	3	1	33	4	No	\$ 524	\$ 17,124	\$ 524	\$ -
N	School - ISD	C	4	3	2	31	12	Yes	\$ 524	\$ 16,417	\$ 1,086	\$ 34,024
N	School - ISD	C	4	4	1	10	4	No	\$ 1,086	\$ 10,317	\$ 1,086	\$ -
N	School - ISD	C	5	4	3	58	29	Yes	\$ 1,086	\$ 63,520	\$ 2,073	\$ 121,250
N	School - ISD	C	6	6	1	40	26	No	\$ 2,650	\$ 104,781	\$ 2,650	\$ -
N	School - LWSD	C	2	2	4	5	0	No	\$ 225	\$ 900	\$ 225	\$ -
N	School - LWSD	C	3	3	1	2	0	No	\$ 524	\$ 1,053	\$ 524	\$ -
N	School - LWSD	C	4	3	1	20	8	Yes	\$ 524	\$ 10,218	\$ 1,086	\$ 21,177
N	School - LWSD	C	4	4	4	32	12	No	\$ 1,086	\$ 34,719	\$ 1,086	\$ -
N	School - LWSD	C	5	4	2	17	9	Yes	\$ 1,086	\$ 18,212	\$ 2,073	\$ 34,764
N	School - LWSD	C	5	5	2	19	11	No	\$ 2,073	\$ 39,428	\$ 2,073	\$ -
N	School - LWSD	C	6	6	6	17	13	No	\$ 2,650	\$ 45,050	\$ 2,650	\$ -
N	School - LWSD	C	7	7	1	4	3	No	\$ 3,474	\$ 13,410	\$ 3,474	\$ -
N	Commercial	C	2	2	23	391	16	No	\$ 225	\$ 5,175	\$ 225	\$ -
N	Commercial	C	3	2.5	6	41	6	Yes	\$ 262	\$ 10,792	\$ 524	\$ 21,584
N	Commercial	C	3	3	11	18	2	No	\$ 524	\$ 9,254	\$ 524	\$ -
N	Commercial	C	4	3	10	43	14	Yes	\$ 524	\$ 22,778	\$ 1,086	\$ 47,208
N	Commercial	C	4	4	19	68	26	No	\$ 1,086	\$ 74,369	\$ 1,086	\$ -
N	Commercial	C	5	4	15	61	32	Yes	\$ 1,086	\$ 66,561	\$ 2,073	\$ 127,054
N	Commercial	C	5	5	20	60	31	No	\$ 2,073	\$ 123,903	\$ 2,073	\$ -
N	Commercial	C	6	5	11	15	11	Yes	\$ 2,073	\$ 30,991	\$ 2,650	\$ 39,618
N	Commercial	C	6	6	19	22	17	No	\$ 2,650	\$ 57,002	\$ 2,650	\$ -
N	Commercial	C	7	6	5	11	9	Yes	\$ 2,650	\$ 27,852	\$ 3,474	\$ 36,512
N	Commercial	C	7	7	26	20	18	No	\$ 3,474	\$ 68,577	\$ 3,474	\$ -
N	Mobile	M	1	1	58	70	0	No	\$ 225	\$ 13,050	\$ 225	\$ -
N	Mobile (Senior)	M	1	10	2	0	-	Yes	\$ -	\$ -	\$ 225	\$ -
N	Condo	P	3	2.5	1	2	0	Yes	\$ 262	\$ 427	\$ 524	\$ 854
N	Condo	P	4	3	3	52	15	Yes	\$ 524	\$ 27,369	\$ 1,086	\$ 56,722
N	Townhouse	A	4	3	1	34	10	Yes	\$ 524	\$ 17,669	\$ 1,086	\$ 36,620
N	Condo	P	4	4	4	39	13	No	\$ 1,086	\$ 42,061	\$ 1,086	\$ -
N	Condo	P	5	4	4	30	15	Yes	\$ 1,086	\$ 32,515	\$ 2,073	\$ 62,066
N	Condo	P	5	5	6	36	19	No	\$ 2,073	\$ 73,965	\$ 2,073	\$ -
N	Condo	P	6	5	2	9	6	Yes	\$ 2,073	\$ 17,766	\$ 2,650	\$ 22,711
N	Condo	P	6	6	4	31	22	No	\$ 2,650	\$ 81,302	\$ 2,650	\$ -
N	Residential	R	1	0	7	14	-	Yes	\$ 113	\$ 788	\$ 225	\$ -
N	Residential	R	1	1	17,718	6,771	9	No	\$ 225	\$ 3,986,550	\$ 225	\$ -
N	Residential (Ser	R	1	10	121	73	-	Yes	\$ -	\$ -	\$ 225	\$ -
Y	Commercial	C	2	0.5	18	18	2	Yes	\$ 225	\$ 4,050	\$ 225	\$ 4,050
Y	Commercial	C	3	0.5	21	16	2	Yes	\$ 225	\$ 4,725	\$ 524	\$ 8,174
Y	Commercial	C	4	0.5	23	6	2	Yes	\$ 225	\$ 5,175	\$ 1,086	\$ 6,625
Y	Commercial	C	5	0.5	1	0	0	Yes	\$ 225	\$ 225	\$ 2,073	\$ 187
Y	Commercial	C	7	0.5	1	0	0	Yes	\$ 225	\$ 225	\$ 3,474	\$ 35
Y	Commercial	C	2	1	1	83	5	Yes	\$ 225	\$ 225	\$ 225	\$ 225
Y	Commercial	C	3	3	8	94	11	No	\$ 524	\$ 5,711	\$ 524	\$ -
Y	Commercial	C	4	4	5	8	2	No	\$ 1,086	\$ 2,401	\$ 1,086	\$ -
Y	Commercial	C	5	5	1	0	0	No	\$ 2,073	\$ 313	\$ 2,073	\$ -
<b>TOTAL</b>					<b>18,204</b>	<b>8,421</b>	<b>452</b>			<b>\$ 5,188,914</b>		
								LESS: School Curriculum Discount		\$ (91,609)		
TOTAL					18,204	8,421	452	Calculated Total		\$ 5,097,305		
								2017 Budget		\$ 4,950,000		
								Difference (\$)		\$ (147,305)		
								Difference (%)		-2.89%		

**Summary by Class (Compared to Billed)**

Class	Calculated	Billed total	Difference		2017 Calc. ÷ 2016 Act.
School	\$ 283,541	\$ 283,542	\$ 0	0.00%	61.89%
Commercial	\$ 520,304	\$ 504,191	\$ (16,113)	-3.10%	14.63%
Mobile	\$ 13,050	\$ 13,050	\$ -	0.00%	5.14%
Condo	\$ 293,073	\$ 169,869	\$ (123,204)	-42.04%	-4.71%
Residential	\$ 3,987,338	\$ 3,987,113	\$ (225)	-0.01%	5.81%
<b>TOTAL</b>	<b>\$ 5,097,305</b>	<b>\$ 4,957,765</b>	<b>\$ (139,541)</b>	<b>-2.74%</b>	
Assuming Condo bill = calc.		\$ 123,204			
New Total		\$ 5,080,968			
Difference		-0.32%			

	Accounts	Total Acres	Imp. Acres
Rate Credit Summary	261	634	189

Existing Accounts Receiving Credit				
Class	2017 Rev	2017 Rev w/out credits	Credited Amount	% Credited
Schools	\$ 108,367	\$ 211,215	\$ 102,848	49%
Commercial	\$ 158,974	\$ 271,975	\$ 113,002	42%
Condos	\$ 95,745	\$ 178,972	\$ 83,227	47%
Commercial Open Space	\$ 14,625	\$ 19,295	\$ 4,670	24%
<b>Total</b>	<b>\$ 377,711</b>	<b>\$ 681,458</b>	<b>\$ 303,747</b>	<b>45%</b>

**Sammamish**  
**Utility Rate Study: Stormwater Utility**  
 Functional Allocation

Allocation Factors	Functions of Service			Total %
	Base	Use	As All Others	
All Base	100%	0%	0%	100%
All Use	0%	100%	0%	100%
50/50 Split	50%	50%	0%	100%
As All Others	0%	0%	100%	100%
Street Split	28%	72%	0%	100%

Impervious Area	
30,800,000	streets
1,700,000	sidewalks
19,535,594	non-residential imp
63,174,108	residential imp
115,209,701	total

Select Test Year:

Allocation of Operating Expenses						
O&M Expenses	Total (\$)	Base	Use	As All Others	Total (%)	Allocation Basis
<b>Taxes</b>						
State B&O	85,134	0%	0%	100%	100%	As All Others
City Utility	-	0%	0%	100%	100%	As All Others
<b>Administration</b>						
Salaries	130,300	100%	0%	0%	100%	All Base
Benefits	53,400	100%	0%	0%	100%	All Base
Office & Operating Supplies	700	100%	0%	0%	100%	All Base
Meetings Expense	500	100%	0%	0%	100%	All Base
Meeting Meals	-	100%	0%	0%	100%	All Base
Fuel	1,250	100%	0%	0%	100%	All Base
Professional Services	42,000	100%	0%	0%	100%	All Base
Professional Services-Studies	25,000	100%	0%	0%	100%	All Base
Engineering Services	-	100%	0%	0%	100%	All Base
Copying	-	100%	0%	0%	100%	All Base
Operating Contingency	10,000	100%	0%	0%	100%	All Base
Communications	-	100%	0%	0%	100%	All Base
Postage	-	100%	0%	0%	100%	All Base
Travel	350	100%	0%	0%	100%	All Base
Repair & Maintenance	-	100%	0%	0%	100%	All Base
Memberships	-	100%	0%	0%	100%	All Base
Training	2,450	100%	0%	0%	100%	All Base
Intergovernmental Services (1)	88,300	100%	0%	0%	100%	All Base
Lake Sammamish Habitat Study	-	100%	0%	0%	100%	All Base
Intergovernmental Obligations	-	100%	0%	0%	100%	All Base
<b>Engineering</b>						
Salaries	624,600	100%	0%	0%	100%	All Base
Overtime	1,000	100%	0%	0%	100%	All Base
Benefits	322,800	100%	0%	0%	100%	All Base
Office & Operating Supplies	2,000	100%	0%	0%	100%	All Base
Meetings	1,500	100%	0%	0%	100%	All Base
Safety Clothing & Equipment	600	100%	0%	0%	100%	All Base
Fuel	1,500	100%	0%	0%	100%	All Base
Maps and publications	200	100%	0%	0%	100%	All Base
Small Tools & Minor Equipment	1,500	100%	0%	0%	100%	All Base
Professional Services (2)	254,500	100%	0%	0%	100%	All Base
Engineering Services (3)	35,000	100%	0%	0%	100%	All Base
Communications	1,500	100%	0%	0%	100%	All Base
Travel	900	100%	0%	0%	100%	All Base
Repairs & Maintenance	-	100%	0%	0%	100%	All Base
Miscellaneous	-	100%	0%	0%	100%	All Base
Memberships (4)	900	100%	0%	0%	100%	All Base
Training	3,050	100%	0%	0%	100%	All Base

Allocation of Operating Expenses						
O&M Expenses	Total (\$)	Base	Use	As All Others	Total (%)	Allocation Basis
<b>Maintenance &amp; Operations Section</b>						
Salaries	459,200	28%	72%	0%	100%	Street Split
Overtime	10,000	28%	72%	0%	100%	Street Split
Part-Time (9 month)	-	28%	72%	0%	100%	Street Split
On-Call Pay	4,500	28%	72%	0%	100%	Street Split
Benefits	302,800	28%	72%	0%	100%	Street Split
Office & Operating Supplies	134,450	28%	72%	0%	100%	Street Split
Meeting Expense	-	28%	72%	0%	100%	Street Split
Safety Clothing & Equipment	3,600	28%	72%	0%	100%	Street Split
Meetings Meals	-	28%	72%	0%	100%	Street Split
Fuel	21,100	28%	72%	0%	100%	Street Split
Small Tools & Minor Equipment	35,000	28%	72%	0%	100%	Street Split
Professional Services (5)	900,800	28%	72%	0%	100%	Street Split
Professional Services-General Fund (6)	46,500	28%	72%	0%	100%	Street Split
Communications	6,150	28%	72%	0%	100%	Street Split
Travel	1,000	28%	72%	0%	100%	Street Split
Operating Rentals & Leases	19,400	28%	72%	0%	100%	Street Split
Utility Services	41,500	28%	72%	0%	100%	Street Split
Repair & Maintenance	30,000	28%	72%	0%	100%	Street Split
Miscellaneous	-	28%	72%	0%	100%	Street Split
Training	10,000	28%	72%	0%	100%	Street Split
Machinery & Equipment (7)	-	28%	72%	0%	100%	Street Split
SWM - Fleet Repl	33,249	0%	0%	100%	100%	As All Others
SWM - Fleet R&M	28,966	0%	0%	100%	100%	As All Others
Interfund - Technology	168,000	100%	0%	0%	100%	All Base
Interfund - Risk Management	44,550	100%	0%	0%	100%	All Base
<b>STORM AND SURFACE WATER MANAGEMENT COMPREHENSIVE PLAN (ABOVE 2017/2018 BUDGET)</b>						
<b>Other Operating Expenses</b>						
Zackuse Creek Basin Plan	75,000	100%	0%	0%	100%	All Base
Pine Lake Creek Basin Plan	-	100%	0%	0%	100%	All Base
Laughing Jacobs Creek Basin Plan	75,000	100%	0%	0%	100%	All Base
Evans Creek Basin Plan	-	100%	0%	0%	100%	All Base
Beaver Management Program	15,000	100%	0%	0%	100%	All Base
Updated Storm and Surface Water Comp	-	100%	0%	0%	100%	All Base
Updated Surface Water Design Manual/Cit	-	100%	0%	0%	100%	All Base
Updated Critical Areas Map	35,000	100%	0%	0%	100%	All Base
Beaver Management Strategy	20,000	100%	0%	0%	100%	All Base
Ground Seepage Strategy & Implementati	-	100%	0%	0%	100%	All Base
WQ Monitoring plan/reporting	65,000	100%	0%	0%	100%	All Base
Update Stormwater webpage	-	100%	0%	0%	100%	All Base
Develop Stormwater educational material	-	100%	0%	0%	100%	All Base
Ditch Maintenance	100,000	100%	0%	0%	100%	All Base
Enforce maintenance of private storm faci	-	100%	0%	0%	100%	All Base
Stormwater asset management	31,800	100%	0%	0%	100%	All Base
Street Sweeping Program	90,000	100%	0%	0%	100%	All Base
<b>Additional FTEs</b>						
Maintenance Worker 1	62,306	100%	0%	0%	100%	All Base
<b>Total Operating Expenses:</b>	<b>\$ 4,560,806</b>	<b>\$ 2,958,979</b>	<b>\$ 1,454,477</b>	<b>\$ 147,349</b>		
Service Functions:		64.88%	31.89%	3.23%		
Allocation "As All Others":		98,790	48,560	(147,349)		
	<b>\$ 4,560,806</b>	<b>3,057,769</b>	<b>1,503,037</b>	<b>-</b>		
		<b>67.04%</b>	<b>32.96%</b>			
<b>Additional Expenses</b>						
System reinvestment	1,257,498	843,083	414,415			
Existing Debt	49,635	33,277	16,357			
New Debt	-	-	-			
Other Revenue	(32,000)	(21,454)	(10,546)			
Interest	(6,616)	(4,436)	(2,180)			
Net Cash Flow	243,068	162,964	80,104			
Additional Taxes from Rate Increase	14,578	9,774	4,804			
<b>O&amp;M Expenses Functional Allocation:</b>	<b>\$ 6,086,968</b>	<b>\$ 4,080,977</b>	<b>\$ 2,005,991</b>	<b>\$ -</b>		
<b>O&amp;M Expenses: Allocation (%):</b>		<b>67.04%</b>	<b>32.96%</b>	<b>0.00%</b>		

**Sammamish**  
**Utility Rate Study: Stormwater Utility**  
*Rate Design*

Design Rates for:

Equivalent Service Unit (ESU) Calculation						
Include Senior Accounts? <input type="text" value="No"/>						
<b>Residential Customer Base</b>						
	<b>Total</b>	<b>Notes</b>				
Single Family Parcels	17,846	Accounts				
less: Senior Accounts	(121)	Accounts				
Mobile Unit Parcels	60	Accounts				
less: Senior Accounts	(2)	Accounts				
Plus: Projected growth	267	Accounts				
	<b>18,050</b>	<b>Accounts = ESUs</b>				
<b>Non-Residential Customer Base</b>						
	<b>Total</b>	<b>Receiving Credit</b>	<b>No Credit</b>	<b>Notes</b>	<b>% Acres w/ Credit</b>	
Commercial Impervious Area	187	74	112	impervious acres	40%	
Commercial Impervious Area: Open	23	10	13	impervious acres	42%	
Condo Impervious area	103	48	55	impervious acres	47%	
School Impervious Area	135	59	76	impervious acres	44%	
Total Impervious Acres	448	192	257	impervious acres		
x Square feet per Acre	<b>43,560</b>	<b>43,560</b>	<b>43,560</b>	sq ft		
Impervious sq ft	19,535,594	8,351,841	11,183,753	impervious sq ft		
÷ Impervious sq ft per ESU	<b>3,500</b>	<b>3,500</b>	<b>3,500</b>	impervious sq ft		
Non-Residential Customer Base	<b>5,582</b>	<b>2,386</b>	<b>3,195</b>	<b>ESUs</b>		
<b>TOTAL BILLABLE UNITS</b>	<b>23,631</b>	<b>2,386</b>	<b>21,245</b>	<b>ESUs</b>		

Rate Design	
Rate Revenue Requirement	\$ 6,086,968
Plus: ISD Curriculum Credits	\$ 42,292
Plus: LWSD Curriculum Credits	\$ 49,317
<b>Effective Revenue Requirement</b>	<b>\$ 6,178,577</b>

**Sammamish**  
**Utility Rate Study: Stormwater Utility**  
*Rate Design*

2018 Credit Calculation	Base	Use	Total
<b>2018 Revenue Requirement</b>			
Expense Allocation	\$4,142,396	\$2,036,181	\$6,178,577
% Allocation	67.04%	32.96%	
<b>Customer Data</b>			
Applicable ESUs	23,631	21,245	
<b>Monthly Rate</b>	<b>\$14.61</b>	<b>\$7.99</b>	<b>\$22.59</b>
<b>Annual Rate</b>	<b>\$175</b>	<b>\$96</b>	<b>\$271</b>
<i>Information Only: ATB 2018 Existing Rate</i>			\$268
		<b>35.3% Maximum Credit</b>	

Customer Impact	Existing Tier Structure 2017 Revenue	ESU w/ Credit Structure					
		ESUs	Credit ESUs	2018 Revenue	Edu. Discounts	Total Charge	Change
Rate		\$ 22.59	\$ 14.61				
Commercial	\$ 520,304	1,567	1,050	\$ 609,063	\$ -	\$ 609,063	17%
Condos	\$ 293,073	687	598	\$ 291,052	\$ -	\$ 291,052	-1%
Schools	\$ 283,541	941	738	\$ 384,548	\$ (91,609)	\$ 292,939	3%
Mobile	\$ 13,050	58	-	\$ 15,726	\$ -	\$ 15,726	21%
Residential	\$ 3,987,338	17,992	-	\$ 4,878,189	\$ -	\$ 4,878,189	22%
<b>Total</b>	<b>\$ 5,097,305</b>	<b>21,245</b>	<b>2,386</b>	<b>\$ 6,178,577</b>	<b>\$ (91,609)</b>	<b>\$ 6,086,968</b>	<b>19%</b>

	Existing Tier Structure			ESU w/ Credit Structure		
	2017 Revenue	2018 Revenue at Existing Rates	2018 ATB Revenue	2018 Revenue	2018 ESU above 2018 Existing	2018 ESU Above 2018 ATB
Commercial	\$ 520,304	\$ 528,108	\$ 628,449	\$ 609,063	15%	-3%
Condos	\$ 293,073	\$ 297,469	\$ 353,988	\$ 291,052	-2%	-18%
Schools	\$ 283,541	\$ 229,129	\$ 272,663	\$ 292,939	28%	7%
Mobile	\$ 13,050	\$ 13,246	\$ 15,762	\$ 15,726	19%	0%
Residential	\$ 3,987,338	\$ 4,047,148	\$ 4,816,106	\$ 4,878,189	21%	1%
<b>Total</b>	<b>\$ 5,097,305</b>	<b>\$ 5,115,099</b>	<b>\$ 6,086,968</b>	<b>\$ 6,086,968</b>	<b>19%</b>	<b>0%</b>

**CITY OF SAMMAMISH  
WASHINGTON  
ORDINANCE NO. O2018-**

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**AN ORDINANCE OF THE CITY OF SAMMAMISH,  
WASHINGTON, AMENDING CHAPTER 13.15 OF THE CITY  
OF SAMMAMISH MUNICIPAL CODE AUTHORIZING  
COLLECTION OF SURFACE WATER SYSTEM  
DEVELOPMENT CHARGES; PROVIDING FOR  
SEVERABILITY; AND ESTABLISHING AN EFFECTIVE  
DATE.**

WHEREAS, THE City of Sammamish is a non-charter optional municipal code city incorporated under the laws of the State of Washington and has the power to enact ordinances and regulate surface water runoff for the protection of the public health, safety and general welfare; and

WHEREAS, new land use development may cause additional surface water runoff problems if not properly mitigated through constructed improvements; and

WHEREAS, development should pay a fair and equitable portion of the cost of off-site drainage improvements which become necessary to manage surface water runoff due to their projects;

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SAMMAMISH, WASHINGTON, DO ORDAIN AS FOLLOWS:**

**Section 1. Section 13.15.010(1) Sammamish Municipal Code, Amended.** Section 13.15.010(1) SMC is hereby amended as shown in Attachment A, attached and incorporated herein by this reference.

**Section 2. Severability.** Should any section, paragraph, sentence, clause or phrase of this Ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this Ordinance be pre-empted by state or federal law or regulation, such decision or pre-emption shall not affect the validity of the remaining portions of this Ordinance or its application to other persons or circumstances.

**Section 4. Effective Date.** This Ordinance shall be published in the official newspaper of the City and shall take effect and be in full force five (5) days after the date of publication.

**ADOPTED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF  
ON THE \_\_\_ DAY OF \_\_\_\_\_ 2018.**

CITY OF SAMMAMISH

\_\_\_\_\_  
Christie Malchow, Mayor

ATTEST/AUTHENTICATED:

\_\_\_\_\_  
Melonie Anderson, City Clerk  
Approved as to Form:

\_\_\_\_\_  
Michael R. Kenyon, City Attorney

Filed with the City Clerk: \_\_\_\_\_  
First Reading: \_\_\_\_\_  
Passed by the City Council: \_\_\_\_\_  
Date of Publication: \_\_\_\_\_  
Effective Date: \_\_\_\_\_

Attachment A

Chapter 13.15

**SURFACE WATER DEVELOPMENT CHARGE**

**Sections:**

~~13.15.010—Surface water system development charge authorized.~~

(1) City Authorized to Collect Charge. The City is authorized to collect a surface water system development charge, effective January 1, 2013~~9~~, as follows:

Development	Fee
New residential dwelling unit or commercial building with up to 2,500 square feet of impervious coverage	<del>\$1,491</del> <u>2,085.00</u>
Each additional 250 square feet of impervious coverage over 2,500 square feet	<del>\$149.10</del> <u>208.50</u>
Other structures or additions of up to 250 square feet of impervious coverage requiring a building permit	<del>\$149.10</del> <u>208.50</u> , plus <del>\$149.10</del> <u>208.50</u> for each additional 250 square feet

All impervious surface areas shall be rounded to the nearest 250-square-foot increment. The fee shall not apply to rockeries or retaining walls.

(2) Charges Shall Be Liens. All charges made under this section shall constitute a lien upon the property from which such charges are due, superior to all other liens and encumbrances whatsoever, except for general taxes and local special assessments. Enforcement of such lien shall be in the manner provided by law. All properties assessed a surface water system development charge shall have a notation on their plats stating that the property may be subject to a lien for the final costs of any necessary off-site surface water drainage improvements. (~~Ord. O2012-334 § 1;~~ ~~Ord. O2011-304 § 1 (Att. A)~~)

**Agenda Bill**  
 City Council Regular Meeting  
 November 20, 2018



<b>SUBJECT:</b>	Public Hearing/Ordinance: Condemnation of Open Space in Balmoral Division No. 1 as Required for the Lower Commons to Big Rock Park Trail Easement	
<b>DATE SUBMITTED:</b>	November 07, 2018	
<b>DEPARTMENT:</b>	Parks & Recreation	
<b>NEEDED FROM COMMISSION:</b>	<input checked="" type="checkbox"/> Action <input type="checkbox"/> Direction <input type="checkbox"/> Informational	
<b>RECOMMENDATION:</b>	Present ordinance for public reading, hearing, and adoption.	
<b>EXHIBITS:</b>	<a href="#">1. Exhibit 1 - LC-BRP Trail Easement Condemnation Ordinance</a> <a href="#">2. Exhibit 2 - LC to BRP Trail Exhibit</a> <a href="#">3. Exhibit 3 - Legal Description 0509000TRCT</a>	
<b>BUDGET:</b>		
Total dollar amount	\$60,000	<input checked="" type="checkbox"/> <b>Approved in budget</b>
Fund(s)	302-337-594-76-61-00	<input type="checkbox"/> <b>Budget reallocation required</b>
		<input type="checkbox"/> <b>No budgetary impact</b>
<b>WORK PLAN FOCUS AREAS:</b>		
<input checked="" type="checkbox"/> Transportation	<input type="checkbox"/> Community Safety	
<input type="checkbox"/> Communication & Engagement	<input checked="" type="checkbox"/> Community Livability	
<input type="checkbox"/> High Performing Government	<input checked="" type="checkbox"/> Culture & Recreation	
<input type="checkbox"/> Environmental Health & Protection	<input type="checkbox"/> Financial Sustainability	

**NEEDED FROM COMMISSION:**  
 Present the Condemnation Ordinance for the Lower Commons to Big Rock Park Trail Easement for first reading, public hearing, and adoption.

**KEY FACTS AND INFORMATION SUMMARY:**  
 The City has proceeded with a formal public notification process to inform property owners of the Balmoral Division No. 1 Open Space Tract that the City may need to exercise its right of eminent domain to construct a .14 mile trail from Lower Commons Park to Big Rock Park.

The City identified a trail corridor that will link Sammamish Commons to Big Rock Park, creating a key non-motorized loop connecting the neighboring residential areas, Sammamish Commons, and Town Center. This trail corridor connection requires the City to acquire a 20' wide linear easement along the property lines of two open space tracts, Tract C of Balmoral Division No. 1, and Tract A of Lancaster Ridge. The use of the easement is limited to a non-motorized trail and associated improvements.

The City Council unanimously approved the purchase of the Lancaster Ridge Easement February 6, 2018. Final documents with the Lancaster Ridge Homeowner's Association were successfully completed February 28, 2018.

Balmoral Division No. 1 does not have an incorporated or binding Home Owner's Association; therefore, negotiations and secured agreements must be made with each of the nine (9) lot owners. The City's contracted real estate consultant sent out an offer letter via certified mail to each of the nine Balmoral residents January 16, 2018 with an offer of \$6,666.67 (1/9 interest of \$60,000). The acquisition amount of \$60,000 is supported by an appraisal dated December 7, 2016. To date, the City does not have consensus for acquisition among all nine property owners.

This formal process does not mean condemnation will be required. A letter was sent to all nine affected property owners October 16, 2018 indicating that it is the City's desire to reach amicable settlement agreements for the purchase of the easement. Should condemnation be necessary, property owners will receive fair market compensation.

#### **FINANCIAL IMPACT:**

The anticipated costs to purchase the easement are approximately \$60,000.

The amount of \$7,000,000 is allocated in the 2018 Parks Capital Improvement Plan (CIP) for Land Acquisition, and \$1,000,000 is allocated in 2019.

#### **OTHER ALTERNATIVES CONSIDERED:**

Should the City Council choose not to enact the use of condemnation for the purpose of the easement acquisition, completion of the trail will be jeopardized, if an agreement cannot be reached with all nine of the property owners.

#### **RELATED CITY GOALS, POLICIES, AND MASTER PLANS:**

[Trails, Bikeways and Paths Plan, 2004](#)

[Parks, Recreation, and Open Space Plan, adopted 2018](#)

**CITY OF SAMMAMISH  
WASHINGTON  
ORDINANCE No. O2018-\_\_**

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**AN ORDINANCE OF THE CITY OF SAMMAMISH,  
WASHINGTON, AUTHORIZING USE OF  
CONDEMNATION PURSUANT TO CHAPTER 8.12 RCW AS  
REQUIRED FOR THE LOWER COMMONS TO BIG ROCK  
PARK TRAIL; AUTHORIZING PAYMENT THEREFORE  
FROM THE CITY'S PARKS CAPITAL IMPROVEMENT  
PROGRAM FUND; PROVIDING FOR SEVERABILITY;  
AND ESTABLISHING AN EFFECTIVE DATE**

WHEREAS, City of Sammamish (“City”) residents have identified trails as a top priority in the park system and desire to have a network of interconnected, single- and multi-use trails for walking, running and cycling to promote connectivity between parks, neighborhoods and public amenities or destinations; and

WHEREAS, with the development of the Town Center, the City has an opportunity to create a trail corridor that links not only to the Sammamish Commons, but could be expanded to connect to Big Rock Park; and

WHEREAS, in creating a trail corridor, the City seeks to connect two City parks, the Lower Commons Park and Big Rock Park (the “Lower Commons to Big Rock Park Trail”); and

WHEREAS, the Lower Commons to Big Rock Park Trail has been a priority for the City since 2004, as identified in the City’s Trails, Bikeways and Paths Plan; and

WHEREAS, the Sammamish Commons Trail Connection Phase I: Lower Sammamish Commons to Big Rock Park has been funded in the City’s Parks Capital Improvement Plan (“CIP”) since 2013; and

WHEREAS, the Sammamish Commons & Town Center Trail – linking Big Rock Park, the Commons, and Town Center has been identified as a priority trail connection for the City, as identified in the City’s 2018 Parks, Recreation, and Open Space Plan (“PRO”); and

WHEREAS, the goals, objectives, and policies presented in the 2018 PRO Plan reflect and amplify the goals, objectives, and policies that are referenced in the City of Sammamish Comprehensive Plan; and

WHEREAS, two single-family subdivisions, the Balmoral Division 1 (“Balmoral Division”) and Lancaster Ridge, are located between the two parks. Each subdivision has private open space that provides the potential for a trail connection; and

WHEREAS, in 2018, the City successfully negotiated with Lancaster Ridge residents to

obtain an easement through their open space to accommodate the Lower Commons to Big Rock Park Trail; and

WHEREAS, the Balmoral Division open space property is an open space tract held in common ownership by nine owners of individual properties, depicted in Exhibit A and legally described in Exhibit B (“the Take Property”); and

WHEREAS, on-going efforts to acquire the Take Property by negotiation and agreement are being undertaken by the City and its agents; and

WHEREAS, in the event that negotiated acquisition of the Take Property is not fully successful in advance of the anticipated commencement of construction, it is essential that the City be prepared to initiate condemnation proceedings; and

WHEREAS, payment of just compensation for the Take Property acquired through condemnation and costs of litigation should be made from the City’s Parks CIP; and

WHEREAS, the City Council finds that acquisition of the Take Property for the Lower Commons to Big Rock Park Trail is for a public use, in the public interest, and is necessary; and

WHEREAS, the City has provided notice of the adoption of this Ordinance in the manner set forth in RCW 8.12.005 and 8.25.290;

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SAMMAMISH, WASHINGTON, DO ORDAIN AS FOLLOWS:**

Section 1. Declaration of Public Use and Necessity. Acquisition of real property and property rights for the Lower Commons to Big Rock Park Trail Project, which will connect two City parks—the Lower Commons and the Big Rock Park—is for a public use, in the public interest, and is necessary. The Lower Commons Park to Big Rock Park Trail will be used for necessary open space, park, and recreation purposes. The Lower Commons to Big Rock Park Trail will be constructed and maintained for the benefit of the public. The City Council specifically declares that acquisition of the real property and property rights legally described in Exhibit A and depicted in Exhibit B, attached hereto and by this reference fully incorporated herein, is necessary for the public use of establishing the Lower Commons to Big Rock Park Trail.

Section 2. Authorization to Exercise Power of Eminent Domain. The City Attorney is hereby authorized to commence condemnation proceedings to acquire the real property and property rights legally described in Exhibit A and depicted in Exhibit B under the City’s power of eminent domain pursuant to Chapter 8.12 RCW.

Section 3. Compensation. Compensation to be paid to the owners of the properties identified in Section 2, above, and costs and expenses of litigation authorized by this Ordinance, shall be paid from the City’s Parks Capital Improvement Plan.

Section 4. Severability. Should any section, paragraph, sentence, clause or phrase of this

Ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this Ordinance be pre-empted by state or federal law or regulation, such decision or pre-emption shall not affect the validity of the remaining portions of this Ordinance or its application to other persons or circumstances.

Section 5. Effective Date. This Ordinance shall be published in the official newspaper of the City, and shall take effect and be in full force five (5) days after the date of publication.

**ADOPTED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2018.**

CITY OF SAMMAMISH

\_\_\_\_\_  
Mayor Christie Malchow

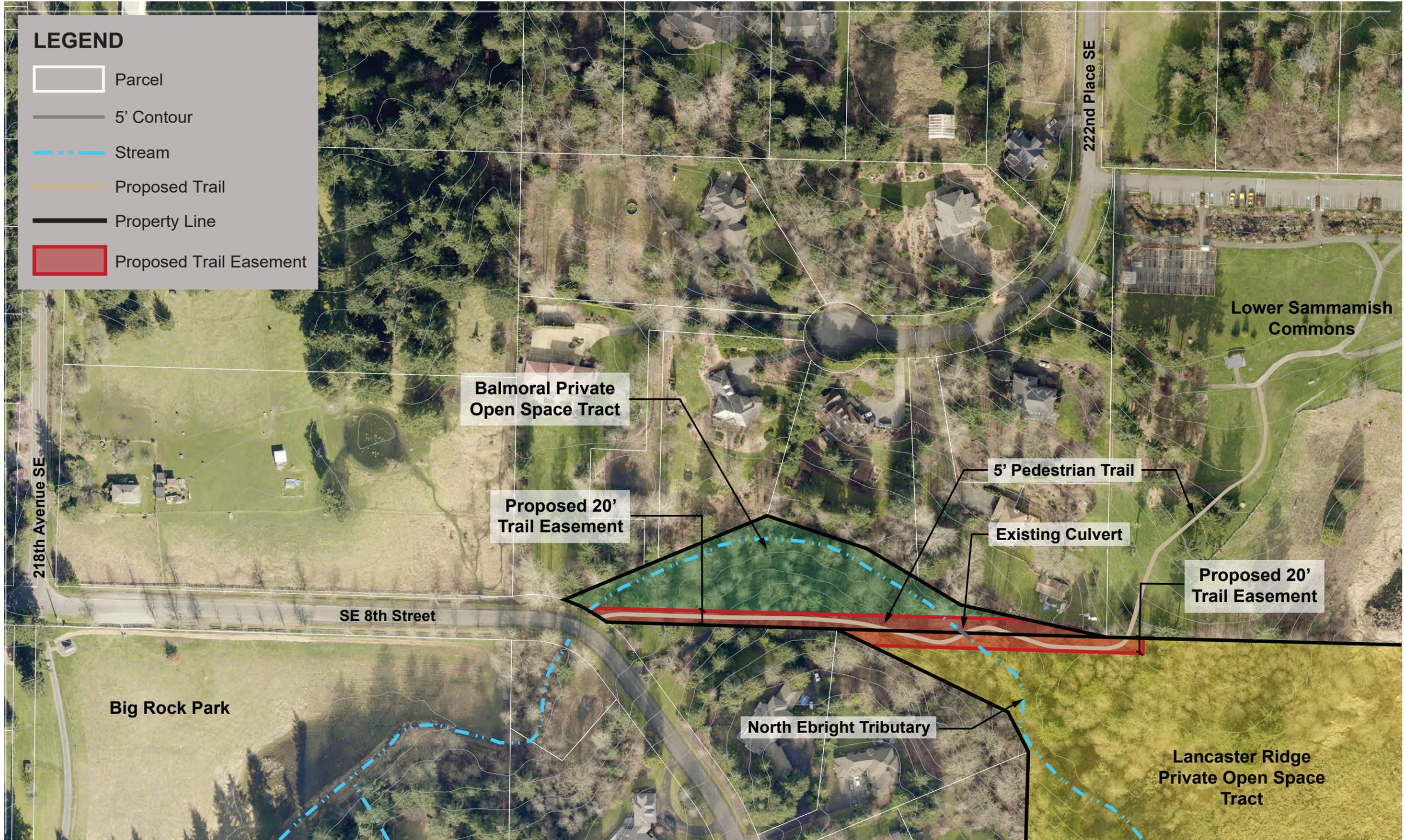
ATTEST/AUTHENTICATED:

\_\_\_\_\_  
Melonie Anderson, City Clerk

Approved as to form:

\_\_\_\_\_  
Michael R. Kenyon, City Attorney

Filed with the City Clerk:  
Public Hearing:  
First Reading:  
Public Hearing:  
Second Reading:  
Passed by the City Council:  
Date of Publication:  
Effective Date:



02/06/18, Updated 02/26/18

Lower Sammamish Commons to Big Rock Park Trail Connection



**LEGAL DESCRIPTION OF SUBJECT PROPERTY**

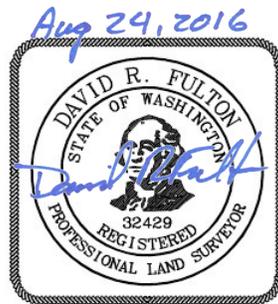
Tract C of the Plat of Balmoral Division Number 1 as recorded in Volume 131 of Plats, Pages 92 and 93, records of King County, Washington;

Situate in the City of Sammamish, County of King, State of Washington

**LEGAL DESCRIPTION OF ACCESS EASEMENT**

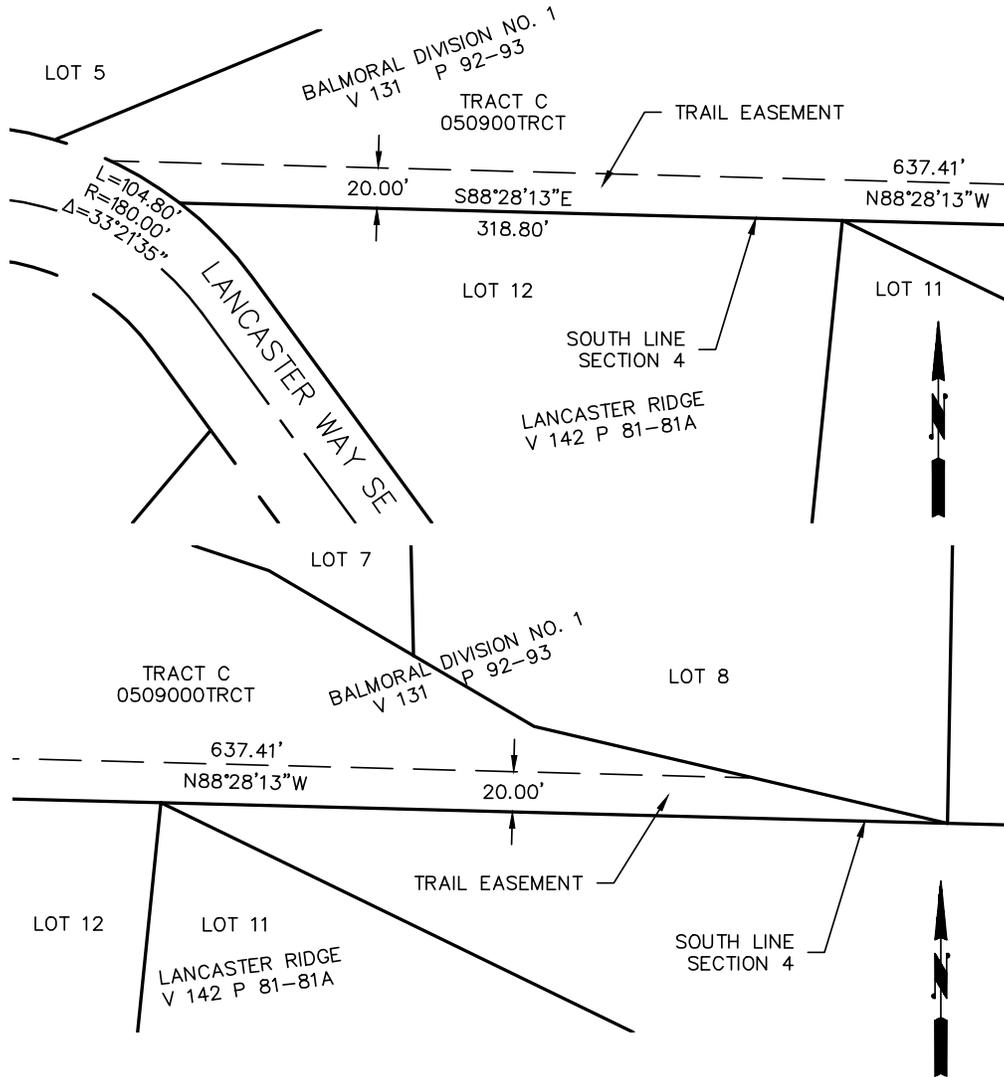
The South 20 feet of Tract C of the Plat of Balmoral Division Number 1 as recorded in Volume 131 of Plats, Pages 92 and 93, records of King County, Washington;

Containing 13,375 square feet or 0.307 acres more or less.



# EXHIBIT MAP

## BALMORAL DIV 1 TRAIL EASEMENT



11255 Kirkland Way, Suite 300  
Kirkland, WA 98033  
p. 425.827.2014 | f. 425.827.5043  
Civil | Structural | Planning | Survey  
paceengrs.com

SCALE: 1" = 80' FILE: \14520.10.07-EASE.DWG DATE: 08/23/2016 DWL PROJ. NO.: 14520.12

**Agenda Bill**  
 City Council Regular Meeting  
 November 20, 2018



<b>SUBJECT:</b>	Resolution amending the Master Fee Schedule for 2019	
<b>DATE SUBMITTED:</b>	November 08, 2018	
<b>DEPARTMENT:</b>	Finance	
<b>NEEDED FROM COUNCIL:</b>	<input checked="" type="checkbox"/> Action <input type="checkbox"/> Direction <input type="checkbox"/> Informational	
<b>RECOMMENDATION:</b>	Pass the Resolution to amend the Master Fee Schedule for 2019	
<b>EXHIBITS:</b>	<a href="#">1. Exhibit 1 - Resolution 2019 Fee Schedule</a> <a href="#">2. Exhibit 2 - 2019 Fee Schedule</a>	
<b>BUDGET:</b>		
<b>Total dollar amount</b>		<input checked="" type="checkbox"/> <b>Approved in budget</b>
<b>Fund(s)</b>	General Fund, Street Fund, Stormwater Fund	<input type="checkbox"/> <b>Budget reallocation required</b> <input type="checkbox"/> <b>No budgetary impact</b>
<b>WORK PLAN FOCUS AREAS:</b>		
<input type="checkbox"/> Transportation	<input checked="" type="checkbox"/> Community Safety	
<input type="checkbox"/> Communication & Engagement	<input checked="" type="checkbox"/> Community Livability	
<input type="checkbox"/> High Performing Government	<input checked="" type="checkbox"/> Culture & Recreation	
<input checked="" type="checkbox"/> Environmental Health & Protection	<input checked="" type="checkbox"/> Financial Sustainability	

**NEEDED FROM COUNCIL:**

Should the 2019 Master Fee Schedule be approved by the City Council?

**KEY FACTS AND INFORMATION SUMMARY:**

This Resolution amends the Master Fee Schedule for 2019. The Master Fee Schedule is updated on an annual basis to reflect the actual cost of providing services. Changes to the Master Fee Schedule include the following:

Permit Processing and Inspection Fees:

Permit processing fees (e.g. building, planning, fire code, public works, etc.) and inspection fees have been adjusted for inflation using the June 2017 to June 2018 CPI-U factor of 3.3%. An electrical fee has

been added for solar panel installation inspections. Planning pre-application conference fees have been separated from their counter service fees for administrative ease.

Concurrency Test Fees:

The concurrency test fees have been revised to reflect the true cost for concurrency model test runs for development. The increase is for managing the model and for running two tests as we now have an A.M. and P.M. model which is new to our city this year.

Surface Water Fees and System Development Charges:

Following the recommendation of the 2017 rate study, Surface Water fees on single family homes increased from the current annual rate of \$268 per Equivalent Service Unit (ESU) to \$319 per ESU. Beginning in 2019 the method used to calculate fees on non-residential property will change from a flat rate for a range of impervious surface (\$624 per acre for very light use to \$4,134 per acre for very heavy use) to a fee of \$319 per ESU. One ESU equals 3,500 square feet of impervious surface. Based on the 2017 rate study, an ordinance was approved increasing the System Development Charge (SDC) from \$1,491 to \$2,085 per residential unit. The SDC for non-residential properties will be \$2,085 plus \$208.50 for each 250 square feet over 2,500 square feet.

Wireless Facility Fees:

The wireless facility right of way annual fees are increasing 3% per the contracts with the wireless providers.

**FINANCIAL IMPACT:**

The major financial change is related to the 19% increase in Surface Water Fees and will result in approximately \$1.2 million of additional revenue receipted to the Surface Water Management Fund. The additional revenue will fund the 3 new Stormwater positions approved in the budget and will provide capital funding.

Revenue to the General Fund from the inflationary adjustment to permit processing and inspection fees is dependent on development activity.

**OTHER ALTERNATIVES CONSIDERED:**

Do not increase fees or increase the fees by different amounts which could affect available funding for permitting and development activity as well as Surface Water capital projects.

**CITY OF SAMMAMISH  
WASHINGTON  
RESOLUTION NO. R2018-\_\_\_**

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**A RESOLUTION OF THE CITY OF SAMMAMISH, WASHINGTON,  
AMENDING RESOLUTION R2018-798 THE CITY’S MASTER FEE  
SCHEDULE**

**WHEREAS**, Sammamish Ordinance No. O99-46 established the City’s Master Fee Schedule; and

**WHEREAS**, Sammamish Ordinance No. O2002-114 repealed Ordinance No. 099-46 and adopted a new Master Fee Schedule, which may be amended or replaced by means of a resolution; and

**WHEREAS**, the City Council finds that the Master Fee Schedule should be amended to incorporate new and clarified fee information;

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SAMMAMISH, WASHINGTON, DOES RESOLVE AS FOLLOWS:**

**Section 1. Master Fee Schedule Amended.** The City of Sammamish Master Fee Schedule is hereby amended to read as set forth in Attachment A attached hereto and incorporated by reference. Resolution R2018-798 is hereby repealed.

**Section 2 Effective Date:** This Resolution shall take effect January 1st, 2019.

**PASSED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF ON THE 20<sup>th</sup> OF NOVEMBER 2017.**

CITY OF SAMMAMISH

\_\_\_\_\_  
Mayor Christie Malchow

ATTEST/AUTHENTICATED:

\_\_\_\_\_  
Melonie Anderson, City Clerk

Approved as to form:

\_\_\_\_\_  
Michael R. Kenyon, City Attorney

Filed with the City Clerk: November 13, 2018

Passed by the City Council:

Resolution No.: R2018-\_\_\_\_\_

**2019 FEE SCHEDULE**

Fee Name/Description of Service	2018 Fee	2019 Fee	Unit Description
<b>Administration</b>			
Agendas, City Council			No charge
Appeal fee	\$ 250.00	\$ 250.00	
Budget document			Cost of reproduction
Comprehensive plan			Cost of reproduction
Computer generated data (customer provided disc)	<del>\$ 26.00</del>	\$ 27.00	Per hour
DVD/CD	\$ 5.00	\$ 5.00	
Engineering Copies			
Black & white Copies			
C-Size (18 X 24)	\$ 5.00	\$ 5.00	Per sheet
D-Size (24 X 36)	\$ 7.00	\$ 7.00	Per sheet
E-Size (34 X 44)	\$ 10.00	\$ 10.00	Per sheet
Color maps			
E-Size (34 X 44)	\$ 15.00	\$ 15.00	Per map
GIS Data (requires signed disclaimer)	<del>\$ 21.00</del>	\$ 22.00	Per storage device
Digital orthophotos (requires signed disclaimer)	\$ 20.00	\$ 20.00	Per DVD
Mailing (minimum)	\$ 2.00	\$ 2.00	
Returned item/NSF checks	<del>\$ 26.00</del>	\$ 27.00	
Passport processing fee	\$ 25.00	\$ 25.00	
Photocopy/computer print-outs	<del>\$ 0.15</del>	\$ 0.16	Per page (first 10 pages free)
Scanning			Cost of reproduction
Zip drive	\$ 10.00	\$ 10.00	Up to \$10.00 per USB zip drive
<b>Business Licenses</b>			
Business license (annual)	\$ 15.00	\$ 15.00	
Peddler	\$ 15.00	\$ 15.00	
Religious organizations (nonbusiness activities only)			Exempt
<b>Building</b>			
<b>Pre-application and counter service fees by building type( 1 to 4)</b>			
Type 1	<del>\$ 128.00</del>	\$ 132.00	Plus \$132.00 per hour for more than 1 hour
Type 2	<del>\$ 256.00</del>	\$ 264.00	Plus \$132.00 per hour for more than 2 hours
Type 3	<del>\$ 384.00</del>	\$ 396.00	Plus \$132.00 per hour for more than 3 hours
Type 4	<del>\$ 512.00</del>	\$ 528.00	Plus \$132.00 per hour for more than 4 hours
<b>Building permit</b>			
Inspection fee	<del>\$ 128.00</del>	\$ 132.00	Minimum \$132.00 fee per inspection
Administrative service fee	<del>\$ 256.00</del>	\$ 264.00	
<b>Building valuation</b>			
\$1.00 to \$500.00	<del>\$ 28.00</del>	\$ 29.00	
\$501 to \$2,000	<del>\$ 28.00</del>	\$ 29.00	For the first \$500 plus \$4.00 for each additional \$100 or fraction thereof to and including \$2,000.
\$2,001 to \$25,000	<del>\$ 85.00</del>	\$ 88.00	For the first \$2,000 plus \$18.00 for each additional \$1,000 or fraction thereof to and including \$25,000.
\$25,001 to \$50,000	<del>\$ 474.00</del>	\$ 490.00	For the first \$25,000 plus \$12.00 for each additional \$1,000 or fraction thereof to and including \$50,000.
\$50,001 to \$100,000	<del>\$ 779.00</del>	\$ 805.00	For the first \$50,000 plus \$9.00 for each additional \$1,000 or fraction thereof to and including \$100,000.
\$100,001 to 500,000	<del>\$ 1,204.00</del>	\$ 1,244.00	For the first \$100,000 plus \$7.00 for each additional \$1,000 or fraction thereof to and including \$500,000.
\$500,001 to \$1,000,000	<del>\$ 3,920.00</del>	\$ 4,049.00	For the first \$500,000 plus \$5.00 for each additional \$1,000 or fraction thereof to and including \$1,000,000.

\$ 1,000,001 and up	<del>6,792.00</del>	\$ 7,016.00	For the first \$1,000,000 plus \$4.00 for each additional \$1,000 or fraction thereof.
<b>Building - Plan Review Fees</b>			
Initial plan review fee (covers first review and 1 re-check)	<del>128.00</del>	\$ 132.00	\$132.00 minimum. Actual fee is 65% of the building permit fee.
Resubmittal after plans checked & approved	<del>128.00</del>	\$ 132.00	\$132.00 minimum. Actual fee is 65% of the building permit fee.
Additional reviews after 1 re-check	<del>128.00</del>	\$ 132.00	Per hour (1 hour minimum) Double for repeated re-inspections.
Expedited review fee			Double the plan review fee.
Consultant fees			Cost of service.
Legal review fees			Cost of service.
Certificates of occupancy (when not part of a current building permit)	<del>256.00</del>	\$ 264.00	
Condominium conversion plans/inspections	<del>384.00</del>	\$ 396.00	Plus \$132.00 per hour after 1 hour
Demolition permit	<del>192.00</del>	\$ 198.00	Plus a \$500.00 site bond.
Re-roof permit	<del>192.00</del>	\$ 198.00	
<b>Energy Code</b>			
Residential remodel/addition	<del>65.00</del>	\$ 67.00	
New single family	<del>90.00</del>	\$ 93.00	
Tenant improvement			
0 to 10,000 square feet	<del>65.00</del>	\$ 67.00	
10,001 and up	<del>90.00</del>	\$ 93.00	
Multi-family per building	<del>130.00</del>	\$ 134.00	
New commercial	<del>118.00</del>	\$ 122.00	
Commercial addition	<del>90.00</del>	\$ 93.00	
<b>Miscellaneous Building Fees</b>			
Re-Inspection fee when not ready and/or repeated inspections are required	<del>128.00</del>	\$ 132.00	Per hour (1 hour minimum) Double for repeated re-inspections.
Inspections with no specific fee	<del>128.00</del>	\$ 132.00	Per hour (1 hour minimum)
Inspections outside normal work hours (2 hour minimum charge)	<del>384.00</del>	\$ 396.00	Plus \$198.00/hour after 2 hours.
<b>House Moving</b>			
Class 1 and 2			
Moving permit	<del>76.00</del>	\$ 79.00	
Inspection fee	<del>192.00</del>	\$ 198.00	
Hourly fee after first hour	<del>128.00</del>	\$ 132.00	Per hour.
Moved into city from outside	<del>0.50</del>	\$ 0.50	Per mile.
Class 3 and 4 – moving permit	<del>76.00</del>	\$ 79.00	
Cash deposit or corporate surety bond	\$ 10,000.00	\$ 10,000.00	Or such greater amount as the building official deems necessary.
A public liability insurance policy			Providing \$250,000.00 or greater as the building official deems necessary.
Minimum housing inspection fee	<del>192.00</del>	\$ 198.00	Plus \$132.00 per hour after 1 hour
<b>Mobile home location inspection</b>			
Mobile home permit inspection	<del>336.00</del>	\$ 347.00	
Temporary mobile home	<del>268.00</del>	\$ 277.00	
<b>Sign fees</b>			
Political signs	\$ 10.00	\$ 10.00	Per sign not removed within time limit
Signs requiring building permit, plan review, and inspection	<del>448.00</del>	\$ 463.00	
Signs requiring planning review only (no building inspections)	<del>192.00</del>	\$ 198.00	
<b>Special inspections</b>			
Fire, wind, flood damage, earthquake and other disasters	<del>128.00</del>	\$ 132.00	Plus \$132.00 per hour.
Temporary tents/canopies/air structures			
Plan check	<del>128.00</del>	\$ 132.00	Per hour.
Basic permit (inspection fee)	<del>128.00</del>	\$ 132.00	
Work performed without permit (penalty fee) (See SMC16.20.355)			Up to an amount equal to the building, plumbing or mechanical permit fee.
Investigative fee	<del>192.00</del>	\$ 198.00	Plus \$132.00 per hour after the first hour.
WSBCC surcharge-residential building permits	\$ 6.50	\$ 6.50	Per building permit issued plus an additional surcharge of \$2.00 for each residential unit after the first unit.

WSBCC surcharge-commercial building permits	\$ 25.00	\$ 25.00	Per building permit issued plus an additional surcharge of \$2.00 for each residential unit after the first unit.
<b>Electric Vehicle Charging</b>			
Hourly fee - up to 6 hours (\$1.00 minimum)	\$ 1.00	\$ 1.00	Per hour
Hourly fee - over 6 hours	\$ 2.00	\$ 2.00	Per hour
<b>Fire Code Fees</b>			
<b>Fire Code Fees</b>			
<b>Fire code permits</b>			
Fireworks	<del>\$ 128.00</del>	\$ 132.00	
Bond			As required by RCW 70.77.285
<b>Fire alarm systems</b>			
<b>Tenant Improvement:</b>			
1 to 10 devices-inspection	<del>\$ 96.00</del>	\$ 99.00	Plus \$132.00 for each inspection > 3
1 to 10 devices-plan review	<del>\$ 128.00</del>	\$ 132.00	
11 to 20 devices-inspection	<del>\$ 128.00</del>	\$ 132.00	Plus \$132.00 for each inspection > 3
11 to 20 devices-plan review	<del>\$ 192.00</del>	\$ 198.00	
21 to 40 devices-inspection	<del>\$ 128.00</del>	\$ 132.00	Plus \$132.00 for each inspection > 3
21 to 40 devices-plan review	<del>\$ 224.00</del>	\$ 231.00	
41 to 100 devices-inspection	<del>\$ 192.00</del>	\$ 198.00	Plus \$132.00 for each inspection > 3
41 to 100 devices-plan review	<del>\$ 256.00</del>	\$ 264.00	
>100 devices-inspection	<del>\$ 192.00</del>	\$ 198.00	Plus \$132.00 for each inspection > 3
>100 devices-plan review	<del>\$ 256.00</del>	\$ 264.00	Plus \$6.00 for each additional device over 100
<b>New System:</b>			
1 to 25 devices-inspection	<del>\$ 96.00</del>	\$ 99.00	Plus \$132.00 for each inspection > 3
1 to 25 devices-plan review	<del>\$ 128.00</del>	\$ 132.00	
26 to 50 devices-inspection	<del>\$ 128.00</del>	\$ 132.00	Plus \$132.00 for each inspection > 3
26 to 50 devices-plan review	<del>\$ 192.00</del>	\$ 198.00	
51 to 100 devices-inspection	<del>\$ 192.00</del>	\$ 198.00	Plus \$132.00 for each inspection > 3
51 to 100 devices-plan review	<del>\$ 320.00</del>	\$ 330.00	
>100 devices-inspection	<del>\$ 192.00</del>	\$ 198.00	Plus \$132.00 for each inspection > 3
>100 devices-plan review	<del>\$ 320.00</del>	\$ 330.00	Plus \$6.00 for each additional device over 100
<b>In addition to the device fees shown above, the following charges apply</b>			
FACP-inspection	<del>\$ 32.00</del>	\$ 33.00	Plus \$132.00 for each inspection > 3
FACP-plan review	<del>\$ 192.00</del>	\$ 198.00	
Transmitter-inspection	<del>\$ 32.00</del>	\$ 33.00	Plus \$132.00 for each inspection > 3
Transmitter-plan review	<del>\$ 128.00</del>	\$ 132.00	
Power sub panel-inspection	<del>\$ -</del>	\$ -	
Power sub panel-plan review	<del>\$ 64.00</del>	\$ 66.00	
Over the counter permit inspection fee-10 device maximum	<del>\$ 128.00</del>	\$ 132.00	Plus \$132.00 for each inspection > 3
<b>Sprinkler systems</b>			
<b>Tenant Improvement:</b>			
1 to 10 devices-inspection	<del>\$ 64.00</del>	\$ 66.00	Plus \$132.00 for each inspection > 3
1 to 10 devices-plan review	<del>\$ 64.00</del>	\$ 66.00	
11 to 30 devices-inspection	<del>\$ 96.00</del>	\$ 99.00	Plus \$132.00 for each inspection > 3
11 to 30 devices-plan review	<del>\$ 128.00</del>	\$ 132.00	
31 to 50 devices-inspection	<del>\$ 96.00</del>	\$ 99.00	Plus \$132.00 for each inspection > 3
31 to 50 devices-plan review	<del>\$ 192.00</del>	\$ 198.00	
51 to 100 devices-inspection	<del>\$ 128.00</del>	\$ 132.00	Plus \$132.00 for each inspection > 3
51 to 100 devices-plan review	<del>\$ 256.00</del>	\$ 264.00	
>100 devices-inspection	<del>\$ 128.00</del>	\$ 132.00	Plus \$132.00 for each inspection > 3
>100 devices-plan review	<del>\$ 256.00</del>	\$ 264.00	Plus \$6.00 for each additional device over 100
<b>New System:</b>			
1 to 40 devices-inspection	<del>\$ 96.00</del>	\$ 99.00	Plus \$132.00 for each inspection > 3
1 to 40 devices-plan review	<del>\$ 512.00</del>	\$ 528.00	
41 to 100 devices-inspection	<del>\$ 128.00</del>	\$ 132.00	Plus \$132.00 for each inspection > 3
41 to 100 devices-plan review	<del>\$ 576.00</del>	\$ 594.00	
101 to 300 devices-inspection	<del>\$ 192.00</del>	\$ 198.00	Plus \$132.00 for each inspection > 3
101 to 300 devices-plan review	<del>\$ 512.00</del>	\$ 528.00	
>300 devices-inspection	<del>\$ 256.00</del>	\$ 264.00	Plus \$132.00 for each inspection > 3
>300 devices-plan review	<del>\$ 512.00</del>	\$ 528.00	Plus \$6.00 for each additional device over 100

<b>13D Fire Sprinkler System:</b>			
1 to 40 devices-inspection	<del>\$ 96.00</del>	\$ 99.00	Plus \$132.00 for each inspection > 3
1 to 40 devices-plan review	<del>\$ 256.00</del>	\$ 264.00	
>40 devices-inspection	<del>\$ 128.00</del>	\$ 132.00	Plus \$132.00 for each inspection > 3
>40 devices-plan review	<del>\$ 384.00</del>	\$ 396.00	
<b>Other Components:</b>			
Per supply installed by fire sprinkler contractor (includes 1 post/wall indicator valve and 1 fire department connection)-plan review only, no inspection charge	<del>\$ 32.00</del>	\$ 33.00	
Per supply installed by other than fire sprinkler contractor-plan review only, no inspection charge	<del>\$ 128.00</del>	\$ 132.00	
Per riser (each interior zone supply)-review only, no inspection charge.	<del>\$ 32.00</del>	\$ 33.00	
Per standpipe (FDC supply inlet and associated outlets)-inspection	<del>\$ 128.00</del>	\$ 132.00	Plus \$132.00 for each inspection > 3
Per standpipe (FDC supply inlet and associated outlets)-plan review	<del>\$ 384.00</del>	\$ 396.00	
Fire pump-inspection	<del>\$ 128.00</del>	\$ 132.00	Plus \$132.00 for each inspection > 3
Fire pump-plan review	<del>\$ 576.00</del>	\$ 594.00	
Over the counter permit inspection fee-25 head maximum	<del>\$ 128.00</del>	\$ 132.00	Plus \$132.00 for each inspection > 3
<b>Fire Extinguishing Systems:</b>			
Full systems (including piping, nozzles and releasing panel)-inspection	<del>\$ 64.00</del>	\$ 66.00	Plus \$132.00 for each inspection > 3
Full systems (including piping, nozzles and releasing panel)-plan review	<del>\$ 288.00</del>	\$ 297.00	
Tenant improvement or system modification (nozzle change/move)-inspection	<del>\$ 64.00</del>	\$ 66.00	Plus \$132.00 for each inspection > 3
Tenant improvement or system modification (nozzle change/move)-plan check	<del>\$ 128.00</del>	\$ 132.00	
Temporary membrane structures, tents and canopies-inspection	<del>\$ 96.00</del>	\$ 99.00	Plus \$132.00 for each inspection > 3
Temporary membrane structures, tents and canopies-plan review	<del>\$ 96.00</del>	\$ 99.00	
Flammable/combustible liquid storage tank installation/removal-inspection	<del>\$ 64.00</del>	\$ 66.00	Plus \$132.00 for each inspection > 3
Flammable/combustible liquid storage tank installation/removal-plan review	<del>\$ 192.00</del>	\$ 198.00	
Fire Flow and Fire Access Review plan review	<del>\$ 128.00</del>	\$ 132.00	
Commercial building (greater than 5,000 sq. ft.)-plan review	<del>\$ 192.00</del>	\$ 198.00	
Single family residence	<del>\$ 128.00</del>	\$ 132.00	
Subdivisions	<del>\$ 192.00</del>	\$ 198.00	
<b>Impact Fees</b>			
Park impact fees			Per SMC 14A.20
Road impact fees			Per SMC 14A.15.110
School impact fees - Lake Washington School District - Issaquah School District - Snoqualmie Valley School District			Adopted by ordinance. See current ordinance for fees.
School impact administration fee	<del>\$ 128.00</del>	\$ 132.00	
<b>Electrical Fees</b>			
New one and two-family dwelling construction			10% of the building permit fee. (Determined by the building valuation table).
Electrical counter service fee	<del>\$ 128.00</del>	\$ 132.00	
Electrical plan review fee			20% of the electrical permit fee. (Paid at time of submittal).
<b>TABLE I</b>			
<b>Electrical permit fees (based on valuation) For all multi-family, all mixed-use, all non-residential construction and remodels/additions to one and two-family dwellings:</b>			
Up to \$250	<del>\$ 57.00</del>	\$ 59.00	
\$251 to \$2,000			For the first \$250.00 plus \$10.00 for each additional \$100.00 or fraction thereof to and including \$2,000.00.
\$2,001 to \$25,000	<del>\$ 57.00</del>	\$ 59.00	
	<del>\$ 227.00</del>	\$ 234.00	For the first \$2,000.00 plus \$25.00 for each additional \$1,000.00 or fraction thereof to and including \$25,000.00.

\$25,001 to \$50,000	<del>\$ 709.00</del>	\$ 732.00	For the first \$25,000.00 plus \$20.00 for each additional \$1,000.00 or fraction thereof to and including \$50,000.00.
\$50,001 to \$100,000	<del>\$ 1,176.00</del>	\$ 1,215.00	For the first \$50,000.00 plus \$13.00 for each additional \$1,000.00 or fraction thereof to and including \$100,000.00.
\$ 100,001 and up	<del>\$ 1,813.00</del>	\$ 1,873.00	For the first \$100,000.00 plus \$12.00 for each additional \$1,000.00 or fraction thereof.

**TABLE II**

**Electrical permit fees (based on valuation) For limited/low voltage electrical for security, T-stat, telephone, and computer wiring**

Up to \$2,000	<del>\$ 57.00</del>	\$ 59.00	
\$2,001 to \$25,000	<del>\$ 206.00</del>	\$ 213.00	(For the first \$2,000.00 plus \$25.00 for each additional \$1,000 or fraction thereof) X 25%.
\$25,001 to \$50,000	<del>\$ 707.00</del>	\$ 730.00	(For the first \$25,000.00 plus \$20.00 for each additional \$1,000 or fraction thereof) X 25%.
\$50,001 to \$100,000	<del>\$ 1,176.00</del>	\$ 1,215.00	(For the first \$50,000.00 plus \$12.00 for each additional \$1,000 or fraction thereof) X 25%.
\$100,001 and up	<del>\$ 1,813.00</del>	\$ 1,873.00	(For the first \$100,000.00 plus \$12.00 for each additional \$1,000 or fraction thereof) X 25%.
<b>Miscellaneous electrical permit fees</b>			
Temporary power for construction sites:			
1 to 200 amp	<del>\$ 82.00</del>	\$ 85.00	
201 to 400 amp	<del>\$ 139.00</del>	\$ 144.00	
401 amps or more			Based on total valuation of installation. Calculated according to TABLE II.
Temporary power for events:			
Base fee	<del>\$ 100.00</del>	\$ 103.00	Plus \$25.00 per concession.
Maximum fee (2 hours)	<del>\$ 256.00</del>	\$ 264.00	
Swimming pools, hot tubs, spas, and saunas	<del>\$ 100.00</del>	\$ 103.00	Applicants must also get a building permit for pool, hot tub, or spa.
Portable classrooms and mobile homes service	<del>\$ 100.00</del>	\$ 103.00	
Sign installations (per circuit)	<del>\$ 82.00</del>	\$ 85.00	Permit fee for electrical hookups required on a sign. (Applicants must also get a sign permit).
Solar photovoltaic (PV) installations-residential	N/A	\$ 264.00	Includes \$132.00 administrative service fee, \$66.00-plan review, \$66.00-inspection fee.

**Mechanical Fees**

**Residential**

Mechanical permit issuance fee	<del>\$ 37.00</del>	\$ 38.00	
New single family residence flat fixture fee (includes all mechanical fixtures)	<del>\$ 261.00</del>	\$ 270.00	
Mechanical application fee	<del>\$ 37.00</del>	\$ 38.00	

**Non-Residential**

Mechanical permit issuance fee	<del>\$ 47.00</del>	\$ 49.00	
Mechanical application fee	<del>\$ 47.00</del>	\$ 49.00	

**Each Additional Fixture**

**Residential**

Forced air furnace	<del>\$ 25.00</del>	\$ 26.00	
Boiler/compressor	<del>\$ 25.00</del>	\$ 26.00	
Floor/wall/unit heater	<del>\$ 25.00</del>	\$ 26.00	
SFR heat pump	<del>\$ 25.00</del>	\$ 26.00	
Air handling unit	<del>\$ 25.00</del>	\$ 26.00	
Wood stove/fireplace insert	<del>\$ 25.00</del>	\$ 26.00	
Gas oven/cook top (built-in)	<del>\$ 25.00</del>	\$ 26.00	
Barbecue	<del>\$ 25.00</del>	\$ 26.00	
Pool or spa heater	<del>\$ 25.00</del>	\$ 26.00	
Gas log/log lighters	<del>\$ 25.00</del>	\$ 26.00	
Hydronics	<del>\$ 25.00</del>	\$ 26.00	

Exhaust fan (with duct)	<del>\$ 12.00</del>	\$ 13.00	
Kitchen exhaust fan/whole house fan (with duct)	<del>\$ 12.00</del>	\$ 13.00	
Gas piping (flat fee)	<del>\$ 37.00</del>	\$ 38.00	
Gas water heater	<del>\$ 37.00</del>	\$ 38.00	
Clothes dryer	<del>\$ 12.00</del>	\$ 13.00	
Miscellaneous appliance vent	<del>\$ 12.00</del>	\$ 13.00	
Duct work only (flat fee)	<del>\$ 37.00</del>	\$ 38.00	
Earthquake valve	<del>\$ 12.00</del>	\$ 13.00	
Other appliances	<del>\$ 25.00</del>	\$ 26.00	
Inspections outside normal work hours (2 hour minimum)	<del>\$ 384.00</del>	\$ 396.00	Plus \$198.00/hour after 2 hours
Re-inspection fees	<del>\$ 128.00</del>	\$ 132.00	Per hour
Excessive inspection	<del>\$ 256.00</del>	\$ 264.00	Per hour
Inspections with no specific fee	<del>\$ 128.00</del>	\$ 132.00	Per hour
Plan review fees: Multi-family			25% of building permit fee
Additional plan reviews	<del>\$ 128.00</del>	\$ 132.00	Per hour
<b>Non-Residential</b>			
Forced air furnace < 160k BTU	<del>\$ 64.00</del>	\$ 66.00	
Forced air furnace > 160k BTU	<del>\$ 76.00</del>	\$ 79.00	
Boiler/compressor/absorption unit up to 15 HP & up to 500,000 BTUs	<del>\$ 37.00</del>	\$ 38.00	
Boiler/compressor/absorption unit over 15 HP & over 500,000 BTUs	<del>\$ 70.00</del>	\$ 72.00	
Floor/wall/unit heater	<del>\$ 25.00</del>	\$ 26.00	
SFR heat pump	<del>\$ 25.00</del>	\$ 26.00	
Air handling unit	<del>\$ 25.00</del>	\$ 26.00	
Wood stove/fireplace insert	<del>\$ 25.00</del>	\$ 26.00	
Gas oven/cook top (built-in)	<del>\$ 25.00</del>	\$ 26.00	
Barbecue	<del>\$ 25.00</del>	\$ 26.00	
Pool or Spa heater	<del>\$ 25.00</del>	\$ 26.00	
Gas log/log lighters	<del>\$ 25.00</del>	\$ 26.00	
Hydronics	<del>\$ 25.00</del>	\$ 26.00	
Exhaust fan (with duct)	<del>\$ 25.00</del>	\$ 26.00	
Residential kitchen exhaust fan/whole house fan (with duct)	<del>\$ 25.00</del>	\$ 26.00	
Commercial kitchen exhaust hood	<del>\$ 37.00</del>	\$ 38.00	
Gas piping (first 5 outlets)	<del>\$ 37.00</del>	\$ 38.00	
Gas piping (each additional outlet over 5)	\$ 6.00	\$ 6.00	
Gas water heater	<del>\$ 37.00</del>	\$ 38.00	
Clothes dryer	<del>\$ 25.00</del>	\$ 26.00	
Miscellaneous appliance vent	<del>\$ 25.00</del>	\$ 26.00	
Duct work only (flat fee)	<del>\$ 37.00</del>	\$ 38.00	
Hazardous piping (first 1 thru 4 outlets)	<del>\$ 37.00</del>	\$ 38.00	
Hazardous piping (each outlet over 4)	\$ 6.00	\$ 6.00	
Earthquake valve	<del>\$ 25.00</del>	\$ 26.00	
Other appliances	<del>\$ 37.00</del>	\$ 38.00	
Inspections outside normal work hours (2 hour minimum)	<del>\$ 384.00</del>	\$ 396.00	Plus \$198.00/hour after 2 hours
Re-inspection fees	<del>\$ 128.00</del>	\$ 132.00	Per hour
Excessive inspection	<del>\$ 256.00</del>	\$ 264.00	Per hour
Inspections with no specific fee	<del>\$ 128.00</del>	\$ 132.00	Per hour
Plan review fees			25% of building permit fee
Additional plan reviews	<del>\$ 128.00</del>	\$ 132.00	Per hour
<b>Plumbing Fees</b>			
<b>Residential</b>			
Plumbing permit issuance fee	<del>\$ 37.00</del>	\$ 38.00	
New single family residence flat fixture fee (includes all plumbing fixtures)	<del>\$ 256.00</del>	\$ 264.00	Per hour
Residential additions and remodels per fixture fee			
Plumbing application fee	<del>\$ 37.00</del>	\$ 38.00	
<b>Non-Residential</b>			
Plumbing permit issuance fee	<del>\$ 47.00</del>	\$ 49.00	
Non-residential per fixture fee			
Plumbing application fee	<del>\$ 47.00</del>	\$ 49.00	
<b>Each Additional Fixture</b>			

<b>Residential</b>			
Backflow preventer (1/2" 2")	<del>12.00</del>	\$	13.00
Backflow preventer (3" & larger)	<del>25.00</del>	\$	26.00
Bath tub	<del>12.00</del>	\$	13.00
Bathroom sink	<del>12.00</del>	\$	13.00
Bidet	<del>12.00</del>	\$	13.00
Clothes washer	<del>12.00</del>	\$	13.00
Dishwasher	<del>12.00</del>	\$	13.00
Drinking fountain	<del>12.00</del>	\$	13.00
Floor drain	<del>12.00</del>	\$	13.00
Hose bib each	<del>12.00</del>	\$	13.00
Hot water heater (electric)	<del>12.00</del>	\$	13.00
Ice maker	<del>12.00</del>	\$	13.00
Laundry tub	<del>12.00</del>	\$	13.00
Other plumbing fixtures not listed	<del>12.00</del>	\$	13.00
Pressure reducing valve	<del>12.00</del>	\$	13.00
Roof drain	<del>12.00</del>	\$	13.00
Shower	<del>12.00</del>	\$	13.00
Sink	<del>12.00</del>	\$	13.00
Toilet	<del>12.00</del>	\$	13.00
Urinal	<del>12.00</del>	\$	13.00
Inspections outside normal work hours (2 hour minimum)	<del>384.00</del>	\$	396.00 Plus \$198.00/hour after 2 hours
Re-inspection fees	<del>128.00</del>	\$	132.00 Per hour
Excessive re-inspections	<del>256.00</del>	\$	264.00 Per hour
Inspections with no specific fee	<del>128.00</del>	\$	132.00 Per hour
Plan review fees: Multi-family			25% of building permit fee
Additional plan reviews	<del>128.00</del>	\$	132.00 Per hour
<b>Non-Residential</b>			
Backflow preventer (1/2" 2")	<del>16.00</del>	\$	17.00
Backflow preventer (3" & larger)	<del>25.00</del>	\$	26.00
Bath tub	<del>16.00</del>	\$	17.00
Bathroom sink	<del>16.00</del>	\$	17.00
Bidet	<del>16.00</del>	\$	17.00
Clothes washer	<del>16.00</del>	\$	17.00
Dishwasher	<del>16.00</del>	\$	17.00
Drinking fountain	<del>16.00</del>	\$	17.00
Floor drain	<del>25.00</del>	\$	26.00
Grease trap	<del>25.00</del>	\$	26.00
Hose bib each	<del>16.00</del>	\$	17.00
Hot water heater (electric)	<del>16.00</del>	\$	17.00
Ice maker	<del>25.00</del>	\$	26.00
Laundry tub	<del>16.00</del>	\$	17.00
Other plumbing fixtures not listed	<del>16.00</del>	\$	17.00
Pressure reducing valve	<del>16.00</del>	\$	17.00
Roof drain	<del>16.00</del>	\$	17.00
Shower	<del>16.00</del>	\$	17.00
Sink	<del>25.00</del>	\$	26.00
Toilet	<del>16.00</del>	\$	17.00
Urinal	<del>16.00</del>	\$	17.00
Inspections outside normal work hours (2 hour minimum)	<del>384.00</del>	\$	396.00 Plus \$198.00/hour after 2 hours
Re-inspection fees	<del>128.00</del>	\$	132.00 Per hour
Excessive re-inspections	<del>256.00</del>	\$	264.00 Per hour
Inspections with no specific fee	<del>128.00</del>	\$	132.00 Per hour
Plan review fees			25% of building permit fee
Additional plan reviews	<del>128.00</del>	\$	132.00 Per hour
<b>Parks and Recreation</b>			
<b>Athletic fields</b>			
Natural turf fields			
Youth	\$ 17.00	\$	17.00 Per hour
Adult	\$ 30.00	\$	30.00 Per hour
Field preparation	\$ 40.00	\$	40.00
Synthetic sports fields			
Youth	\$ 60.00	\$	60.00 Per hour
Adult	\$ 90.00	\$	90.00 Per hour
Field lights	\$ 20.00	\$	20.00 Per hour

<b>Picnic shelters</b>			
Tier 1 rates			
Half-day	\$ 110.00	\$ 110.00	
Full-day	\$ 165.00	\$ 165.00	
Tier II rates			
Half-day	\$ 88.00	\$ 88.00	
Full-day	\$ 132.00	\$ 132.00	
<b>Beaver Lake Lodge</b>			
Weekday	\$ 50.00	\$ 50.00	Per hour
Weekend	\$ 140.00	\$ 140.00	Per hour
Damage deposit	\$ 500.00	\$ 500.00	
<b>Beaver Lake Pavilion</b>			
Weekday	\$ 22.00	\$ 22.00	Per hour
Weekend	\$ 33.00	\$ 33.00	Per hour
Damage deposit	\$ 250.00	\$ 250.00	
Last-minute booking discount - 2 months advance			Up to 25% off
<b>Miscellaneous fees</b>			
Event fees (negotiated)			\$100 to \$5,000
Concession permit-park facilities & fields			10% of gross receipts
<b>Banner permit</b>			
One-sided banner	\$ 180.00	\$ 180.00	
Two-sided banner	\$ 360.00	\$ 360.00	
Memorial park bench fee			\$2,000 to \$2,500 depending on the bench selection.
<b>Planning</b>			
The listed fees are initial deposit amounts based on an hourly rate of \$132.00. If the initial deposits have been expended before the project is completed, an additional deposit will be required in the amount estimated by the Community Development Department rounded to the nearest 10 hour increment.			
NOTE: Deposits in the fee schedule are separated by department for informational purposes only.			
Policy planning amendments (+ EIS if applicable)	<del>\$ 1,920.00</del>	\$ 1,980.00	Plus \$132.00 per hour after the first 15 hours.
Conditional use permits compliance	<del>\$ 128.00</del>	\$ 132.00	Per hour.
Consultant services			Actual cost of service.
Legal review fee			Actual cost of service.
<b>Critical areas</b>			
Basic review	<del>\$ 384.00</del>	\$ 396.00	
Complex review: residential	<del>\$ 640.00</del>	\$ 660.00	Plus \$132.00 per hour after the first 5 hours.
Complex review: Non- residential	<del>\$ 896.00</del>	\$ 924.00	Plus \$132.00 per hour after the first 7 hours.
RUE critical areas	<del>\$ 1,280.00</del>	\$ 1,320.00	Plus \$132.00 per hour
Inspection monitoring	<del>\$ 128.00</del>	\$ 132.00	Per hour.
<b>Current use assessment review (public benefit rating system)</b>			
Farm & agricultural land classification	<del>\$ 160.00</del>	\$ 165.00	
Open space & timber less than 20 acres	<del>\$ 220.00</del>	\$ 227.00	
Open space and timber greater than 20 acres	<del>\$ 425.00</del>	\$ 439.00	
Environmental checklist review	<del>\$ 640.00</del>	\$ 660.00	Plus \$132.00 per hour after the first 5 hours.
Environmental impact statement preparation		\$ -	Actual cost.
Zoning variances & public agency/utility exceptions (deposit)	<del>\$ 1,920.00</del>	\$ 1,950.00	Plus \$132.00 per hour after the first 15 hours.
Unified Zoning Development Plan (UZDP) preliminary review	<del>\$ 5,120.00</del>	\$ 5,280.00	
Deposit			Equal to estimated cost (to be determined by the Community Dev. Director)
<b>Legal notice-publication &amp; mailing</b>			
Type 2	<del>\$ 273.00</del>	\$ 282.00	
Type 3 & 4	<del>\$ 551.00</del>	\$ 569.00	
Type 2 (UZDP only)	<del>\$ 551.00</del>	\$ 569.00	
Legal notice posting			Actual cost
<b>Partial development: Pre-issuance construction authorization</b>			
Inspection fee	<del>\$ 1,024.00</del>	\$ 1,026.00	Plus \$132.00 per hour
Boundary line adjustment review	<del>\$ 512.00</del>	\$ 528.00	Plus \$132.00 per hour
Pre-Development Services	<del>\$ 576.00</del>	\$ 594.00	Plus \$132.00 per hour > 4.5 hours.

Pre-Application Conference & counter-service-intake fees (Type 1-4)		\$	660.00	Plus \$132.00 per hour > 5 hours.
Pre-Application Conference & counter-service-intake fees (UZDP)	<del>\$ 1,280.00</del>	\$	2,640.00	Plus \$132.00 per hour > 20 hours.
<b>Pre-application &amp; eCounter service intake fees</b>				
Type 1	<del>\$ 128.00</del>	\$	132.00	Plus \$132.00 per hour > 1 hour
Type 2	<del>\$ 256.00</del>	\$	264.00	Plus \$132.00 per hour > 2 hours
Type 3	<del>\$ 384.00</del>	\$	396.00	Plus \$132.00 per hour > 3 hours
Type 4	<del>\$ 512.00</del>	\$	528.00	Plus \$132.00 per hour > 4 hours
Type 2 (UZDP only)	<del>\$ 1,280.00</del>			
Post development monitoring/inspections	<del>\$ 128.00</del>	\$	132.00	Per hour.
Shoreline substantial development	<del>\$ 3,200.00</del>	\$	3,300.00	Plus \$132.00 per hour
Shoreline conditional use review	<del>\$ 3,200.00</del>	\$	3,300.00	Plus \$132.00 per hour
Shoreline variance	<del>\$ 3,200.00</del>	\$	3,300.00	Plus \$132.00 per hour
Separate lot recognitions & subdivision exemptions	<del>\$ 128.00</del>	\$	132.00	
Recorded building envelope modifications	<del>\$ 640.00</del>	\$	660.00	
Name change	<del>\$ 256.00</del>	\$	264.00	
<b>Site specific zone reclassifications (Re-zone)</b>				
Application fee	<del>\$ 1,920.00</del>	\$	1,980.00	Plus \$132.00 per hour
Shoreline exemption letter	<del>\$ 128.00</del>	\$	132.00	
<b>Subdivision/preliminary plat</b>				
Preliminary review fee	<del>\$ 5,120.00</del>	\$	5,280.00	Plus \$132.00 per hour
Per lot fee				
10-20 lots	<del>\$ 192.00</del>	\$	198.00	Per lot
21-50 lots	<del>\$ 128.00</del>	\$	132.00	Per lot
51+ lots	<del>\$ 64.00</del>	\$	66.00	Per lot
Short subdivision				
Preliminary review fee	<del>\$ 3,200.00</del>	\$	3,306.00	Plus \$132.00 per hour
Final review fee	<del>\$ 1,280.00</del>	\$	1,320.00	Plus \$132.00 per hour
Zoning application review		\$	-	
Application fee	<del>\$ 1,920.00</del>	\$	1,980.00	Plus \$132.00 per hour
Binding site plan	<del>\$ 1,920.00</del>	\$	1,980.00	Plus \$132.00 per hour
Commercial site development	<del>\$ 1,920.00</del>	\$	1,980.00	Plus \$132.00 per hour
Variance	<del>\$ 1,920.00</del>	\$	1,980.00	Plus \$132.00 per hour
Conditional use permits compliance	<del>\$ 1,920.00</del>	\$	1,980.00	Plus \$132.00 per hour
Temporary use permit	<del>\$ 1,280.00</del>	\$	1,320.00	
Affidavit of minor correction		\$	-	
Plat alteration or revision	<del>\$ 5,120.00</del>	\$	5,280.00	Plus \$132.00 per hour
Minor plat alteration	<del>\$ 3,200.00</del>	\$	3,300.00	Plus \$132.00 per hour
Wireless communication facility review	<del>\$ 384.00</del>	\$	396.00	
Bond review fee	<del>\$ 3,200.00</del>	\$	3,300.00	Plus \$132.00 per hour
Bond review fee-requiring monitoring	<del>\$ 3,200.00</del>	\$	3,300.00	Plus \$132.00 per hour
Bond inspection monitoring	<del>\$ 640.00</del>	\$	660.00	
Review, not otherwise listed (1/2 hour minimum)	<del>\$ 128.00</del>	\$	132.00	Per hour
<b>Clear and Grade Permit</b>				
<b>Volume of Earth</b>				
101 to 1,000 cubic yards	<del>\$ 256.00</del>	\$	264.00	Plus \$132.00 per hour
1,001 to 10,000 cubic yards	<del>\$ 384.00</del>	\$	396.00	Plus \$132.00 per hour
10,001 to 100,000 cubic yards	<del>\$ 512.00</del>	\$	528.00	Plus \$132.00 per hour
100,001 or more cubic yards	<del>\$ 640.00</del>	\$	660.00	Plus \$132.00 per hour
Clear and grade review	<del>\$ 128.00</del>	\$	132.00	Plus \$132.00 per hour
Early clear and grade review	<del>\$ 2,560.00</del>	\$	2,640.00	
Re-inspection fee-excess inspection caused by the contractor	<del>\$ 128.00</del>	\$	132.00	Per hour (minimum 1 hour)
Work performed without a permit				Double the permit fee
Tree removal: 3 or less				No charge
Tree removal -OTC permit	<del>\$ 64.00</del>	\$	66.00	
Tree removal requiring additional review	<del>\$ 128.00</del>	\$	132.00	Per hour
<b>Code Enforcement Penalties (per Civil Penalties in SMC 23.100)</b>				
Infraction				Up to \$500
Stop work order				Up to \$500
Noncompliance				
1 to 15 days	\$ 100.00	\$	100.00	Per day
16 to 31 days	\$ 250.00	\$	250.00	Per day
31+ days				Up to \$500 per day (\$50,000 maximum)

Environment damage/critical areas violations			Up to \$25,000 plus the cost of restoration.
Unlawful tree removal or damage			\$1,500 per inch of diameter at breast height of tree removed or damaged.
<b>Plat/Short Plat Site Development Permit</b>			
Short subdivision			
Preliminary review fee	<del>\$ 640.00</del>	\$ 660.00	
Subdivisions			
Preliminary review fee			
10 to 20 lots	<del>\$ 96.00</del>	\$ 99.00	Per lot
21 to 50 lots	<del>\$ 61.00</del>	\$ 63.00	Per lot
51+ lots	<del>\$ 61.00</del>	\$ 63.00	Per lot
All others	<del>\$ 1,280.00</del>	\$ 1,320.00	
<b>Public Works</b>			
The listed fees are initial deposit amounts based on an hourly rate of \$132.00. If the initial deposits have been expended before the project is completed, an additional deposit will be required in the amount estimated by the Public Works Department rounded to the nearest 10 hour increment.			
NOTE: Deposits in the fee schedule are separated by department for informational purposes only.			
Consultant services			Actual cost of service.
Legal review fee			Actual cost of service.
Concurrency test administrative fee	<del>\$ 128.00</del>	\$ 132.00	
Concurrency test/exemption fee			
Single family house	<del>\$ 256.00</del>	\$ 612.00	
Short plat up to 4-9 lots	<del>\$ 256.00</del>	\$ 5,064.00	
Short plat 5 to 9 lots	<del>\$ 1,297.00</del>	<del>\$ 1,340.00</del>	
Plats of 10 to 19 or more lots	<del>\$ 1,622.00</del>	\$ 5,328.00	
Plats of 20 or more lots <b>Towncenter projects</b>	<del>\$ 2,704.00</del>	\$ 5,592.00	
All others	<del>\$ 1,297.00</del>	\$ 5,064.00	
Independent fee calculation review			Actual cost/\$559.00 <b>\$1,056.00</b> minimum
Processing fee for informational analysis for concurrency			Same rate structure as concurrency test fees
Right of way permits (SMC 14.30)			
Type A - special use permit			No charge
Type B - construction permit: Valuation of work < \$5,000	<del>\$ 103.00</del>	\$ 132.00	Up front deposit required
Type B - construction permit: Valuation of work equal to or greater than \$5,000	<del>\$ 512.00</del>	\$ 528.00	Plus \$132.00 per hour. Upfront deposit required.
Type C - utility permit	<del>\$ 512.00</del>	\$ 528.00	Plus \$132.00 per hour
Type D - lease permit	<del>\$ 512.00</del>	\$ 528.00	Plus \$132.00 per hour. Upfront deposit required + lease payment.
Street vacation review fee	<del>\$ 384.00</del>	\$ 1,056.00	Plus \$132.00 per hour. Upfront deposit required.
Right of way inspection fee	<del>\$ 128.00</del>	\$ 132.00	Per hour
Clear & grade stormwater field review fee	<del>\$ 128.00</del>	\$ 132.00	Per hour
Deposit			Equal to estimated cost (to be determined by the City Engineer)
<b>Stormwater Rates</b>			
Stormwater rates			
Residential	<del>\$ 268.00</del>	\$ 319.00	
Non-residential	<del>N/A</del>	\$ 319.00	<b>Per equivalent service unit (ESU)</b>
<i>One equivalent service unit (ESU) is equal to 3,500 square feet of impervious surface.</i>			
<i>The City Council approved a change in the non-residential rate structure effective on January 1, 2019 to a flat rate per ESU.</i>			
Stormwater rates		% Impervious Surface	Rate
-Residential			\$268.00 per parcel
-Very light		less than 10%	\$268.00 per parcel
-Light		10.1% through 20%	\$624.00 per acre
-Moderate		20.1% through 45%	\$1,292.00 per acre
-Moderately heavy		45.1% through 65%	\$2,467.00 per acre
-Heavy		65.1% through 85%	\$3,154.00 per acre
-Very heavy		85.1% through 100%	\$4,134.00 per acre
<b>Surface Water Development Charge (Per SMC 13.15)</b>			
New residential dwelling unit or commercial building with up to 2,500 square feet of impervious coverage	<del>\$ 1,491.00</del>	\$ 2,085.00	
Each additional 250 square feet of impervious coverage over 2,500 square feet	<del>\$ 149.10</del>	\$ 208.50	

Other structures or additions of up to 250 square feet of impervious coverage requiring a building permit	\$ <del>149.10</del>	\$ 208.50	Plus \$149.10 for each additional 250 square feet
Surface water retention locks	\$ 32.00	\$ 32.00	Plus tax
<b>Wireless Facilities</b>			
Fees for site-specific wireless facility right-of-way agreements			
Separate support structure (such as monopole or lattice) used solely for wireless antenna, with antenna/receiver transmitter and/or equipment cabinet	\$ <del>1,384.32</del>	\$ 1,425.85	Per month
Antenna/receiver transmitter on an existing pole and equipment cabinet	\$ <del>1,107.25</del>	\$ 1,140.47	Per month
Antenna/receiver transmitter on an existing pole or replacement pole or equipment cabinet, but not both	\$ <del>968.20</del>	\$ 997.25	Per month
<b>Engineering Review Fees</b>			
Review, not otherwise listed (1/2 hour minimum)	\$ <del>128.00</del>	\$ 132.00	Per hour.
Short plat preliminary plat	\$ <del>2,560.00</del>	\$ 2,640.00	Plus \$132.00 per hour
Subdivision/preliminary plat	\$ <del>5,120.00</del>	\$ 5,280.00	Plus \$132.00 per hour
Per lot fee			
10 - 20 lots	\$ <del>222.00</del>	\$ 229.00	Per lot
21 - 50 lots	\$ <del>193.00</del>	\$ 199.00	Per lot
51 + lots	\$ <del>160.00</del>	\$ 165.00	Per lot
Final plat/final short plat review	\$ <del>2,560.00</del>	\$ 2,360.00	
Reasonable use exception	\$ <del>1,280.00</del>	\$ 1,320.00	
Boundary line adjustment	\$ <del>1,280.00</del>	\$ 1,320.00	
Plat alteration	\$ <del>1,280.00</del>	\$ 1,320.00	
Shoreline substantial development	\$ <del>1,280.00</del>	\$ 1,320.00	
Shoreline conditional use	\$ <del>1,280.00</del>	\$ 1,320.00	
Affidavits of minor correction	\$ <del>5,120.00</del>	\$ 5,280.00	
Commercial site development	\$ <del>5,120.00</del>	\$ 5,280.00	
Conditional use permit	\$ <del>5,120.00</del>	\$ 5,280.00	
Unified Zoning Development Plan (UZDP) engineering review	\$ <del>5,120.00</del>	\$ 5,280.00	
<b>Plat/Short Plat Site Development Permit</b>			
Early clear and grade inspection	\$ <del>2,560.00</del>	\$ 2,640.00	
Review fees (due at submittal)			
Short subdivision	\$ <del>2,560.00</del>	\$ 2,640.00	
Subdivision	\$ <del>2,560.00</del>	\$ 2,640.00	
Per lot fee		\$ -	
10 - 20 lots	\$ <del>222.00</del>	\$ 229.00	Per lot
21 to 50 lots	\$ <del>193.00</del>	\$ 199.00	Per lot
51+ lots	\$ <del>160.00</del>	\$ 165.00	Per lot
All others - review	\$ <del>2,560.00</del>	\$ 2,640.00	
Inspections (due at issuance)		\$ -	
Short subdivision	\$ <del>10,240.00</del>	\$ 10,560.00	Plus \$132.00 per hour
Subdivision	\$ <del>10,240.00</del>	\$ 10,560.00	Plus \$132.00 per hour
Per lot fee		\$ -	
10 - 20 lots	\$ <del>512.00</del>	\$ 528.00	Per lot
21 - 50 lots	\$ <del>384.00</del>	\$ 396.00	Per lot
51+ lots	\$ <del>256.00</del>	\$ 264.00	Per lot
All others - inspections	\$ <del>10,240.00</del>	\$ 10,560.00	
NOTE: The City Manager or his/her designee has the authority to correct errors in fee calculations and update fees mandated by State or Federal law changes.			

**Agenda Bill**  
 City Council Regular Meeting  
 November 20, 2018



<b>SUBJECT:</b>	Resolution establishing City and employee medical insurance premium contribution percentages.	
<b>DATE SUBMITTED:</b>	October 29, 2018	
<b>DEPARTMENT:</b>	Finance	
<b>NEEDED FROM COUNCIL:</b>	<input checked="" type="checkbox"/> Action <input type="checkbox"/> Direction <input type="checkbox"/> Informational	
<b>RECOMMENDATION:</b>	Pass this resolution.	
<b>EXHIBITS:</b>	<a href="#">1. Exhibit 1 - Resolution 2019 Medical Insurance Premium Contribution Rates</a>	
<b>BUDGET:</b>		
<b>Total dollar amount</b>	\$25,000 expenditure savings	<input checked="" type="checkbox"/> <b>Approved in budget</b>
<b>Fund(s)</b>	General Fund, Street Fund, Surface Water Operating Fund, Technology Fund	<input type="checkbox"/> <b>Budget reallocation required</b> <input type="checkbox"/> <b>No budgetary impact</b>
<b>WORK PLAN FOCUS AREAS:</b>		
<input type="checkbox"/> Transportation	<input type="checkbox"/> Community Safety	
<input type="checkbox"/> Communication & Engagement	<input type="checkbox"/> Community Livability	
<input checked="" type="checkbox"/> High Performing Government	<input type="checkbox"/> Culture & Recreation	
<input type="checkbox"/> Environmental Health & Protection	<input checked="" type="checkbox"/> Financial Sustainability	

**NEEDED FROM COUNCIL:**

Shall the city continue to share with employees the 2% medical premium discount that it receives for employee wellness activities using the same method in place since 2012?

**KEY FACTS AND INFORMATION SUMMARY:**

This is a resolution establishing the portion of medical insurance premiums that will be paid by the City and the portion that will be paid by the employees. This replaces Resolution R2017-755 which established medical insurance premium contributions for 2018. Medical insurance premium contributions are established by the City Council.

Historically the City has paid the full premium for employees and the employees have contributed towards the premium for dependent coverage. Beginning in 2012, the City Council has reduced the 10% employee contribution to the medical insurance premium for their dependents to 8% based on the employees successful participation in the AWC WellCity program. Successful employee participation in this program results in a 2% reduction in the City's total AWC medical premiums for the following year. Each year a resolution has been brought forth for Council approval to recognize the WellCity 2% premium reduction and set the employee's premium contribution percent for the following year at 8%. This resolution eliminates the need to annually set the employee contribution percent. It sets the employee contribution percent at 8% providing the employee participation in the AWC WellCity program earns the 2% reduction in the City's overall premium cost. Should the City fail to qualify for the 2% premium reduction, the employee contribution percent will be 10%.

**FINANCIAL IMPACT:**

The 2% reduction in the City's total AWC medical premium cost for 2019 is approximately \$47,000. The cost to reduce the employees' contribution percent from 10% to 8% is approximately \$22,000 for a net savings to the city of approximately \$25,000 in 2019. The estimated savings for 2019 are consistent with the savings experienced by the City during the years this program has been in effect.

**OTHER ALTERNATIVES CONSIDERED:**

This action is consistent with budgeted personnel costs included in the Interim City Manager's preliminary 2019-20 budget. If City Council decides on a different course of action related to medical plan premiums and cost-sharing for city employees, then \$25,000 saved by this action would need to be revisited and accounted for in a difference arrangement.

**CITY OF SAMMAMISH  
WASHINGTON  
RESOLUTION No. R2018-\_\_\_\_\_**

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**A RESOLUTION OF THE CITY OF SAMMAMISH,  
WASHINGTON, ESTABLISHING MEDICAL INSURANCE  
PREMIUM CONTRIBUTION RATES**

**WHEREAS**, the City offers eligible employees the opportunity to participate in group medical coverage for themselves and their dependents; and,

**WHEREAS**, the City pays 100% of the medical premium for employees; and,

**WHEREAS**, through employee participation in the Association of Washington Cities WellCity Awards Program, the City of Sammamish has earned a 2% reduction in medical insurance premiums; and,

**WHEREAS**, the City and the employee share the medical premium for dependents at a percentage set by the City Council:

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SAMMAMISH,  
WASHINGTON, DO RESOLVE AS FOLLOWS:**

The City will pay the full medical insurance premium for all employees eligible to participate. The City will pay 92% of the medical insurance premium for dependents of all employees eligible to participate in each year the City earns the 2% reduction in medical insurance premiums. The City will pay 90% of the medical insurance premium for dependents of all employees eligible to participate in each year the City does not earn the 2% reduction in medical insurance premiums.

**PASSED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF ON  
THE 6<sup>th</sup> DAY OF NOVEMBER, 2018.**

CITY OF SAMMAMISH

\_\_\_\_\_  
Mayor Christie Malchow

ATTEST/AUTHENTICATED:

\_\_\_\_\_

Melonie Anderson, City Clerk

Approved as to form:

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Michael R. Kenyon, City Attorney

Filed with the City Clerk:      October 29, 2018

Passed by the City Council:

Resolution No.:

## COUNCIL REPORT – MAYOR MALCHOW

NOVEMBER 20, 2018

### 11/14/18 ATTENDED PUBLIC ISSUES COMMITTEE MEETING

- SCA legislative priorities were recommended for adoption to the Board.
- A proposal is underway to combine regional efforts on homelessness. A proposal by a consulting team would combine different regional efforts (like One Table) into a singular newly formed entity. King County & Seattle seem to be nodding on the effort, but SCA representatives held a lot more questions and were not favorable, yet, to joining. The main questions by SCA members were surrounding accountability of the new entity, how it will be governed (a suggestion that it could be Sound Transit-like wasn't well received). More to come as this evolves.

### VOTING MEMBER FOR SCA ANNUAL MEETING

We need to decide who our voting member at the SCA Annual Meeting will be. This is to pass the budget and member assessment fee for 2019. That meeting is on December 5<sup>th</sup> & you have already received an invite via SCA in your inbox for that meeting if you plan to attend.

# COUNCIL REPORT

## PAM STUART

**NOVEMBER 20, 2018**

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### WRIA 8

**NOVEMBER 15, 3:00PM, MERCER ISLAND COMMUNITY CENTER**

Discussed meetings next year, will move to 2pm.

<http://www.govlink.org/watersheds/8/committees/1811/default.aspx>

Look for final draft Orca Task force report tomorrow (Nov 16)

2018-2022 Puget Sound Action Agenda

- highlighted a few key items -
- improved how they focused on Salmon recovery
- improved science basis and references
- improved reference to ongoing programs
- clarified funding strategy

Salmon returns - all three species had poor returns this year – near worst ever recorded

\*\*Do we understand why?

- studies indicate ocean conditions are poor but still determining how much can be attributed to that
- don't have conclusive info on why – in progress
- these low numbers also affect the Orcas
- positive news from Seattle - saw the first spawning chinook in a creek off of sound in 8 years

Presentations:

[Snohomish County Surface Water Management Business Plan & Budget](#), by Gregg Farris, Snohomish County

[King County Surface Water Management 2019-2020 Budget Increase](#), by Josh Baldi, King County

[Washington State Department of Natural Resources \(DNR\) - Our Role in WRIA 8](#), by Joe Miles, DNR

[Bird Island Shoreline Enhancement Project](#), by Monica Shoemaker, DNR

## LWSD LEADERSHIP BREAKFAST

### **NOVEMBER 14, 7:30AM, LWSD RESOURCE CENTER**

Heard some ideas around how to address needs for more schools and the challenges of expensive real estate and ever decreasing potential sites. Some great new ideas presented as “uncommon solutions”.

Heard from students on what they think is important for the schools and classrooms of the future – always good to hear directly from students.

## SAMMAMISH FRIENDS

### **NOVEMBER 12, 6:30PM,**

Very concerned that Big Rock Park site B may not be fully funded. For over 20 acre park, the \$3.9M is an excellent bargain. The park and all of it’s resources belong to the citizens and should be opened to the public for use. So much benefit to the community and want all to have the opportunity to enjoy it.



## MINUTES

### Finance Committee Regular Meeting

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**8:00 AM - October 11, 2018**

City Hall Executive Briefing Room - Plaza 111, Sammamish, WA

**Committee Members Present:** Councilmember Chris Ross  
Councilmember Pam Stuart

**Committee Members Absent:** Councilmember Jason Ritchie

**Staff Present:** City Manager Larry Patterson  
Director of Finance & Risk Management; Assistant City Manager Aaron Antin  
Deputy Director of Finance & Risk Management Chris Gianini  
Director of Parks & Recreation Angie Feser  
Deputy Director of Parks & Recreation Anjali Myer  
Director of Public Works Steve Leniszewski  
Administrative Assistant Tammy Mueller

#### **CALL TO ORDER**

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Chair Chris Ross called the Finance Committee meeting to order at 8:02 a.m.

#### **PUBLIC COMMENT ON COMMITTEE AGENDA ITEMS**

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**Mary Wictor**, 408 208th Ave NE, spoke on the topics of setting aside funds specifically for grants in the proposed 2019-20 budget and stormwater funds.

#### **APPROVAL OF THE MINUTES**

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May 11, 2018 Special Meeting

**MOTION: Councilmember Pam Stuart moved to approve the minutes as distributed. Councilmember Chris Ross seconded. Motion carried unanimously 2-0 with Councilmember Jason Ritchie absent.**

#### **FINANCIAL INFORMATION REVIEW**

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**Review highlights of 2018 Financial Management Reports**

Aaron Antin, Director of Finance & Risk Management and Assistant City Manager, presented the [highlights of the 2018 Financial Management Report](#). Discussion commenced.

- The Committee questioned why Traffic Impact Fees appear to have a \$2.5 million shortfall projected. Staff explained that this is due to development projects which have agreed to make traffic improvements in lieu of paying the traffic impact fee.

**Review Council direction received following review of Interim CM's Draft preliminary 2019-20 budget at September 25th Council Budget workshop.**

Aaron Antin, Director of Finance & Risk Management and Assistant City Manager, reviewed the [Council Budget Workshop Study Session Questions from Council Members from 9/25/18](#). Discussion commenced.

**City Master Plan Delay Updates**

- Staff listed the reasons for the delays in major plan documents that were originally anticipated to be available for the 2019-20 budget inputs. The majority of delays were related to the primary project leaders leaving the City. The Facilities Plan, Human Services Plan, and Police Services Study were all being overseen by the vacant Deputy City Manager position. The IT Plan was overseen by the now vacant Director of Organizational development, and the Classification and Compensation Plan was begun under the still currently vacant Director of Administrative Services when the now vacant Director of Organizational development moved into to temporarily fill the Administrative Services Director vacancy. The Transportation Master Plan was moved based on City Council direction. A reminder of the Sept. 25<sup>th</sup> [slide on strategic planning](#) outlining the estimated completion dates was reviewed again by the Committee.

**Property Tax:**

- Levy rates were discussed, utilizing a [comparison chart of levy rate history and revenue history](#) as well as a [property tax distribution graph and chart](#). The Committee requested that the City Manager have staff prepare a table or bar chart with inflation overlaid with the revenue increases to better determine whether revenues are keeping up with inflation over the recent historical period. An illustration on whether expenditures are keeping up with inflation was also suggested.
- The Committee requested information related to the change in real property assessed valuations over the past 5 - 10 years that could help citizens understand why they may see increases in their yearly property taxes despite Sammamish tax rates remaining stable or decreasing.
- Additional discussion on property tax legislation and related economic planning and inputs occurred.

**Follow up question asked at the Sept. 25<sup>th</sup> Council Budget session related to adding a Storm Water project to the budget.**

- Steve Leniszewski, Public Works Director, addressed the Committee regarding whether additional stormwater projects should be added to the budget. At this point in time, all rates have been set to fund currently planned stormwater projects. Additional projects could be considered in the future but not part of this budget cycle.

**Related to a request for the Finance Committee to respond to a 1% Cut to the City Budget:**

- The Committee discussed this comment made at the Sept. 25<sup>th</sup> meeting by a Councilmember not on the Finance Committee and possible recommendations that the Committee may want to make. The Chair stated that it was premature to do a cut now as there are too many variables in play that need to be dispositioned, including budget elements to be addressed in mid-biennial budget. Committee member Stuart agreed

that the City does not need to be cutting right now. There also was a brief discussion of the 5% stress test that the Committee performed last March, and the reality that cuts to public safety would be difficult to recommend given the necessity of public safety services, which would then lead to looking at other potential solutions to fund any additional capital improvements needs.

**RECOMMENDATION: The Committee recommended to table the topic of which services to cut to achieve a 1% cut to the budget until next year.**

**COLA:**

- The Committee discussed the 2.43% four-year average of CPI-U increases used in over the past several years to adjust City employee wages. The Committee discussed the general method, but no recommendation was made to alter this method for the 2019 wages.

**Attorney Contract:**

- The Committee briefly discussed whether to change the City Attorney model (contracting services compared to in-house service). They agreed with the Interim City Manager's recommendation to retain the current service model and contract for this service at the present time.

**RECOMMENDATION: The Committee recommended that discussion of the city attorney contract be tabled until a new City Manager is appointed.**

**REVIEW FUTURE MEETING TOPICS**

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Classification & Compensation Study - Contractor Equity/Market Average or Other Standard for Total Compensation

Citizen Survey Results - (delayed due to vacant Communications Manager position)

Master Capital Project List/Waterline Discussion in 2019

1. Parks CIP, TIP, Capital Facilities Plan, IT capital plan

**ADJOURNMENT**

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**MOTION: Councilmember Chris Ross moved to adjourn. Councilmember Pam Stuart seconded. Motion carried unanimously 2-0 with Councilmember Jason Ritchie absent.**

The meeting adjourned at 9:31 a.m.

AGENDA CALENDAR

Meeting Date	Packet Material Due	Time	Meeting Type	Topics
<b>Dec 2018</b>				
<b>Mon 12/03</b>	11/26	6:30 pm	Study Session	Discussion: 2019 Comprehensive Plan Amendments – Docket Requests (60-minutes) Presentation: Youth Eastside Services/Crosspath Counseling Partnership
<b>Tues 12/04</b>	11/26	6:30 pm	Regular Meeting	Public Hearing/Resolution: 2019 Comprehensive Plan Amendments – Docket Requests (30-minutes) Ordinance: Annual Amendments to the Comprehensive Plan (30-minutes) Resolution: Adopting the Police Services Study  <u>Consent:</u> Contract: Public Defender/TBD Contract: Prosecutor/TBD Contract: Environmental Review Support Services/TBD Contract: Building Inspection Support Services/TBD Contract: Building Plan Review Support Services/TBD Contract: Planning Review Support Services/TBD Contract: Klahanie Master Plan/TBD Contract: Park Landscaping/Badgleys Landscape Contract: ROW Landscaping/Badgleys Landscap Contract: Parks Street Cleaning/Best Parking Lot Contract: Fence Repair/Industrial Solutions Contract: ROW Slope Mowing/Plantscapes Contract: Janitorial/Patriot Maintenance Contract: Stormwater System Cleaning/TBD Contract: Traffic Control/Altus Traffic Contract: Bark Services/Pacific Topsoil Contract: Pressure Washing/Durham Painting Contract: Door Access/Western Entrance Contract: Pond Mowing/AtWork! Contract: Excavation/May Valley Contract: HVAC Monitoring/Ecotone Contract: HVAC Repair/Pacific Air Contract: 2019-2020 City-wide Water Quality Monitoring - Resolution: 212 <sup>th</sup> Way SE Project Acceptance Resolution: East Lake Sammamish Parkway Ditch Maintenance Project Acceptance Contract: 2019-2020 Traffic Control and Flagging Services / Altus Traffic Management, LLC

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<b>Tues 12/11</b>	12/03	6:30 pm	Study Session	
<b>Tues 12/18</b>	12/10	6:30 pm	Regular Meeting	<u>Consent:</u>
<b>Jan 2019</b>				
<b>Mon 1/7</b>	1/2	6:30 pm	Study Session	Discussion: Urban Forest Management Plan
<b>Tues 1/8</b>	1/2	6:30 pm	Regular Meeting	Consent: Resolution: ELSP/SE 33rd Crosswalk Project Acceptance Contract: ITS Phase 2 Design/TBD
<b>Tues 1/15</b>	1/9	6:30 pm	Study Session	
<b>Tue 1/22</b>	1/16	6:30 pm	Regular Meeting	Council Retreat Week (tentative) Update: Issaquah Pine Lake Road Design  Consent: Resolution: Flashing Yellow Arrow Installation Project Acceptance Resolution: Minor Intersection Improvements Project Acceptance Resolution: Sahalee Way Stormwater Tightline Project Acceptance
<b>Feb 2019</b>				
<b>Mon 2/4</b>	1/30	6:30 pm	Study Session	
<b>Tues 2/5</b>	1/30	6:30 pm	Regular Meeting	
<b>Tues 2/12</b>	1/6	6:30 pm	Study Session	
<b>Tue 2/19</b>	1/13	6:30 pm	Regular Meeting	
<b>Mar 2019</b>				
<b>Mon 3/4</b>	2/27	6:30 pm	Study Session	
<b>Tues 3/5</b>	2/27	6:30 pm	Regular Meeting	
<b>Tues 3/12</b>	3/6	6:30 pm	Study Session	
<b>Tue 3/19</b>	3/13	6:30 pm	Regular Meeting	
<b>Apr 2019</b>				
<b>Mon 4/1</b>	3/27	6:30 pm	Study Session	
<b>Tues 4/2</b>	3/27	6:30 pm	Regular Meeting	

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<b>Tues 4/9</b>	4/3	6:30 pm	Study Session	
<b>Tue 4/16</b>	4/10	6:30 pm	Regular Meeting	
	<b>To Be Scheduled</b>		<b>To Be Scheduled</b>	<b>Parked Items</b>
	<ul style="list-style-type: none"> <li>Lk. Sammamish Water Level</li> <li>Growth Centers</li> <li>Internet Usage &amp; Social Media Policies</li> <li>Small Cell Facility Technology</li> <li><u>Discussion:</u> Issaquah Pine Lake Road Phase 1- Project Update (moved to 2019)</li> <li></li> </ul>		<ul style="list-style-type: none"> <li>Special Events Ordinance</li> <li>Maintenance Safety Program Adoption</li> <li>M&amp;O Strategic Plan</li> <li>Fleet Management Policy</li> <li>Roadway Funding Strategy</li> <li>Maintenance &amp; Fire Station Facility Assessment</li> <li>Franchise Agreement/SPWS</li> <li>Comprehensive Solid Waste Plan</li> </ul>	<ul style="list-style-type: none"> <li>Inner City Bus Service</li> <li>Good Samaritan Law</li> <li>Plastic Bags</li> <li>Policy on Drones in Parks</li> <li>Review of regulations regarding the overlay areas, low impact development and special protection areas for lakes.</li> <li>Contract: Beaver Lake Park Phase 1 Improvements, Design/TBD</li> </ul>