



AGENDA

City Council Regular Meeting - Revised

6:30 PM - Tuesday, January 15, 2019

City Hall Council Chambers, Sammamish, WA

| Page | | Estimated Time |
|---------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| | CALL TO ORDER | 6:30 pm |
| | ROLL CALL | |
| | PLEDGE OF ALLEGIANCE | |
| | APPROVAL OF AGENDA | |
| | PUBLIC COMMENT | 6:35 pm |
| | <p>Note: <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 manderson@sammamish.us. Please be aware that Council meetings are videotaped and available to the public.</i></p> | |
| | CONSENT CALENDAR | 7:05 pm |
| 4 - 8 | 1. Resolution: Accepting the East Lake Sammamish Pkwy SE Crosswalk Project As Complete View Agenda Item | |
| 9 - 41 | 2. Approval: Renewal of a Wireless Lease Agreement With AT&T For a Site Specific Cellular Tower Location View Agenda Item | |
| 42 - 59 | 3. Resolution: Replacing Resolution R2018-808 The City's Master Fee Schedule View Agenda Item | |
| | PRESENTATIONS / PROCLAMATIONS | 7:10 pm |

- 60 4. **Proclamation:** HOSA (Health Occupations Students of America)
Week on March 5-9, 2019
[View Agenda Item](#)

PUBLIC HEARINGS

7:15 pm

- 61 - 107 5. **Ordinance:** 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 **(O2018-477)**
[View Agenda Item](#)

UNFINISHED BUSINESS

8:15 pm

- 108 - 202 6. **Resolution:** Related To Adoption Of Sammamish Home Grown
And Incorporation By Reference Into The Sammamish
Comprehensive Plan
[View Agenda Item](#)
7. **EXECUTIVE SESSION**
To evaluate the qualifications of an applicant for appointment
to elective office pursuant to RCW 42.30.110(1)(h)
- 203 - 206 8. **Resolution:** Appointing of One Special Member to The King
County Landmarks Commission
[View Agenda Item](#)
- 207 - 210 9. **Resolution:** Appointing Three Members to The Sammamish
Arts Commission
[View Agenda Item](#)
- 211 - 214 10. **Resolution:** Appointing Two Members to The Sammamish
Human Services Commission
[View Agenda Item](#)
- 215 - 218 11. **Resolution:** Appointing Three Members to The Sammamish
Planning Commission
[View Agenda Item](#)
- 219 - 222 12. **Resolution:** Appointing Three Members to The Sammamish
Parks & Recreation Commission
[View Agenda Item](#)

NEW BUSINESS

COUNCIL REPORTS/ COUNCIL COMMITTEE REPORTS

9:15 pm

- 223 - 224 13. **Report:** Mayor Christie Malchow
[View Agenda Item](#)

CITY MANAGER REPORT

9:30 pm

225 - 231 14. **Report:** Larry Patterson, Interim City Manager
[View Agenda Item](#)

EXECUTIVE SESSION

9:45 pm

Land Acquisition pursuant to RCW 42.30.110(1)(b)

ADJOURNMENT

10:00 pm

LONG TERM CALENDAR

232 - 235 [View Long Term 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 Regular Meeting
 January 15, 2019



| | | |
|------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|
| SUBJECT: | East Lake Sammamish Parkway SE Crosswalk: Final Project Acceptance | |
| DATE SUBMITTED: | January 04, 2019 | |
| DEPARTMENT: | Public Works | |
| NEEDED FROM COUNCIL: | <input checked="" type="checkbox"/> Action <input type="checkbox"/> Direction <input type="checkbox"/> Informational | |
| RECOMMENDATION: | Adopt the attached Resolution No. R2019_____ accepting East Lake Sammamish Pkwy SE Crosswalk Project as completed. | |
| EXHIBITS: | 1. Exhibit 1 - East Lake Sammamish Pkwy SE Crosswalk Resolution Project Acceptance 2. Exhibit 2 - East Lake Sammamish Pkwy SE Crosswalk WSDOT Final Contract Voucher Certificate | |
| BUDGET: | | |
| Total dollar amount | \$265,067.00 | <input checked="" type="checkbox"/> Approved in budget |
| Fund(s) | Intersection Improvements Program (340-115-595-30-63-00); Neighborhood Capital Improvements Projects (340-117-595-30-63-00) | <input type="checkbox"/> Budget reallocation required <input type="checkbox"/> No budgetary impact |
| WORK PLAN FOCUS AREAS: | | |
| <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 type="checkbox"/> Environmental Health & Protection | <input type="checkbox"/> Financial Sustainability | |

NEEDED FROM COUNCIL:
 Should the City of Sammamish accept East Lake Sammamish Pkwy SE Crosswalk Project as completed?

KEY FACTS AND INFORMATION SUMMARY:
 Residents in the neighborhood and trail users had approached the City with concerns about safely crossing East Lake Sammamish Pkwy SE (ELSP) near SE 33rd Street to access the East Lake Sammamish Trail. Staff designed a designated mid-block crosswalk project approximately 275 feet south of the

intersection to provide access to East Lake Sammamish Trail. The project featured crosswalk enhancements and pedestrian walking paths which included the installation of a raised pedestrian refuge island and rapid flashing beacons, as well as shoulder widening, traffic curbs, pavement markings, drainage, and signage.

On June 5, 2018, the City Council authorized the City Manager to award and execute a construction contract with R. W. Scott Construction Co., in the amount of \$240,970.00 in addition to a 10% contingency. Construction began in June 2018 and was substantially completed on September 28, 2018. The City conducted a final project inspection on December 3, 2018 and issued a project construction completion approval on December 12, 2018. The complete project was constructed in the amount of \$201,319.95 which under the approved contract amount.

FINANCIAL IMPACT:

The completed improvements were constructed within the approved project budget. A summary of the budget and actual expenditures is below:

| Project Expenditures | | 2018 Adopted Budget | Construction Actual |
|----------------------------------|----------------------|--------------------------------|--------------------------------|
| Neighborhood Projects | 340-117-595-30-63-00 | \$ 123,000 | \$ 80,527.98 |
| Intersection Improvement Program | 340-115-595-30-63-00 | \$ 987,000 | \$ 120,791.97 |
| TOTALS: | | \$ 1,110,000 | \$ 201,319.95 |

OTHER ALTERNATIVES CONSIDERED:

If the resolution is not adopted, East Lake Sammamish Pkwy SE Crosswalk Project close-out paperwork may not be completed.

RELATED CITY GOALS, POLICIES, AND MASTER PLANS:

[City of Sammamish Comprehensive Plan - Transportation Element](#)

- Goal T.3: Operations, Maintenance, Management and Safety

**CITY OF SAMMAMISH
WASHINGTON
RESOLUTION NO. R2019- ____**

**A RESOLUTION OF THE CITY OF SAMMAMISH,
WASHINGTON, ACCEPTING THE EAST LAKE SAMMAMISH
PKWY SE CROSSWALK PROJECT AS COMPLETE.**

WHEREAS, at the Council meeting of June 5, 2018 the City Council authorized award of the construction contract for the East Lake Sammamish Pkwy SE Crosswalk Project; and

WHEREAS, the City Manager entered into Contract C2018-169 for construction of the East Lake Sammamish Pkwy SE Crosswalk Project with R. W. Scott Construction Co. on June 5, 2018; and

WHEREAS, the project was substantially completed by the contractor on September 28, 2018; and

WHEREAS, the project was completed within the adopted project budget and within the authorized construction contract plus contingencies amount;

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SAMMAMISH,
WASHINGTON, DOES RESOLVE AS FOLLOWS:**

Section 1. Project Acceptance. The City of Sammamish hereby accepts the East Lake Sammamish Pkwy SE Crosswalk Project as complete.

Section 2. Authorization of Contract Closeout Process. The City of Sammamish Director of Public Works and City Clerk are hereby authorized to complete the contract closure process upon receiving appropriate clearances from the Department of Revenue, and the Department of Employment Security.

Section 3. Effective Date. This resolution shall take effect immediately upon signing.

**PASSED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF ON
THE 15TH DAY OF JANUARY, 2019.**

CITY OF SAMMAMISH

Mayor Christie Malchow

ATTEST/AUTHENTICATED:

Melonie Anderson, City Clerk

Approved as to form:

Mike Kenyon, City Attorney

Filed with the City Clerk: December 26, 2018
Passed by the City Council: January 15, 2019
Resolution No.: R2019-_____

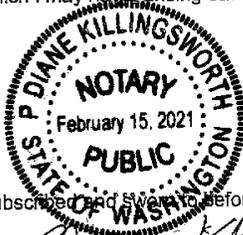


Final Contract Voucher Certificate

| | | | |
|------------------------------------------------------------------------|------------------------------------------|--------------------------------------|---------------------------|
| Contractor R. W. Scott Construction Co. | | | |
| Street Address 4405 West Valley Highway North, Suite A | | | |
| City Auburn | State WA | Zip 98001 | Date 12/12/2018 |
| State Project Number Contract No. C2018-169 | Federal-Aid Project Number N/A | Highway Number N/A | |
| Contract Title East Lake Sammamish Pkwy SE Crosswalk Project | | | |
| Date Work Physically Completed 11/13/2018 | | Final Amount \$ 240,970.00 | |

Contractor's Certification

I, The undersigned, having first been duly sworn, certify that I am authorized to sign for the claimant; that in connection with the work performed and to the best of my knowledge no loan, gratuity or gift in any form whatsoever has been extended to any employee of the Department of Transportation nor have I rented or purchased any equipment or materials from any employee of the Department of Transportation; I further certify that the attached final estimate is a true and correct statement showing all the monies due me from the State of Washington for work performed and material furnished under this contract; that I have carefully examined said final estimate and understand the same and that I hereby release the State of Washington from any and all claims of whatsoever nature which I may have arising out of the performance of said contract, which are not set forth in said estimate.



[Signature]
Contractor Authorized Signature Required

JEFF SCOTT
Printed Signature Name

Subscribed and sworn to before me this 13th day of December 2018

[Signature] Notary Public in and for the State of Washington

Notary Signature

residing at Olympia

Department of Transportation Certification

I, certify the attached final estimate to be based upon actual measurements, and to be true and correct.

Approved Date 12/12/2018

[Signature]
Project Engineer / Project Administrator Signature

Regional Administrator, Area Administrator, or Facilities Administrator Signature

Headquarters Use Only

Secretary of Transportation hereby accepts the completed contract pursuant to Section 1-05.12 of the Contract provisions.

_____ Date of Acceptance _____
Secretary of Transportation/or Designee Signature

This Final Contract Voucher Certification is to be prepared by the Project Engineer or Project Administrator and the original forwarded to Olympia Headquarters for acceptance and payment.

Contractors Claims, if any, must be included and the Contractors Certification must be labeled indicating a claim attached.

Original to: State Construction Office Copies by State Accounting Office, Contract Payments to: Region Project Engineer or Project Administrator Contractor

Agenda Bill
 City Council Regular Meeting
 January 15, 2019



| | | | | | | | | | | | |
|----------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|-----------------------------------------|-------------------------------------------|-----------------------------------------------------|----------------------------------------------------------|----------------------------------------------------------------|-----------------------------------------------|------------------------------------------------------------|---------------------------------------------------|
| SUBJECT: | Renewal of a Wireless Lease Agreement With AT&T For a Site Specific Cellular Tower Location. | | | | | | | | | | |
| DATE SUBMITTED: | January 09, 2019 | | | | | | | | | | |
| DEPARTMENT: | Public Works | | | | | | | | | | |
| NEEDED FROM COUNCIL: | <input checked="" type="checkbox"/> Action <input type="checkbox"/> Direction <input type="checkbox"/> Informational | | | | | | | | | | |
| RECOMMENDATION: | Authorize the City Manager to execute a new lease agreement with AT&T for the Allen Lake Cellular tower located within the public Right of Way at 1851 - 228th Avenue NE. | | | | | | | | | | |
| EXHIBITS: | 1. Exhibit 1 - AT&T Signed Agreement | | | | | | | | | | |
| BUDGET: | Total dollar amount N/A <input type="checkbox"/> Approved in budget Fund(s) <input type="checkbox"/> Budget reallocation required <input checked="" type="checkbox"/> No budgetary impact | | | | | | | | | | |
| WORK PLAN FOCUS AREAS: | <table border="0"> <tr> <td><input type="checkbox"/> Transportation</td> <td><input type="checkbox"/> Community Safety</td> </tr> <tr> <td><input type="checkbox"/> Communication & Engagement</td> <td><input checked="" type="checkbox"/> Community Livability</td> </tr> <tr> <td><input checked="" type="checkbox"/> High Performing Government</td> <td><input type="checkbox"/> Culture & Recreation</td> </tr> <tr> <td><input type="checkbox"/> Environmental Health & Protection</td> <td><input type="checkbox"/> Financial Sustainability</td> </tr> </table> | | | <input type="checkbox"/> Transportation | <input type="checkbox"/> Community Safety | <input type="checkbox"/> Communication & Engagement | <input checked="" type="checkbox"/> Community Livability | <input checked="" type="checkbox"/> High Performing Government | <input type="checkbox"/> Culture & Recreation | <input type="checkbox"/> Environmental Health & Protection | <input type="checkbox"/> Financial Sustainability |
| <input type="checkbox"/> Transportation | <input type="checkbox"/> Community Safety | | | | | | | | | | |
| <input type="checkbox"/> Communication & Engagement | <input checked="" type="checkbox"/> Community Livability | | | | | | | | | | |
| <input checked="" type="checkbox"/> High Performing Government | <input type="checkbox"/> Culture & Recreation | | | | | | | | | | |
| <input type="checkbox"/> Environmental Health & Protection | <input type="checkbox"/> Financial Sustainability | | | | | | | | | | |

NEEDED FROM COUNCIL:

Shall the City Council enter into a new lease agreement with AT&T for the use of the public Right-of-Way at 1851 - 228th Avenue NE to maintain an existing cellular service tower?

KEY FACTS AND INFORMATION SUMMARY:

The existing lease agreement with AT&T for the Allen Lake Cellular tower has expired and needs to be replaced with a new agreement. Staff has been negotiating the contract for approximately the last 18 months and AT&T has agreed to the terms. The existing agreement expired on July 17, 2017 therefore the proposed renewal would begin on July 18, 2017. The proposal includes four (4) standard renewal terms at five (5) years each, with annual incremental cost increases.

FINANCIAL IMPACT:

AT&T is subject to the one time administrative fee of \$2,000.00 for reimbursement for expenses incurred for receiving and approving this agreement. The lease agreement requires AT&T to pay an annual fee in the amount of \$11,217.36 for the 2018-2019 yearly period. The fee includes an annual escalation increase in the amount of 3% for the duration of the agreement.

OTHER ALTERNATIVES CONSIDERED:

The City may choose to not renew the lease agreement with AT&T for this location. The City will then need to work with AT&T to either remove the facilities or determine another suitable location for the their facilities. This may impact cellular coverage within the City.

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

Goal UT.1: Ensure development and the maintenance of all utilities at levels of service adequate to accommodate existing and projected growth.

- Policy UT.1.2 Utilize franchise agreements with private utility providers and interlocal agreement with public utility provider as a means to protect and advance adopted City goals and policies.

**CITY OF SAMMAMISH, WASHINGTON
WIRELESS FACILITY RIGHT OF WAY USE AGREEMENT**

THIS WIRELESS FACILITY RIGHT OF WAY USE AGREEMENT (hereinafter "Agreement"), dated as of the last date set forth below (the "Effective Date"), is entered into by New Cingular Wireless PCS, LLC, a Delaware limited liability company ("Company") and the City of Sammamish, a Washington municipal corporation, having a mailing address of 801 228th Avenue SE, Sammamish, WA 98075 ("City").

Whereas Company and the City have engaged in negotiations regarding the right of Company to construct, maintain, repair and operate wireless telecommunications equipment and facilities in the portion of the right of way of the City described and depicted on the attached and incorporated **Exhibit A** (the "Property"); and

Whereas Company and the City desire to enter into this Agreement authorizing Company use of the Property for Company's wireless telecommunications equipment and facilities subject to certain conditions and restrictions;

Now therefore, Company and the City agree as follows:

A. Company is authorized to use the Property for the purpose of constructing, replacing, repairing, maintaining and operating equipment and facilities, as described in **Exhibit B** attached and incorporated hereto (the "Facilities"), for a wireless telecommunications system, provided Company shall obtain all necessary permits and authorizations required by the City as a municipal authority ("Permits") for such construction, replacement, repair, maintenance and operation of the Facilities.

Such Permits shall be issued subject to the provisions of Title 21A of the Sammamish Municipal Code ("SMC") and the General Conditions set forth in section E of this Agreement, which General Conditions shall be incorporated by reference in such Permit as if fully set forth in whole therein. Such Permits shall also be subject to any other applicable statutes, ordinances, resolutions, codes, policies and standards. Nothing provided herein shall in any way limit the City's authority to otherwise exercise its police powers.

B. Fees. Company shall be subject to a one-time lump sum administrative fee of two thousand dollars (\$2,000.00) to compensate the City for its actual administrative expenses incurred directly related to receiving and approving this Agreement, pursuant to RCW 35.21.860. Company agrees to pay such administrative fee by the effective date of this Agreement.

Nothing provided herein shall exempt or otherwise limit Company's obligation to pay any applicable tax required by the Sammamish Municipal Code or any other applicable regulation.

Pursuant to Section 35.21.860 of the Revised Code of Washington ("RCW"), the City is precluded from imposing a franchise fee on a telephone business as defined in RCW 82.04.065, except for administrative expenses or any tax authorized by RCW 35.21.860. Company hereby warrants that its operations as authorized under this Agreement are those of a telephone business as defined in RCW 82.04.065. As a

result, the City currently lacks the authority to impose a franchise fee under the terms of this Agreement, other than as described herein.

However, the City hereby reserves its right to impose a franchise fee on Company, for purposes other than to recover its administrative expenses, if Company's operations as authorized by this Agreement change so that not all uses of the Property are those of a "telephone business" as defined in RCW 82.04.065, or if statutory prohibitions on the imposition of such fees are removed or amended. In either instance, the City also reserves its right to require that Company obtain a separate franchise for its change in use, which franchise may include provisions intended to regulate Company's operations, as allowed under applicable law.

A site specific charge for use of City right of way and other property for placement of wireless services equipment or facilities as provided in RCW 35.21.860(e) is being charged as set for in **Addendum 1** to this Agreement attached and incorporated herein.

Company reserves its right to contest or challenge the City's determination that it may impose a franchise fee or require that Company obtain a separate franchise under the provisions of this Section, federal or state law.

C. Term. This Agreement shall be in effect for a period of five (5) years commencing on July 18, 2017 (the "Effective Date"). This Agreement shall automatically renew for four (4) additional five (5) year periods thereafter, upon the same terms and conditions, unless either party informs the other in writing of that party's intentions not to renew this Agreement at least one hundred twenty (120) days prior to expiration of the then-current terms.

D. Government Services. To the extent that Company makes its facilities and/or services available to other governmental entities within the State of Washington, Company shall also make such facilities and services available to the City at similar rates and on similar terms and conditions unless otherwise prohibited or restricted by state or federal laws, regulations, or tariffs.

E. General Conditions. The General Conditions referenced in section A are as follows:

Section 1. Permits and Authorizations. In accordance with the requirements of Chapter 21A.55 SMC, Company shall apply for and obtain all necessary Permits prior to constructing, replacing, maintaining and operating wireless telecommunications equipment and facilities on the Property.

Section 2. Installation of Equipment. In addition to compliance with all applicable requirements of Chapter 21A.55 SMC, all Facilities shall be installed and maintained so as to least interfere with existing and planned utilities and with the free passage of traffic, in accordance with the laws of the State of Washington and the ordinances and standards of the City regulating such construction. For purposes of this Section 2, "planned" shall mean utilities which the City intends to construct or allow to be constructed in the future, which intent is evidenced by the inclusion of said utility project in an existing or future Capital Investment Program Plan, Comprehensive Plan, comprehensive utility plan, or other written construction

or planning schedule. No permit condition shall conflict with or be deemed to waive any requirement of the Sammamish Municipal Code for the construction of said Facilities.

Section 3. Relocation. Pursuant to RCW 35.99.060, the City may require Company to "relocate authorized facilities within the right of way when reasonably necessary for construction, alteration, repair, or improvement of the right of way for purposes of public welfare, health, or safety." If the City requires relocation of any Facilities belonging to Company, such relocation will be performed and paid for in accordance with RCW 35.99.060 (or such other laws applicable to relocation of Facilities as are in effect on the date that the City gives notice of the need for the Company to relocate Facilities).

3.1 For all improvement projects undertaken by the City requiring relocation of an existing Company facility, the City shall endeavor to provide Company at least one hundred twenty (120) days prior to the commencement of such improvement project. Such notice shall: 1) describe the improvement project; 2) request that Company relocate its facility; 3) state the date on which construction of the improvement project is scheduled to commence; and 4) include copies of the pertinent portions of the plans and specifications for such improvement project so that Company may evaluate the need for the requested relocation and identify an alternative location for a replacement facility.

3.2 As to any relocation of facilities wherein the cost and expense thereof is to be borne by Company in whole or in part in accordance with this Section 3, Company may, within forty-five (45) days after receipt of written notice requesting such relocation, submit to the City written alternatives to such relocation. Upon receipt, the City shall evaluate such alternatives and, within thirty (30) days of such receipt, shall advise Company in writing if one or more of the proposed alternatives are suitable to accommodate the work which would otherwise necessitate relocation of Company's facilities. In the event the City determines, after due consideration, that there is no other reasonable alternative, Company shall relocate its facilities as otherwise provided in this Section 3.

3.3 The provisions of this Section 3 shall in no manner preclude or restrict Company from making any arrangements it may deem appropriate when responding to a request for relocation of its facilities by any person or entity other than the City where the facilities to be constructed by said person or entity are not or will not become City owned, operated or maintained by the City or any utility or special purpose district acquired or annexed by the City during the term of this Agreement.

3.4 If the City requests temporary relocation of Company Facilities, Company will have the right to use a temporary transmission site or cell on wheels ("COW") on City right of way at a location sufficient to meet Company's coverage or engineering needs and as reasonably agreed upon by the parties.

3.5 Should Company elect to relocate all of its facilities outside of the City right of way, this Agreement shall be terminated and be of no further force and effect, effective as of the date Company provides written notice that it has fully relocated said facilities.

Section 4. Record of Installations.

4.1 As a condition of this Agreement, Company shall provide to the City upon request and at no cost, a copy of all as-built plans, maps and records, including revealing the final location and condition of its Facilities on the Property. Such records shall be provided in a format acceptable to the City. With respect to excavations by Company near any other facilities on the Property, Company and the City shall each comply with their respective obligations pursuant to Chapter 19.122 RCW and any other applicable state law.

4.2 Upon written request of the City, Company shall provide the City with the most recent update available of any plan of potential improvements to its Facilities that are subject to this Agreement; provided, however, any such plan submitted shall be for informational purposes only and shall not obligate Company to undertake any specific improvements, nor shall such plan be construed as a proposal to undertake any specific improvements. The City agrees not to disclose such information unless required to do so pursuant to Chapter 42.56 RCW. In any event, the City agrees to exercise its best efforts to notify Company of the anticipated disclosure of such information at least five (5) days prior to such disclosure, but no liability of any type shall attach to the City for any failure to meet this notification obligation.

Section 5. Shared Use of Excavations. If at any time, or from time to time, either Company or the City shall cause excavations to be made near Facilities, the party causing such excavation to be made shall afford the other, upon receipt of a written request to do so within ninety (90) days of written notice from the party causing the excavation, an opportunity to use such excavation, provided that: (i) such joint use shall not unreasonably delay the work of the party causing the excavation to be made; and (ii) such joint use shall be arranged and accomplished on terms and conditions satisfactory to both parties.

Section 6. Restoration after Construction. Company shall, after construction, maintenance or repair of Facilities, leave the area in as good or better condition in all respects as it was in before the commencement of such construction, maintenance or repairs. All concrete encased recorded monuments which have been disturbed or displaced by such work shall be restored pursuant to City standards and specifications. Company agrees to promptly complete restoration work and to promptly repair any damage caused by such work at its sole cost and expense.

Section 7. Hold Harmless and Indemnity.

7.1 Company shall indemnify, save harmless and defend the City, its elected and appointed officials, employees, and agents (including reimbursing the City for all costs, reasonable attorneys' fees, and expert witness fees) from any and all damages, claims, or demands, of any kind, on account of injury to or death of any person(s) or damage to any property(ies), directly caused by Company or arising directly out of Company's use of the right of way, or breach of any provision of this Agreement, including, but not limited to, Company, its agents, employees, subcontractors and their successors and assigns. Company shall further indemnify, save harmless and defend the City, as provided above, from all property damage of any kind, whether tangible or intangible, including loss of use resulting from such damage, that occurs in connection with any work performed by Company or caused, in whole or in part, by the presence of Company or its employees, agents, contractors, subcontractors, or their property or in proximity to City

right of way or City utilities therein. Such indemnification will not extend to that portion of any damages, claims, or demands that are caused by the sole negligence or intentional misconduct of the City, its employees, agents or contractors.

7.2 The City shall indemnify, save harmless and defend Company from and against any and all injury, loss, damage or liability (or any claims in respect of the foregoing), and costs or expenses (including reasonable attorneys' fees and court costs) arising directly out of the actions of the City, or its employees or agents, or the City's breach of any provision of this Agreement, except to the extent attributable to the negligence or intentional misconduct of Company, its employees, agents or independent contractors.

7.3 This indemnification, hold harmless, and defense agreement includes the promise that Company shall indemnify, save harmless and defend the City, its elected and appointed officials, employees and agents (including reimbursing the City for all costs, attorneys' fees, and expert witness fees) from any and all damages, claims, or demands of any kind on account of Company's violation of city, county, state or federal laws, including those relating to environmental health, except to the extent caused by the sole negligence or intentional misconduct of the City, its employees, agents or contractors.

7.4 Company agrees that its obligations under this Section extend to any claim, demand, and/or cause of action brought by, or on behalf of, any of its employees or agents. For this purpose, Company, by mutual negotiation, hereby waives, as respects the City only, any immunity that would otherwise be available against such claims under the Industrial Insurance provisions of Title 51 RCW. In the event the City incurs any judgment, award, and/or cost arising therefrom, including attorneys' fees and expert witness fees to enforce the provisions of this article, all such fees, expenses, and costs shall be recoverable from Company.

Section 8. Insurance. Company shall maintain in full force and effect throughout the term of this Agreement insurance of the types and coverage specified in SMC 14.30.050(2), including any state or local requirements referenced or incorporated therein.

Section 9. Civil Penalties and Additional Relief.

9.1 Company, and the officers, directors, and employees of Company or any agent, subcontractor or other person acting on behalf of Company, failing to comply with any of the provisions of this Agreement shall be subject to a civil penalty and abatement in the manner and to the extent provided for in the Sammamish Municipal Code, including Chapter 1.10 SMC. A monetary penalty in an amount not more than \$250.00 per day for each day of violation may be assessed and abatement required as provided therein.

9.2 In addition to any penalty which may be imposed by the City, any person violating or failing to comply with any of the provisions of this Agreement shall be liable for any and all damage to City property or right of way arising from such violation, including the cost of restoring the affected area to its condition prior to the violation.

***9.3** Notwithstanding any other provision herein, the City may seek legal or equitable relief to enjoin any acts or practices and abate any condition which constitutes or will constitute a violation of the applicable provisions of this Agreement when civil or criminal penalties are inadequate to effect compliance. In addition to the penalties otherwise set forth in this Section, Company and the City acknowledge that any pattern of violations with respect to any material provision of this Agreement, consisting of three (3) or more such violations within a period of twelve (12) consecutive months, may further result in the revocation of any right of way use agreement, right of way use permit, facilities lease, or other such authorization.

9.4 Nothing in this Section shall be construed as limiting any remedies the City may have, at law or in equity, for enforcement of this Agreement.

Section 10. Non-Exclusive. The rights and privileges herein granted shall not be deemed exclusive and the right is hereby reserved to the City to grant to any other person, company, corporation or association, including the City, the right to exercise the rights and privileges herein granted; provided that such grant to any other person, company, corporation or association, including the City, does not unreasonably disturb or unreasonably affect the rights and privileges herein granted to Company.

Section 11. Police Powers. Nothing contained herein shall be deemed to affect the City's authority to exercise its police powers to the fullest extent afforded by the Washington state constitution and Washington law. Company shall not by this Agreement obtain any vested right to use any portion of the City right of way except for the locations approved by the City, and then only subject to the terms and conditions of this Agreement. This Agreement and the permits and authorizations issued thereunder shall be governed by applicable City ordinances in effect at the time of application for such permits and authorizations.

Section 12. Permit Required. Prior to the performance of any work in any public right of way, and in addition to any other permits required by law, Company shall apply for and obtain from the City a Right of Way Permit, which application and permit shall comply with all applicable City ordinances, regulations and standards, including Title 27A SMC. If the City reasonably determines that there is a potential for injury, damage or expense to the City as a result of Company's use of the right of way, the City may require Company to provide an assurance devise, in a form acceptable to the City, for activities described in the subject permit.

Section 13. Termination. Except as otherwise provided herein, this Agreement may be terminated, without penalty or further liability, as follows:

13.1 Upon forty-five (45) days written notice by the City of Sammamish, if the Company fails to cure a default for payment of amounts due under this Site Specific Agreement within that forty-five (45) day period;

13.2 Upon sixty (60) days written notice by either party, if the other party commits a non-monetary default and fails to cure or commence curing such default within that sixty (60) day period, or

such longer period as may be required to diligently complete a cure commenced within that sixty (60) day period; or

13.3 Upon ninety (90) days written notice by the Company, if Company determines, in its sole discretion, that the use of the Facility is obsolete or unnecessary. Such facilities must be removed within that ninety (90) day period.

F. Modifications of Terms and Conditions. The City and Company hereby reserve the right to alter, amend or modify the terms and conditions of this Agreement and any permit issued thereunder upon written agreement by both parties to such alteration, amendment or modification.

G. Interference. The City shall not use, nor shall the City permit others to use, any portion of the right of way in any way which materially interferes with the operation of Company's Facilities in the locations authorized under this Agreement. Company shall provide notice to the City of such interference and the City and Company shall then work cooperatively to eliminate or substantially mitigate such interference.

H. Abandonment or Non-Use of Facilities. In the event Company discontinues commercial use of any facility located on the Property for a period of one hundred eighty (180) consecutive days or longer, the City may, upon ninety (90) days written notice from the City, require removal of all such facilities from the Property at Company's sole expense. If Company fails to remove such facilities upon proper notice from the City, the City may remove such facilities and Company shall be responsible for reimbursing the City for the City's cost of removal. Notwithstanding any other provision of this Agreement, the City may permit Company to abandon such facilities in place. However, no facilities of any type may be abandoned in place without the express written consent of the City, said consent not to be unreasonably withheld. Upon permanent abandonment, the facilities shall become the property of the City and Company shall submit to the City an instrument in writing, to be approved by the City Attorney, transferring ownership of such facilities to the City. The provisions of this Section shall survive the expiration, revocation or termination of this Agreement.

I. Severability. If any term, provision, condition, or portion of this Agreement shall be held to be invalid or unconstitutional for any reason, the portion declared invalid shall be severable and the remaining portions of this Agreement shall be enforceable unless to do so would be inequitable or would result in a material change in the rights and obligations of the parties hereunder.

J. Transferability. The rights and privileges granted to Company as provided in this Agreement may only be assigned or transferred to another entity with the prior written approval of the City, which shall not be unreasonably withheld, conditioned or delayed. However, Company may assign or transfer the rights and privileges granted herein to any affiliate, parent or subsidiary of Company, or to an entity with or into which Company may merge or consolidate, or to an entity which controls, is controlled by, or is under common control with such entity, or to any purchaser of all or substantially all of the assets of Company, without the requirement for City approval without the requirement for City approval, so long as the successor provides written notice to the City that it agrees to be fully liable to the City for compliance with all terms and conditions of this Agreement.

K. Reimbursement of City. Company shall reimburse the City, upon submittal by the City of an itemized billing by project costs, for Company's proportionate share of all actual, identifiable and reasonable expenses incurred by the City in planning, designing, constructing, installing, repairing or altering any City facility as the result of the actual or proposed presence in the right of way of Company's facilities. Such costs and expenses shall include but not be limited to the proportionate cost of City personnel utilized to oversee or engage in any work in the right of way as the result of the presence of Company's facility in the right of way. Such costs and expenses shall also include the proportionate share of any time spent reviewing construction plans in order to either accomplish the relocation of facilities or the routing or rerouting of any utilities so as not to interfere with facilities. The time of City employees shall be charged at their respective rate of salary, including overtime if utilized, plus benefits and overhead. Any other costs will be billed proportionately on an actual cost basis. All billing will be itemized so as to specifically identify the costs and expenses for each project for which the City claims reimbursement. The billing may be on an annual basis, but the City shall provide Company with the City's itemization of costs at the conclusion of each project for informational purposes.

L. Miscellaneous.

(a) This Agreement constitutes the entire agreement and understanding between the parties, and supersedes all offers, negotiations and other agreements concerning the subject matter contained herein. Any amendments to this Agreement must be in writing and executed by both parties.

(b) Company and City are parties to a Communications Site Easement Agreement dated July 18, 2002, and subsequent extensions of same ("Prior Agreement") and hereby agree that the effective termination date of the Prior Agreement shall be July 17, 2017.

(c) This Agreement shall be binding on and inure to the benefit of the successors and permitted assignees of the respective parties.

(d) Any notice or demand required to be given herein shall be made by certified or registered mail, return receipt requested, or reliable overnight courier to the address of the respective parties set forth below:

The City:

City of Sammamish
 Attn: City Clerk
 801 – 228th Ave SE
 Sammamish, WA 98075

Company:

New Cingular Wireless PCS, LLC
 Attn: Network Real Estate Administration
 Re: Cell Site #: WA757; Cell Site Name: Allen Lake (WA)

Fixed Asset No: 10030933
575 Morosgo Drive NE
Atlanta, GA 30324

With a copy to:

New Cingular Wireless PCS, LLC
AT&T Legal Department- Network
Attn: Network Counsel
Re: Cell Site #: WA757; Cell Site Name: Allen Lake (WA)
Fixed Asset No: 10030933
208 South Akard Street
Dallas, TX 75202-4206

The City or Company may from time to time designate any other address for this purpose by written notice to the other party. All notices hereunder shall be deemed received upon actual receipt.

(e) This Agreement shall be governed by the laws of the State of Washington, excluding its choice-of-law rules.

(f) In any case where the approval or consent of one party hereto is required, requested or otherwise to be given under this Agreement, such party shall not unreasonably delay or withhold its approval or consent.

(g) All Amendments and Exhibits annexed hereto form material parts of this Agreement.

(h) This Agreement may be executed in duplicate counterparts, each of which shall be deemed an original.

(i) Either party will, at any time upon fifteen (15) days' prior written notice from the other, execute, acknowledge and deliver to the other a recordable Memorandum of Lease substantially in the form of the Exhibit C attached and incorporated herein. Either party may record this memorandum at any time, in its absolute discretion.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the last date below written.

New Cingular Wireless PCS, LLC,
a Delaware limited liability company
By: AT&T Mobility Corporation
Its: Manager

By: WJ Wooten

Name: WAYNE WOOTEN

Title: DIRECTOR

Date: 12-31-13

CITY OF SAMMAMISH,
a Washington municipal corporation

By: _____

Name: _____

Title: _____

Date: _____

Approved as to form:

City Attorney

STATE OF WASHINGTON)
)
) ss.
COUNTY OF KING)

On this day personally appeared before me _____, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he/she signed the same as his/her free and voluntary act and deed, for the uses and purposes therein described.

WITNESS my hand and official seal hereto affixed this ____ day of _____, 2018.

(Notary Signature)

(Printed Name of Notary)

NOTARY PUBLIC in and for the State of Washington

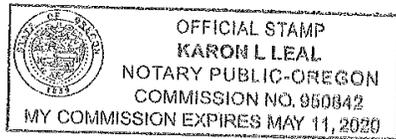
Residing at: _____

My commission expires: _____

STATE OF OREGON)
) ss.
COUNTY OF WASHINGTON)

On this day personally appeared before me WATNEIKOTEN to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he/she signed the same as his/her free and voluntary act and deed, for the uses and purposes therein described.

WITNESS my hand and official seal hereto affixed this 31 day of DEC, 2018.



K Leal
(Notary Signature)

KARON L LEAL
(Printed Name of Notary)

NOTARY PUBLIC in and for the State of Oregon

Residing at: OR

My commission expires: 5.11.20

Addendum 1

Wireless Facilities Right of Way Use Agreement

ALLEN LAKE Site Specific Fee Agreement for Wireless Facilities

(Pursuant to RCW 35.21.860)

All terms identified in the Wireless Facilities Right of Way Use Agreement (“ALLEN LAKE”) between the City of Sammamish a Washington municipal corporation (“City”) and New Cingular Wireless PCS, LLC, a Delaware limited liability company (“Company”) (the “Agreement”) dated _____ remain applicable, are incorporated by reference, and are supplemented by the following terms and conditions in this Addendum 1.

1. **Site Address.** The Company is authorized under the Agreement to use the portion of the City’s right of way located at 1851 228th Ave. NE, Sammamish, WA 98074, consisting of approximately 350 square feet, and legally described and depicted in Exhibit A to the Agreement (the “Property”).
2. **Facilities Description.** The Company Facilities located on the Property are the subject to City of Sammamish Permit No. ROW2018-_____ and are described in Exhibit B to the Agreement.
3. **Payment.** A monthly fee in the amount of nine hundred thirty-four dollars and 78/100 (\$934.78) (“Monthly Fee”) shall be paid during the first year of the Agreement. To reduce the amount of paperwork involved for each party, the Company shall pay the City an annual fee of eleven thousand two hundred seventeen dollars and 36/100 (\$11,217.36) (“Payment”), which shall be submitted to the City Address as stated in Section 8 of this Addendum 1 no later than January 5th of each year for that calendar year. The Payment, for calendar year 2017 shall be prorated to the end of the calendar year, shall be made on the Commencement of the Agreement as defined in Section C of the Agreement. Each Payment shall reference the Company’s City of Sammamish Right of Way Permit No. referenced in Section 2 of this Addendum 1 and its associated Site Address.
4. **Fee Escalation.** Commencing on July 18, 2018 and each year following the first year after Commencement of the Agreement, the annual Payment shall automatically be increased by three percent (3%).
5. **City Address.** Payment of the annual fee shall be made to the City of Sammamish at the following address:

City of Sammamish
 Attn: Accounts Receivable
 Wireless Site Specific Agreement
 ROW Permit ROW2018-_____
 801 – 228th Avenue SE
 Sammamish, WA 98075

6. Executed in Counterparts. This Addendum 1 may be executed in any number of counterparts, each of which shall be an original, but all of which together shall constitute but one Addendum 1.

IN WITNESS WHEREOF, the parties hereto have executed this Addendum 1 to the Agreement on the respective dates indicated below.

New Cingular Wireless PCS, LLC,
a Delaware limited liability company
By: AT&T Mobility Corporation
Its: Manager

By WJ Wooten
Name: WAYNE WOOTEN
Title: DIRECTOR

Date 12-31-18

City of Sammamish, a Washington municipal corporation

By _____
Lyman Howard, City Manager

Date _____

Approved as to form:

City Attorney

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

On this day personally appeared before me _____, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he/she signed the same as his/her free and voluntary act and deed, for the uses and purposes therein described.

WITNESS my hand and official seal hereto affixed this ____ day of _____, 2018.

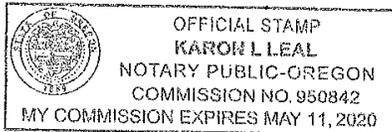
(Notary Signature)

(Printed Name of Notary)
NOTARY PUBLIC in and for the State of Washington
Residing at: _____
My commission expires: _____

STATE OF OREGON)
) ss.
COUNTY OF WASHINGTON)

On this day personally appeared before me WAYNE WOOTEN, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he/she signed the same as his/her free and voluntary act and deed, for the uses and purposes therein described.

WITNESS my hand and official seal hereto affixed this 31 day of Dec, 2018.



K Leal
(Notary Signature)

KARON L LEAL
(Printed Name of Notary)

NOTARY PUBLIC in and for the State of Oregon
Residing at: OR
My commission expires: 5.11.20

EXHIBIT A

The South 360 feet of the East 392.76 feet of the Northeast quarter of the Southeast quarter of the Northeast quarter of Section 28, Township 25 North, Range 6 East W.M., records of King County, Washington;

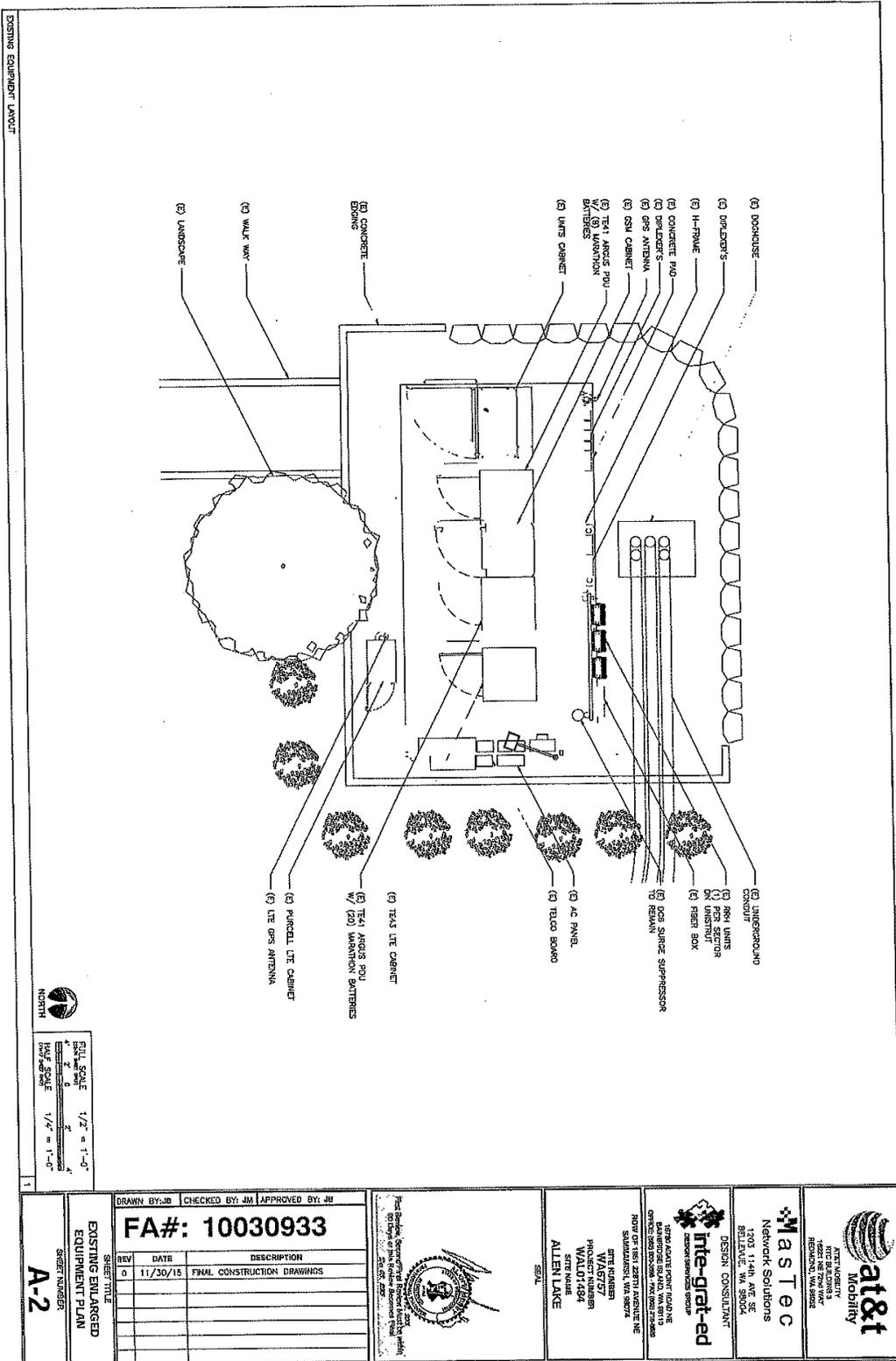
EXCEPT the South 70 feet thereof;

AND EXCEPT the West 180 feet thereof;

AND EXCEPT the East 42 feet thereof, conveyed to King County for road by deed recorded under Recording No. 7212130236.

Situate in the County of King, State of Washington

EXHIBIT B



FULL SCALE 1/2" = 1'-0"
 PLAN SCALE 1/4" = 1'-0"
 INV. SCALE 1/4" = 1'-0"

FA#: 10030933

| REV | DATE | DESCRIPTION |
|-----|----------|-----------------------------|
| 0 | 11/30/15 | FINAL CONSTRUCTION DRAWINGS |

10030933
 11/30/15
 FINAL CONSTRUCTION DRAWINGS

integrated
 DESIGN CONSULTANT
 5700 ADAMS POINT ROAD, NE
 ALLEN PARK, VA 22009
 703.441.1100
 WWW.INTGTRATED.COM

Mastec
 Network Solutions
 1203 114th AVE SE
 BELLEVUE, WA 98004

at&t
 Mobility
 10000 W. BRIDLEWAY
 SUITE 200
 REDMOND, WA 98052

NOT FOR EXECUTION

EXHIBIT C

Return to:

New Cingular Wireless PCS, LLC
 575 Morosgo Drive NE
 Atlanta, GA 30324
 Attn: Network Real Estate Administration

Grantor: City of Sammamish, a Washington municipal corporation
 Grantee: New Cingular Wireless PCS, LLC, a Delaware limited liability company
 Legal Description: SE ¼ NE ¼ S28 T25N R6E (abbreviated legal)
 Official legal description attached as Exhibit 1
 Assessor's Tax Parcel ID#: 282506-9041-05
 Cell Site #: WA757 Fixed Asset #: 10030933
 Cell Site Name: Allen Lake
 State: Washington County: King

MEMORANDUM OF AGREEMENT

This Memorandum of Agreement is entered into on this ____ day of _____, 2018, by and between City of Sammamish, a Washington municipal corporation, having a mailing address of 801 228th Avenue SE, Sammamish, WA 98075 (hereinafter referred to as "City") New Cingular Wireless PCS, LLC, a Delaware limited liability company, having a mailing address of 575 Morosgo Drive NE, Atlanta, GA 30324 (hereinafter referred to as "Company").

1. City and Company entered into a certain Wireless Facilities Right of Way Use Agreement on the ____ of _____, (hereinafter, collectively the "Agreement") for the purpose of constructing, maintaining, repairing, and operating a communications facility and other improvements on City's real property located at 1851 228th Ave. NE, City of Sammamish, County of King, State of Washington. All of the foregoing is set forth in the Agreement.
2. The Agreement is for an initial term of five (5) years commencing on July 18, 2017, and will automatically renew for four (4) separate consecutive additional periods of five (5) years upon the same terms and conditions of the Agreement, unless either party informs the other in

writing of that party's intentions not to renew this Agreement at least one hundred twenty (120) days prior to expiration of the then-current term.

- 3. The portion of the land being leased to Company is situated on certain real property (the "Property") more particularly described in Exhibit 1 annexed hereto.
- 4. This Memorandum of Agreement is not intended to amend or modify, and shall not be deemed or construed as amending or modifying, any of the terms, conditions or provisions of the Agreement, all of which are hereby ratified and affirmed. In the event of a conflict between the provisions of this Memorandum of Agreement and the provisions of the Agreement, the provisions of the Agreement shall control.

IN WITNESS WHEREOF, the parties have executed this Memorandum of Agreement as of the day and year first above written.

City of Sammamish,
a Washington municipal corporation

New Cingular Wireless PCS, LLC,
a Delaware limited liability company
By: AT&T Mobility Corporation

Its: Manager

By: _____
Name: _____
Title: _____
Date: _____

Date: _____
Name: _____
Title: _____
Date: _____

Approved as to form:

City Attorney

Exhibit 1 to Memorandum of Agreement

The South 360 feet of the East 392.76 feet of the Northeast quarter of the Southeast quarter of the Northeast quarter of Section 28, Township 25 North, Range 6 East W.M., records of King County, Washington;

EXCEPT the South 70 feet thereof;

AND EXCEPT the West 180 feet thereof;

AND EXCEPT the East 42 feet thereof conveyed to King County for road by deed recorded under Recording No. 7212130236.

Situate in the County of King, State of Washington

Agenda Bill
 City Council Regular Meeting
 January 15, 2019



| | | |
|------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|
| SUBJECT: | Resolution revising the 2019 Master Fee Schedule to update concurrency test fees. | |
| DATE SUBMITTED: | January 11, 2019 | |
| DEPARTMENT: | Public Works | |
| NEEDED FROM COUNCIL: | <input checked="" type="checkbox"/> Action <input type="checkbox"/> Direction <input type="checkbox"/> Informational | |
| RECOMMENDATION: | Pass the Resolution to revise the 2019 Master Fee Schedule. | |
| EXHIBITS: | 1. Exhibit 1 - Resolution amending 2019 Fee Schedule 2. Attachment 1 - 2019 Fee Schedule red lined, concurrency fee | |
| BUDGET: | | |
| Total dollar amount | | <input checked="" type="checkbox"/> Approved in budget |
| Fund(s) | Street Fund | <input type="checkbox"/> Budget reallocation required |
| | | <input type="checkbox"/> No budgetary impact |
| WORK PLAN FOCUS AREAS: | | |
| <input checked="" 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 type="checkbox"/> Environmental Health & Protection | <input checked="" type="checkbox"/> Financial Sustainability | |

NEEDED FROM COUNCIL:

Should the revised 2019 Master Fee Schedule be approved by the City Council?

KEY FACTS AND INFORMATION SUMMARY:

This Resolution (Exhibit 1) revises the 2019 Master Fee Schedule (Attachment 1) in order to update fees associated with concurrency testing.

Concurrency Test Fees:

The concurrency test fees have been revised to reflect the true cost for concurrency model test runs for development. This increase is needed in order to fund concurrency testing for every permit application, regardless of the number of trips generated.

The Sammamish Municipal Code ([14A.10.040 Concurrency Test](#)) says that a concurrency test will be run when 10 or more trips during an individual peak hour has accumulated from permit applications. The current 2019 Fee Schedule prorates the cost of running the test up to 9 lots. As a result of an unresolved concurrency failure on Sahalee Way NE as identified by the adoption of new level of service standards on [November 20, 2018](#), staff was advised to perform a concurrency test on every permit application. This includes single family home building permits, even though each one may generate less than 10 trips. Staff recommends that the Fee Schedule be updated so that the full cost of running the concurrency test is borne by the applicant.

FINANCIAL IMPACT:

Additional revenue collected from concurrency test fees will cover the cost of running concurrency tests on a more frequent basis.

OTHER ALTERNATIVES CONSIDERED:

Do not increase fees or increase the fees by different amounts which could affect available funding for permitting and development activity. If the fee is not increased, then the Street Fund may need to cover the cost of the concurrency test.

RELATED CITY GOALS, POLICIES, AND MASTER PLANS:

[Comprehensive Plan Transportation Element](#)

**CITY OF SAMMAMISH
WASHINGTON
RESOLUTION NO. R2019-__**

**A RESOLUTION OF THE CITY OF SAMMAMISH, WASHINGTON,
REPLACING RESOLUTION R2018-808 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 R2018-808 is hereby repealed and replaced.

Section 2 Effective Date: This Resolution shall be effective immediately.

PASSED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF ON THE 15th OF JANUARY 2019.

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: January 11, 2019
Passed by the City Council:
Resolution No.: R2019-_____

Attachment A

| 2019 FEE SCHEDULE | | |
|---------------------------------------------------------------------------|-----------|---------------------------------------------------------------------------------------------------------------|
| Fee Name/Description of Service | 2019 Fee | Unit Description |
| Administration | | |
| Agendas, City Council | | No charge |
| Appeal fee | \$ 250.00 | |
| Budget document | | Cost of reproduction |
| Comprehensive plan | | Cost of reproduction |
| Computer generated data (customer provided disc) | \$ 27.00 | Per hour |
| DVD/CD | \$ 5.00 | |
| Engineering Copies | | |
| Black & white Copies | | |
| C-Size (18 X 24) | \$ 5.00 | Per sheet |
| D-Size (24 X 36) | \$ 7.00 | Per sheet |
| E-Size (34 X 44) | \$ 10.00 | Per sheet |
| Color maps | | |
| E-Size (34 X 44) | \$ 15.00 | Per map |
| GIS Data (requires signed disclaimer) | \$ 22.00 | Per storage device |
| Digital orthophotos (requires signed disclaimer) | \$ 20.00 | Per DVD |
| Mailing (minimum) | \$ 2.00 | |
| Returned item/NSF checks | \$ 27.00 | |
| Passport processing fee | \$ 25.00 | |
| Photocopy/computer print-outs | \$ 0.16 | Per page (first 10 pages free) |
| Scanning | | Cost of reproduction |
| Zip drive | \$ 10.00 | Up to \$10.00 per USB zip drive. |
| Business Licenses | | |
| Business license (annual) | \$ 15.00 | |
| Peddler | \$ 15.00 | |
| Religious organizations (nonbusiness activities only) | | Exempt |
| Building | | |
| Pre-application and counter service fees by building type(1 to 4) | | |
| Type 1 | \$ 132.00 | Plus \$132.00 per hour for more than 1 hour |
| Type 2 | \$ 264.00 | Plus \$132.00 per hour for more than 2 hours |
| Type 3 | \$ 396.00 | Plus \$132.00 per hour for more than 3 hours |
| Type 4 | \$ 528.00 | Plus \$132.00 per hour for more than 4 hours |
| Building permit | | |
| Inspection fee | \$ 132.00 | Minimum \$132.00 fee per inspection |
| Administrative service fee | \$ 264.00 | |
| Building valuation | | |
| \$1.00 to \$500.00 | \$ 29.00 | |
| \$501 to \$2,000 | \$ 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 | \$ 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 | \$ 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 | \$ 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 | \$ 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 | \$ 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 | \$ 7,016.00 | For the first \$1,000,000 plus \$4.00 for each additional \$1,000 or fraction thereof. |
| Building - Plan Review Fees | | |
| Initial plan review fee (covers first review and 1 re-check) | \$ 132.00 | \$132.00 minimum. Actual fee is 65% of the building permit fee. |
| Resubmittal after plans checked & approved | \$ 132.00 | \$132.00 minimum. Actual fee is 65% of the building permit fee. |
| Additional reviews after 1 re-check | \$ 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) | \$ 264.00 | |
| Condominium conversion plans/inspections | \$ 396.00 | Plus \$132.00 per hour after 1 hour |
| Demolition permit | \$ 198.00 | Plus a \$500.00 site bond. |
| Re-roof permit | \$ 198.00 | |
| Energy Code | | |
| Residential remodel/addition | \$ 67.00 | |
| New single family | \$ 93.00 | |
| Tenant improvement | | |
| 0 to 10,000 square feet | \$ 67.00 | |
| 10,001 and up | \$ 93.00 | |
| Multi-family per building | \$ 134.00 | |
| New commercial | \$ 122.00 | |
| Commercial addition | \$ 93.00 | |
| Miscellaneous Building Fees | | |
| Re-Inspection fee when not ready and/or repeated inspections are required | \$ 132.00 | Per hour (1 hour minimum) Double for repeated re-inspections. |
| Inspections with no specific fee | \$ 132.00 | Per hour (1 hour minimum) |
| Inspections outside normal work hours (2 hour minimum charge) | \$ 396.00 | Plus \$198.00/hour after 2 hours. |
| House Moving | | |
| Class 1 and 2 | | |
| Moving permit | \$ 79.00 | |
| Inspection fee | \$ 198.00 | |
| Hourly fee after first hour | \$ 132.00 | Per hour. |
| Moved into city from outside | \$ 0.50 | Per mile. |
| Class 3 and 4 – moving permit | \$ 79.00 | |
| Cash deposit or corporate surety bond | \$ 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 | \$ 198.00 | Plus \$132.00 per hour after 1 hour |
| Mobile home location inspection | | |
| Mobile home permit inspection | \$ 347.00 | |
| Temporary mobile home | \$ 277.00 | |
| Sign fees | | |
| Political signs | \$ 10.00 | Per sign not removed within time limit |
| Signs requiring building permit, plan review, and inspection | \$ 463.00 | |
| Signs requiring planning review only (no building inspections) | \$ 198.00 | |
| Special inspections | | |
| Fire, wind, flood damage, earthquake and other disasters | \$ 132.00 | Plus \$132.00 per hour. |
| Temporary tents/canopies/air structures | | |
| Plan check | \$ 132.00 | Per hour. |
| Basic permit (inspection fee) | \$ 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 | \$ 198.00 | Plus \$132.00 per hour after the first hour. |
| WSBCC surcharge-residential building permits | \$ 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 | Per building permit issued plus an additional surcharge of \$2.00 for each residential unit after the first unit. |
| Electric Vehicle Charging | | |
| Hourly fee - up to 6 hours (\$1.00 minimum) | \$ 1.00 | Per hour |
| Hourly fee - over 6 hours | \$ 2.00 | Per hour |
| Fire Code Fees | | |
| Fire Code Fees | | |
| Fire code permits | | |
| Fireworks | \$ 132.00 | |
| Bond | | As required by RCW 70.77.285 |
| Fire alarm systems | | |
| Tenant Improvement: | | |
| 1 to 10 devices-inspection | \$ 99.00 | Plus \$132.00 for each inspection > 3 |
| 1 to 10 devices-plan review | \$ 132.00 | |
| 11 to 20 devices-inspection | \$ 132.00 | Plus \$132.00 for each inspection > 3 |
| 11 to 20 devices-plan review | \$ 198.00 | |
| 21 to 40 devices-inspection | \$ 132.00 | Plus \$132.00 for each inspection > 3 |
| 21 to 40 devices-plan review | \$ 231.00 | |
| 41 to 100 devices-inspection | \$ 198.00 | Plus \$132.00 for each inspection > 3 |
| 41 to 100 devices-plan review | \$ 264.00 | |
| >100 devices-inspection | \$ 198.00 | Plus \$132.00 for each inspection > 3 |
| >100 devices-plan review | \$ 264.00 | Plus \$6.00 for each additional device over 100 |
| New System: | | |
| 1 to 25 devices-inspection | \$ 99.00 | Plus \$132.00 for each inspection > 3 |
| 1 to 25 devices-plan review | \$ 132.00 | |
| 26 to 50 devices-inspection | \$ 132.00 | Plus \$132.00 for each inspection > 3 |
| 26 to 50 devices-plan review | \$ 198.00 | |
| 51 to 100 devices-inspection | \$ 198.00 | Plus \$132.00 for each inspection > 3 |
| 51 to 100 devices-plan review | \$ 330.00 | |

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| >100 devices-inspection | \$ | 198.00 | Plus \$132.00 for each inspection > 3 |
| >100 devices-plan review | \$ | 330.00 | Plus \$6.00 for each additional device over 100 |
| In addition to the device fees shown above, the following charges apply | | | |
| FACP-inspection | \$ | 33.00 | Plus \$132.00 for each inspection > 3 |
| FACP-plan review | \$ | 198.00 | |
| Transmitter-inspection | \$ | 33.00 | Plus \$132.00 for each inspection > 3 |
| Transmitter-plan review | \$ | 132.00 | |
| Power sub panel-inspection | \$ | - | |
| Power sub panel-plan review | \$ | 66.00 | |
| Over the counter permit inspection fee-10 device maximum | \$ | 132.00 | Plus \$132.00 for each inspection > 3 |
| Sprinkler systems | | | |
| Tenant Improvement: | | | |
| 1 to 10 devices-inspection | \$ | 66.00 | Plus \$132.00 for each inspection > 3 |
| 1 to 10 devices-plan review | \$ | 66.00 | |
| 11 to 30 devices-inspection | \$ | 99.00 | Plus \$132.00 for each inspection > 3 |
| 11 to 30 devices-plan review | \$ | 132.00 | |
| 31 to 50 devices-inspection | \$ | 99.00 | Plus \$132.00 for each inspection > 3 |
| 31 to 50 devices-plan review | \$ | 198.00 | |
| 51 to 100 devices-inspection | \$ | 132.00 | Plus \$132.00 for each inspection > 3 |
| 51 to 100 devices-plan review | \$ | 264.00 | |
| >100 devices-inspection | \$ | 132.00 | Plus \$132.00 for each inspection > 3 |
| >100 devices-plan review | \$ | 264.00 | Plus \$6.00 for each additional device over 100 |
| New System: | | | |
| 1 to 40 devices-inspection | \$ | 99.00 | Plus \$132.00 for each inspection > 3 |
| 1 to 40 devices-plan review | \$ | 528.00 | |
| 41 to 100 devices-inspection | \$ | 132.00 | Plus \$132.00 for each inspection > 3 |
| 41 to 100 devices-plan review | \$ | 594.00 | |
| 101 to 300 devices-inspection | \$ | 198.00 | Plus \$132.00 for each inspection > 3 |
| 101 to 300 devices-plan review | \$ | 528.00 | |
| >300 devices-inspection | \$ | 264.00 | Plus \$132.00 for each inspection > 3 |
| >300 devices-plan review | \$ | 528.00 | Plus \$6.00 for each additional device over 100 |
| 13D Fire Sprinkler System: | | | |
| 1 to 40 devices-inspection | \$ | 99.00 | Plus \$132.00 for each inspection > 3 |
| 1 to 40 devices-plan review | \$ | 264.00 | |
| >40 devices-inspection | \$ | 132.00 | Plus \$132.00 for each inspection > 3 |
| >40 devices-plan review | \$ | 396.00 | |
| Other Components: | | | |
| Per supply installed by fire sprinkler contractor (includes 1 post/wall indicator valve and 1 fire department connection)-plan review only, no inspection charge | \$ | 33.00 | |
| Per supply installed by other than fire sprinkler contractor-plan review only, no inspection charge | \$ | 132.00 | |
| Per riser (each interior zone supply)-review only, no inspection charge. | \$ | 33.00 | |
| Per standpipe (FDC supply inlet and associated outlets)-inspection | \$ | 132.00 | Plus \$132.00 for each inspection > 3 |
| Per standpipe (FDC supply inlet and associated outlets)-plan review | \$ | 396.00 | |
| Fire pump-inspection | \$ | 132.00 | Plus \$132.00 for each inspection > 3 |
| Fire pump-plan review | \$ | 594.00 | |

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| Over the counter permit inspection fee-25 head maximum | \$ 132.00 | Plus \$132.00 for each inspection > 3 |
| Fire Extinguishing Systems: | | |
| Full systems (including piping, nozzles and releasing panel)-inspection | \$ 66.00 | Plus \$132.00 for each inspection > 3 |
| Full systems (including piping, nozzles and releasing panel)-plan review | \$ 297.00 | |
| Tenant improvement or system modification (nozzle change/move)-inspection | \$ 66.00 | Plus \$132.00 for each inspection > 3 |
| Tenant improvement or system modification (nozzle change/move)-plan check | \$ 132.00 | |
| Temporary membrane structures, tents and canopies-inspection | \$ 99.00 | Plus \$132.00 for each inspection > 3 |
| Temporary membrane structures, tents and canopies-plan review | \$ 99.00 | |
| Flammable/combustible liquid storage tank installation/removal-inspection | \$ 66.00 | Plus \$132.00 for each inspection > 3 |
| Flammable/combustible liquid storage tank installation/removal-plan review | \$ 198.00 | |
| Fire Flow and Fire Access Review | | |
| plan review | \$ 132.00 | |
| Commercial building (greater than 5,000 sq. ft.)-plan review | \$ 198.00 | |
| Single family residence | \$ 132.00 | |
| Subdivisions | \$ 198.00 | |
| Impact Fees | | |
| 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 | \$ 132.00 | |
| Electrical Fees | | |
| New one and two-family dwelling construction | | 10% of the building permit fee. (Determined by the building valuation table). |
| Electrical counter service fee | \$ 132.00 | |
| Electrical plan review fee | | 20% of the electrical permit fee. (Paid at time of submittal). |
| TABLE I | | |
| 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: | | |
| Up to \$250 | \$ 59.00 | |
| \$251 to \$2,000 | \$ 59.00 | 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 | \$ 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 | \$ 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 | \$ 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. |

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| \$ 100,001 and up | \$ | 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 | \$ | 59.00 | |
| \$2,001 to \$25,000 | \$ | 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 | \$ | 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 | \$ | 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 | \$ | 1,873.00 | (For the first \$100,000.00 plus \$12.00 for each additional \$1,000 or fraction thereof) X 25%. |
| Miscellaneous electrical permit fees | | | |
| Temporary power for construction sites: | | | |
| 1 to 200 amp | \$ | 85.00 | |
| 201 to 400 amp | \$ | 144.00 | |
| 401 amps or more | | | Based on total valuation of installation. Calculated according to TABLE II. |
| Temporary power for events: | | | |
| Base fee | \$ | 103.00 | Plus \$25.00 per concession. |
| Maximum fee (2 hours) | \$ | 264.00 | |
| Swimming pools, hot tubs, spas, and saunas | \$ | 103.00 | Applicants must also get a building permit for pool, hot tub, or spa. |
| Portable classrooms and mobile homes service | \$ | 103.00 | |
| Sign installations (per circuit) | \$ | 85.00 | Permit fee for electrical hookups required on a sign. (Applicants must also get a sign permit). |
| Solar photovoltaic (PV) installations-residential | \$ | 264.00 | Includes \$132.00 administrative service fee, \$66.00-plan review, \$66.00-inspection fee. |
| Mechanical Fees | | | |
| Residential | | | |
| Mechanical permit issuance fee | \$ | 38.00 | |
| New single family residence flat fixture fee (includes all mechanical fixtures) | \$ | 270.00 | |
| Mechanical application fee | \$ | 38.00 | |
| Non-Residential | | | |
| Mechanical permit issuance fee | \$ | 49.00 | |
| Mechanical application fee | \$ | 49.00 | |
| Each Additional Fixture | | | |
| Residential | | | |
| Forced air furnace | \$ | 26.00 | |
| Boiler/compressor | \$ | 26.00 | |
| Floor/wall/unit heater | \$ | 26.00 | |
| SFR heat pump | \$ | 26.00 | |
| Air handling unit | \$ | 26.00 | |

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| Wood stove/fireplace insert | \$ | 26.00 | |
| Gas oven/cook top (built-in) | \$ | 26.00 | |
| Barbecue | \$ | 26.00 | |
| Pool or spa heater | \$ | 26.00 | |
| Gas log/log lighters | \$ | 26.00 | |
| Hydronics | \$ | 26.00 | |
| Exhaust fan (with duct) | \$ | 13.00 | |
| Kitchen exhaust fan/whole house fan (with duct) | \$ | 13.00 | |
| Gas piping (flat fee) | \$ | 38.00 | |
| Gas water heater | \$ | 38.00 | |
| Clothes dryer | \$ | 13.00 | |
| Miscellaneous appliance vent | \$ | 13.00 | |
| Duct work only (flat fee) | \$ | 38.00 | |
| Earthquake valve | \$ | 13.00 | |
| Other appliances | \$ | 26.00 | |
| Inspections outside normal work hours (2 hour minimum) | \$ | 396.00 | Plus \$198.00/hour after 2 hours |
| Re-inspection fees | \$ | 132.00 | Per hour |
| Excessive inspection | \$ | 264.00 | Per hour |
| Inspections with no specific fee | \$ | 132.00 | Per hour |
| Plan review fees: Multi-family | | | 25% of building permit fee |
| Additional plan reviews | \$ | 132.00 | Per hour |
| Non-Residential | | | |
| Forced air furnace < 160k BTU | \$ | 66.00 | |
| Forced air furnace > 160k BTU | \$ | 79.00 | |
| Boiler/compressor/absorption unit up to 15 HP & up to 500,000 BTUs | \$ | 38.00 | |
| Boiler/compressor/absorption unit over 15 HP & over 500,000 BTUs | \$ | 72.00 | |
| Floor/wall/unit heater | \$ | 26.00 | |
| SFR heat pump | \$ | 26.00 | |
| Air handling unit | \$ | 26.00 | |
| Wood stove/fireplace insert | \$ | 26.00 | |
| Gas oven/cook top (built-in) | \$ | 26.00 | |
| Barbecue | \$ | 26.00 | |
| Pool or Spa heater | \$ | 26.00 | |
| Gas log/log lighters | \$ | 26.00 | |
| Hydronics | \$ | 26.00 | |
| Exhaust fan (with duct) | \$ | 26.00 | |
| Residential kitchen exhaust fan/whole house fan (with duct) | \$ | 26.00 | |
| Commercial kitchen exhaust hood | \$ | 38.00 | |
| Gas piping (first 5 outlets) | \$ | 38.00 | |
| Gas piping (each additional outlet over 5) | \$ | 6.00 | |
| Gas water heater | \$ | 38.00 | |
| Clothes dryer | \$ | 26.00 | |
| Miscellaneous appliance vent | \$ | 26.00 | |
| Duct work only (flat fee) | \$ | 38.00 | |
| Hazardous piping (first 1 thru 4 outlets) | \$ | 38.00 | |
| Hazardous piping (each outlet over 4) | \$ | 6.00 | |
| Earthquake valve | \$ | 26.00 | |
| Other appliances | \$ | 38.00 | |
| Inspections outside normal work hours (2 hour minimum) | \$ | 396.00 | Plus \$198.00/hour after 2 hours |

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|-------------------------------------------------------------------------------|----|--------|----------------------------------|
| Re-inspection fees | \$ | 132.00 | Per hour |
| Excessive inspection | \$ | 264.00 | Per hour |
| Inspections with no specific fee | \$ | 132.00 | Per hour |
| Plan review fees | | | 25% of building permit fee |
| Additional plan reviews | \$ | 132.00 | Per hour |
| Plumbing Fees | | | |
| Residential | | | |
| Plumbing permit issuance fee | \$ | 38.00 | |
| New single family residence flat fixture fee (includes all plumbing fixtures) | \$ | 264.00 | Per hour |
| Residential additions and remodels per fixture fee | | | |
| Plumbing application fee | \$ | 38.00 | |
| Non-Residential | | | |
| Plumbing permit issuance fee | \$ | 49.00 | |
| Non-residential per fixture fee | | | |
| Plumbing application fee | \$ | 49.00 | |
| Each Additional Fixture | | | |
| Residential | | | |
| Backflow preventer (1/2" 2") | \$ | 13.00 | |
| Backflow preventer (3" & larger) | \$ | 26.00 | |
| Bath tub | \$ | 13.00 | |
| Bathroom sink | \$ | 13.00 | |
| Bidet | \$ | 13.00 | |
| Clothes washer | \$ | 13.00 | |
| Dishwasher | \$ | 13.00 | |
| Drinking fountain | \$ | 13.00 | |
| Floor drain | \$ | 13.00 | |
| Hose bib each | \$ | 13.00 | |
| Hot water heater (electric) | \$ | 13.00 | |
| Ice maker | \$ | 13.00 | |
| Laundry tub | \$ | 13.00 | |
| Other plumbing fixtures not listed | \$ | 13.00 | |
| Pressure reducing valve | \$ | 13.00 | |
| Roof drain | \$ | 13.00 | |
| Shower | \$ | 13.00 | |
| Sink | \$ | 13.00 | |
| Toilet | \$ | 13.00 | |
| Urinal | \$ | 13.00 | |
| Inspections outside normal work hours (2 hour minimum) | \$ | 396.00 | Plus \$198.00/hour after 2 hours |
| Re-inspection fees | \$ | 132.00 | Per hour |
| Excessive re-inspections | \$ | 264.00 | Per hour |
| Inspections with no specific fee | \$ | 132.00 | Per hour |
| Plan review fees: Multi-family | | | 25% of building permit fee |
| Additional plan reviews | \$ | 132.00 | Per hour |
| Non-Residential | | | |
| Backflow preventer (1/2" 2") | \$ | 17.00 | |
| Backflow preventer (3" & larger) | \$ | 26.00 | |
| Bath tub | \$ | 17.00 | |
| Bathroom sink | \$ | 17.00 | |
| Bidet | \$ | 17.00 | |
| Clothes washer | \$ | 17.00 | |
| Dishwasher | \$ | 17.00 | |
| Drinking fountain | \$ | 17.00 | |

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| Floor drain | \$ | 26.00 | |
| Grease trap | \$ | 26.00 | |
| Hose bib each | \$ | 17.00 | |
| Hot water heater (electric) | \$ | 17.00 | |
| Ice maker | \$ | 26.00 | |
| Laundry tub | \$ | 17.00 | |
| Other plumbing fixtures not listed | \$ | 17.00 | |
| Pressure reducing valve | \$ | 17.00 | |
| Roof drain | \$ | 17.00 | |
| Shower | \$ | 17.00 | |
| Sink | \$ | 26.00 | |
| Toilet | \$ | 17.00 | |
| Urinal | \$ | 17.00 | |
| Inspections outside normal work hours (2 hour minimum) | \$ | 396.00 | Plus \$198.00/hour after 2 hours |
| Re-inspection fees | \$ | 132.00 | Per hour |
| Excessive re-inspections | \$ | 264.00 | Per hour |
| Inspections with no specific fee | \$ | 132.00 | Per hour |
| Plan review fees | | | 25% of building permit fee |
| Additional plan reviews | \$ | 132.00 | Per hour |
| Parks and Recreation | | | |
| Athletic fields | | | |
| Natural turf fields | | | |
| Youth | \$ | 17.00 | Per hour |
| Adult | \$ | 30.00 | Per hour |
| Field preparation | \$ | 40.00 | |
| Synthetic sports fields | | | |
| Youth | \$ | 60.00 | Per hour |
| Adult | \$ | 90.00 | Per hour |
| Field lights | \$ | 20.00 | Per hour |
| Picnic shelters | | | |
| Tier 1 rates | | | |
| Half-day | \$ | 110.00 | |
| Full-day | \$ | 165.00 | |
| Tier II rates | | | |
| Half-day | \$ | 88.00 | |
| Full-day | \$ | 132.00 | |
| Beaver Lake Lodge | | | |
| Weekday | \$ | 50.00 | Per hour |
| Weekend | \$ | 140.00 | Per hour |
| Damage deposit | \$ | 500.00 | |
| Beaver Lake Pavilion | | | |
| Weekday | \$ | 22.00 | Per hour |
| Weekend | \$ | 33.00 | Per hour |
| Damage deposit | \$ | 250.00 | |
| Last-minute booking discount - 2 months advance | | | Up to 25% off |
| Miscellaneous fees | | | |
| Event fees (negotiated) | | | \$100 to \$5,000 |
| Concession permit-park facilities & fields | | | 10% of gross receipts |
| Banner permit | | | |
| One-sided banner | \$ | 180.00 | |
| Two-sided banner | \$ | 360.00 | |
| Memorial park bench fee | | | \$2,000 to \$2,500 depending on the bench selection. |

| Planning | | |
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| 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) | \$ 1,980.00 | Plus \$132.00 per hour after the first 15 hours. |
| Conditional use permits compliance | \$ 132.00 | Per hour. |
| Consultant services | | Actual cost of service. |
| Legal review fee | | Actual cost of service. |
| Critical areas | | |
| Basic review | \$ 396.00 | |
| Complex review: residential | \$ 660.00 | Plus \$132.00 per hour after the first 5 hours. |
| Complex review: Non- residential | \$ 924.00 | Plus \$132.00 per hour after the first 7 hours. |
| RUE critical areas | \$ 1,320.00 | Plus \$132.00 per hour |
| Inspection monitoring | \$ 132.00 | Per hour. |
| Current use assessment review (public benefit rating system) | | |
| Farm & agricultural land classification | \$ 165.00 | |
| Open space & timber less than 20 acres | \$ 227.00 | |
| Open space and timber greater than 20 acres | \$ 439.00 | |
| Environmental checklist review | \$ 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) | \$ 1,950.00 | Plus \$132.00 per hour after the first 15 hours. |
| Unified Zoning Development Plan (UZDP) preliminary review | \$ 5,280.00 | |
| Deposit | | Equal to estimated cost (to be determined by the Community Dev. Director) |
| Legal notice-publication & mailing | | |
| Type 2 | \$ 282.00 | |
| Type 3 & 4 | \$ 569.00 | |
| Type 2 (UZDP only) | \$ 569.00 | |
| Legal notice posting | | Actual cost |
| Partial development: Pre-issuance construction authorization | | |
| Inspection fee | \$ 1,026.00 | Plus \$132.00 per hour |
| Boundary line adjustment review | \$ 528.00 | Plus \$132.00 per hour |
| Pre-Development Services | \$ 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) | \$ 2,640.00 | Plus \$132.00 per hour > 20 hours. |
| Pre-application & cCounter service intake | | |
| Type 1 | \$ 132.00 | Plus \$132.00 per hour > 1 hour |
| Type 2 | \$ 264.00 | Plus \$132.00 per hour > 2 hours |
| Type 3 | \$ 396.00 | Plus \$132.00 per hour > 3 hours |
| Type 4 | \$ 528.00 | Plus \$132.00 per hour > 4 hours |
| Type 2 (UZDP only) | | |
| Post development monitoring/inspections | \$ 132.00 | Per hour. |
| Shoreline substantial development | \$ 3,300.00 | Plus \$132.00 per hour |
| Shoreline conditional use review | \$ 3,300.00 | Plus \$132.00 per hour |

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| Shoreline variance | \$ | 3,300.00 | Plus \$132.00 per hour |
| Separate lot recognitions & subdivision exemptions | \$ | 132.00 | |
| Recorded building envelope modifications | \$ | 660.00 | |
| Name change | \$ | 264.00 | |
| Site specific zone reclassifications (Re-zone) | | | |
| Application fee | \$ | 1,980.00 | Plus \$132.00 per hour |
| Shoreline exemption letter | \$ | 132.00 | |
| Subdivision/preliminary plat | | | |
| Preliminary review fee | \$ | 5,280.00 | Plus \$132.00 per hour |
| Per lot fee | | | |
| 10-20 lots | \$ | 198.00 | Per lot |
| 21-50 lots | \$ | 132.00 | Per lot |
| 51+ lots | \$ | 66.00 | Per lot |
| Short subdivision | | | |
| Preliminary review fee | \$ | 3,306.00 | Plus \$132.00 per hour |
| Final review fee | \$ | 1,320.00 | Plus \$132.00 per hour |
| Zoning application review | \$ | - | |
| Application fee | \$ | 1,980.00 | Plus \$132.00 per hour |
| Binding site plan | \$ | 1,980.00 | Plus \$132.00 per hour |
| Commercial site development | \$ | 1,980.00 | Plus \$132.00 per hour |
| Variance | \$ | 1,980.00 | Plus \$132.00 per hour |
| Conditional use permits compliance | \$ | 1,980.00 | Plus \$132.00 per hour |
| Temporary use permit | \$ | 1,320.00 | |
| Affidavit of minor correction | \$ | - | |
| Plat alteration or revision | \$ | 5,280.00 | Plus \$132.00 per hour |
| Minor plat alteration | \$ | 3,300.00 | Plus \$132.00 per hour |
| Wireless communication facility review | \$ | 396.00 | |
| Bond review fee | \$ | 3,300.00 | Plus \$132.00 per hour |
| Bond review fee-requiring monitoring | \$ | 3,300.00 | Plus \$132.00 per hour |
| Bond inspection monitoring | \$ | 660.00 | |
| Review, not otherwise listed (1/2 hour minimum) | \$ | 132.00 | Per hour |
| Clear and Grade Permit | | | |
| Volume of Earth | | | |
| 101 to 1,000 cubic yards | \$ | 264.00 | Plus \$132.00 per hour |
| 1,001 to 10,000 cubic yards | \$ | 396.00 | Plus \$132.00 per hour |
| 10,001 to 100,000 cubic yards | \$ | 528.00 | Plus \$132.00 per hour |
| 100,001 or more cubic yards | \$ | 660.00 | Plus \$132.00 per hour |
| Clear and grade review | \$ | 132.00 | Plus \$132.00 per hour |
| Early clear and grade review | \$ | 2,640.00 | |
| Re-inspection fee-excess inspection caused by the contractor | \$ | 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 | \$ | 66.00 | |
| Tree removal requiring additional review | \$ | 132.00 | Per hour |
| Code Enforcement Penalties (per Civil Penalties in SMC 23.100) | | | |
| Infraction | | | Up to \$500 |
| Stop work order | | | Up to \$500 |
| Noncompliance | | | |
| 1 to 15 days | \$ | 100.00 | Per day |
| 16 to 31 days | \$ | 250.00 | Per day |
| 31+ days | | | Up to \$500 per day (\$50,000 maximum) |

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| 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. |
| Plat/Short Plat Site Development Permit | | |
| Short subdivision | | |
| Preliminary review fee | \$ 660.00 | |
| Subdivisions | | |
| Preliminary review fee | | |
| 10 to 20 lots | \$ 99.00 | Per lot |
| 21 to 50 lots | \$ 63.00 | Per lot |
| 51+ lots | \$ 63.00 | Per lot |
| All others | \$ 1,320.00 | |
| Public Works | | |
| 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 | \$ 132.00 | |
| Concurrency test/exemption fee | | |
| <u>Single family house individual test fee</u> | <u>\$ 4,932.00</u> | |
| Single family house, <i>prorated when run in a batch of 10 or more per SMC 14A.10.040(1)(a)</i> | \$ 612.00 | |
| Short plat up to 9 lots | \$ 5,064.00 | |
| Plats of 10 or more lots | \$ 5,328.00 | |
| Towncenter projects | \$ 5,592.00 | |
| All others | \$ 5,064.00 | |
| Independent fee calculation review | | Actual cost/\$1,056.00 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 | \$ 132.00 | Up front deposit required |
| Type B - construction permit: Valuation of work equal to or greater than \$5,000 | \$ 528.00 | Plus \$132.00 per hour. Upfront deposit required. |
| Type C - utility permit | \$ 528.00 | Plus \$132.00 per hour |
| Type D - lease permit | \$ 528.00 | Plus \$132.00 per hour. Upfront deposit required + lease payment. |
| Street vacation review fee | \$ 1,056.00 | Plus \$132.00 per hour. Upfront deposit required. |
| Right of way inspection fee | \$ 132.00 | Per hour |
| Clear & grade stormwater field review fee | \$ 132.00 | Per hour |
| Deposit | | Equal to estimated cost (to be determined by the City Engineer) |
| Stormwater Rates | | |
| Stormwater rates | | |
| Residential | \$ 319.00 | |
| Non-residential | \$ 319.00 | Per equivalent service unit (ESU) |
| <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> | | |

| Surface Water Development Charge (Per SMC 13.15) | | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|---------------------------------------------------|
| New residential dwelling unit or commercial building with up to 2,500 square feet of impervious coverage | \$ 2,085.00 | |
| Each additional 250 square feet of impervious coverage over 2,500 square feet | \$ 208.50 | |
| Other structures or additions of up to 250 square feet of impervious coverage requiring a building permit | \$ 208.50 | Plus \$208.50 for each additional 250 square feet |
| Surface water retention locks | \$ 32.00 | Plus tax |
| Wireless Facilities | | |
| 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 | \$ 1,425.85 | Per month |
| Antenna/receiver transmitter on an existing pole and equipment cabinet | \$ 1,140.47 | Per month |
| Antenna/receiver transmitter on an existing pole or replacement pole or equipment cabinet, but not both | \$ 997.25 | Per month |
| Engineering Review Fees | | |
| Review, not otherwise listed (1/2 hour minimum) | \$ 132.00 | Per hour. |
| Short plat preliminary plat | \$ 2,640.00 | Plus \$132.00 per hour |
| Subdivision/preliminary plat | \$ 5,280.00 | Plus \$132.00 per hour |
| Per lot fee | | |
| 10 - 20 lots | \$ 229.00 | Per lot |
| 21 - 50 lots | \$ 199.00 | Per lot |
| 51 + lots | \$ 165.00 | Per lot |
| Final plat/final short plat review | \$ 2,360.00 | |
| Reasonable use exception | \$ 1,320.00 | |
| Boundary line adjustment | \$ 1,320.00 | |
| Plat alteration | \$ 1,320.00 | |
| Shoreline substantial development | \$ 1,320.00 | |
| Shoreline conditional use | \$ 1,320.00 | |
| Affidavits of minor correction | \$ 5,280.00 | |
| Commercial site development | \$ 5,280.00 | |
| Conditional use permit | \$ 5,280.00 | |
| Unified Zoning Development Plan (UZDP) engineering review | \$ 5,280.00 | |
| Plat/Short Plat Site Development Permit | | |
| Early clear and grade inspection | \$ 2,640.00 | |
| Review fees (due at submittal) | | |
| Short subdivision | \$ 2,640.00 | |
| Subdivision | \$ 2,640.00 | |
| Per lot fee | \$ - | |
| 10 - 20 lots | \$ 229.00 | Per lot |
| 21 to 50 lots | \$ 199.00 | Per lot |
| 51+ lots | \$ 165.00 | Per lot |
| All others - review | \$ 2,640.00 | |
| Inspections (due at issuance) | \$ - | |
| Short subdivision | \$ 10,560.00 | Plus \$132.00 per hour |
| Subdivision | \$ 10,560.00 | Plus \$132.00 per hour |
| Per lot fee | \$ - | |
| 10 - 20 lots | \$ 528.00 | Per lot |

| | | | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------|----|-----------|---------|
| 21 - 50 lots | \$ | 396.00 | Per lot |
| 51+ lots | \$ | 264.00 | Per lot |
| All others - inspections | \$ | 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. | | | |



Sammamish, Washington
~ Proclamation ~



WHEREAS, the mission of HOSA is to empower HOSA-Future Health Professionals to become leaders in the global health community through education, collaboration, and experience; and

WHEREAS, the purpose of the HOSA organization is to develop leadership and technical HOSA skill competencies through a program of motivation, awareness and recognition, which is an integral part of the Health Science Education instructional program; and

WHEREAS, the students of our Sammamish high school's, in order to satisfy the ambitious mind, to promote health sciences awareness and in accordance with the Washington Career and Technical Sports Medicine Association (WCTSMA) and Health Occupations Students of America (HOSA) mission statements and governing bodies, do hereby adopt a constitution for CLUB MED; and

WHEREAS, through these organizations students are exposed to healthcare professionals, educated about healthcare issues, provided leadership training and given the opportunity to put their healthcare skills/knowledge to the test at state and international conferences.

WHEREAS, this year will be the 2nd year hosting HOSA Week, the club has agreed they again would include a request that the City of Sammamish officially acknowledge the week to facilitate community involvement; and

WHEREAS, the City of Sammamish endorses the goals, objectives, and purposes of our Sammamish high school's HOSA Club Med and in doing so commits itself to ensuring that our community thrives with opportunity and support of our students, **NOW** and

THEREFORE, I, Christie Malchow, on behalf of the Sammamish City Council, do hereby proclaim the week of **February 3 - 9 2019**, as

Club Med HOSA Week

Christie Malchow, Mayor

Date



Agenda Bill
 City Council Regular Meeting
 January 15, 2019



| | | | | | | | | | | | | | | | |
|------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|------------------------------|----------------------------------------------------|-------------------------------------------|-----------------------------------------------------|----------------------------------------------------------|-----------------------------------------------------|-----------------------------------------------|------------------------------------------------------------|--------------------------------------------------------------|--|--|--------------------------|---------------------|
| SUBJECT: | Public Hearing for emergency ordinance adopting roadway V/C LOS standards. | | | | | | | | | | | | | | |
| DATE SUBMITTED: | January 09, 2019 | | | | | | | | | | | | | | |
| DEPARTMENT: | Public Works | | | | | | | | | | | | | | |
| NEEDED FROM COUNCIL: | <input checked="" type="checkbox"/> Action <input type="checkbox"/> Direction <input type="checkbox"/> Informational | | | | | | | | | | | | | | |
| RECOMMENDATION: | Conduct Public Hearing for emergency ordinance establishing roadway volume to capacity level of service standards. | | | | | | | | | | | | | | |
| EXHIBITS: | 1. Exhibit 1 - Ordinance V/C LOS 14A 21A redlined 2. Exhibit 2 - Ordinance V/C LOS 14A 21A clean 3. Exhibit 3 - HCM Modified Capacity Methodology Memo 4. Exhibit 4 - 2019 Fee Schedule | | | | | | | | | | | | | | |
| BUDGET: | <table border="0"> <tr> <td>Total dollar amount</td> <td>N/A</td> <td><input type="checkbox"/></td> <td>Approved in budget</td> </tr> <tr> <td>Fund(s)</td> <td>N/A</td> <td><input checked="" type="checkbox"/></td> <td>Budget reallocation required</td> </tr> <tr> <td></td> <td></td> <td><input type="checkbox"/></td> <td>No budgetary impact</td> </tr> </table> | | | 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 |
| 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 | | | | | | | | | | | | |
| WORK PLAN FOCUS AREAS: | <table border="0"> <tr> <td><input checked="" type="checkbox"/> Transportation</td> <td><input type="checkbox"/> Community Safety</td> </tr> <tr> <td><input type="checkbox"/> Communication & Engagement</td> <td><input checked="" type="checkbox"/> Community Livability</td> </tr> <tr> <td><input type="checkbox"/> High Performing Government</td> <td><input type="checkbox"/> Culture & Recreation</td> </tr> <tr> <td><input type="checkbox"/> Environmental Health & Protection</td> <td><input checked="" type="checkbox"/> Financial Sustainability</td> </tr> </table> | | | <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 | | | | |
| <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:
 Conduct Public Hearing for emergency ordinance establishing roadway volume to capacity level of service standards.

KEY FACTS AND INFORMATION SUMMARY:
Summary
 Council adopted emergency ordinance O2018-477 (Exhibit 1 [redlined], Exhibit 2 [clean]), which revises SMC Chapters 14A.05, 14A.10 and 21A.15 on November 20, 2018. The ordinance establishes 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 AM and PM peak hours as defined by the City traffic model in each direction. East Lake Sammamish Parkway NE and East Lake Sammamish Parkway SE corridors and segments are not included in this LOS assessment.

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 (Exhibit 3)
- Set the V/C LOS standard ratio of up to and including 1.1 for corridors and 1.4 for segments, respectively.

As directed by City Council, staff presented the emergency ordinance to the Planning Commission on December 6, 2018 and answered questions from the Commissioners. In general, the Commission wanted to know how the Concurrency methodology had changed and what its impact would be.

Next Steps

Emergency ordinance O2018-477 documents and codifies the changes per the Council's direction described above and was adopted on November 20, 2018 and made effective December 3, 2018. Since this is an emergency ordinance, Council shall conduct this Public Hearing which is required to be held 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. In addition, the current code ([14A.10.040 Concurrency Test](#)) says that a concurrency test will be run when 10 or more trips during an individual peak hour has accumulated from permit applications. The 2019 Fee Schedule (Exhibit 4) prorates the cost of running the test up to 9 lots. As a result of the unresolved failure, staff was advised to perform a concurrency test on every permit application including single

family home building permits, even though each one may generate less than 10 trips. Staff recommends that the Fee Schedule be updated so that the full cost of running the concurrency test is borne by the applicant.

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. 02018-477

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.

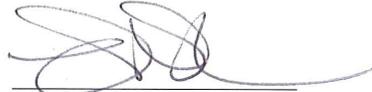
Section 5. Referral to the City Manager. The City Council requests that the City Manager and his staff work diligently with the City Council to formulate and adopt permanent regulations.

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 SPECIAL 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: October 11, 2018
Passed by the City Council: November 20, 2018
Date of Publication: November 26, 2018
Effective Date: December 1, 2018

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, 6th Edition methodology as described in the *Measuring Concurrency for Segments and Corridors: HCM 6th 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) [†] | NB | 1,145 | 586 | 705 | 1.62 | 0.83 | Fail | Pass | |
| | SB | 965 | 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 | 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 | |
| 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 | 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 ² | 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 ² | 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 ¹ | NB | 711 | 790 | 906 | | 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 | 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 ⁴ | 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 th 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 | |
| 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 | 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 | |
| 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 | 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 | |
| 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 | 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 ⁴ | EB | 334 | 560 | 969 | | 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 th St, 228 th Ave NE – 235 th Ave NE | EB | 385 | 554 | 969 | | 0.40 | 0.57 | Pass | Pass |
| | | WB | 461 | 344 | | 0.48 | 0.36 | Pass | Pass | |
| 28 | NE 8 th St, 235 th Ave NE – 244 th Ave NE | EB | 228 | 393 | 881 | | 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 th St, 228 th Ave SE – 244 th Ave SE | EB | 257 | 372 | 925 | | 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 th Ave SE - SE 32 nd Way ³ | EB | 467 | 802 | 969 | | 0.48 | 0.83 | Pass | Pass |
| | | WB | 589 | 613 | | 0.61 | 0.63 | Pass | Pass | |
| 31 | Issaquah-Pine Lk Rd, SE 32 nd Way - SE Klahanie Blvd | NB | 505 | 747 | 881 | | 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 th St | NB | 391 | 990 | 881 | | 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 | NB | 444 | 1,207 | 881 | | 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 |
|---------------------------------------------------------|--------------------------------------------------------------------------------------|-------|-------|-------|------|------|------|------|
| | | 178 | 475 | | 0.46 | 0.41 | Pass | Pass |
| 34 | SE 32 nd Way, Issaquah-Pine Lk Rd – 235 th Place SE | 178 | 475 | 705 | 0.25 | 0.67 | Pass | Pass |
| | | 390 | 329 | | 0.55 | 0.47 | Pass | Pass |
| 35 | SE 32 nd Way, 235 th Place SE – 244 th Ave SE | 173 | 381 | 705 | 0.25 | 0.54 | Pass | Pass |
| | | 285 | 264 | | 0.40 | 0.37 | Pass | Pass |
| 36 | SE 32 nd Way, 244 th Ave SE – E Beaver Lake Dr SE | 216 | 439 | 705 | 0.31 | 0.62 | Pass | Pass |
| | | 364 | 333 | | 0.52 | 0.47 | Pass | Pass |
| 37 | Issaquah-Beaver Lk Rd, E Beaver Lk Dr – SE Duthie Hill Rd | 171 | 282 | 881 | 0.19 | 0.32 | Pass | Pass |
| | | 257 | 285 | | 0.29 | 0.32 | Pass | Pass |
| Issaquah-Fall City Road Corridor | | NB/EB | SB/WB | | 0.26 | 0.91 | Pass | Pass |
| | | 532 | 1,271 | 1,772 | 0.30 | 0.72 | Pass | Pass |
| 38 | SE Issaquah-Fall City Rd, Issaquah-Pine Lk Rd – 245 th Pl SE ⁶ | 1,186 | 744 | | 0.67 | 0.42 | Pass | Pass |
| | | 149 | 1,160 | 881 | 0.17 | 1.32 | Pass | Pass |
| 39 | SE Issaquah-Fall City Rd, 245 th Ave SE – Klahanie Dr SE | 1,263 | 669 | | 1.43 | 0.76 | Fail | Pass |
| | | 237 | 746 | 881 | 0.27 | 0.85 | Pass | Pass |
| 40 | SE Issaquah-Fall City Rd, Klahanie Dr SE - SE Duthie Hill Rd | 653 | 488 | | 0.74 | 0.55 | Pass | Pass |
| | | 203 | 521 | 881 | 0.23 | 0.59 | Pass | Pass |
| 41 | SE Duthie Hill Rd, SE Issaquah-Beaver Lk Rd – SE Issaquah-Fall City Rd ⁶ | 599 | 264 | | 0.68 | 0.30 | Pass | Pass |
| | | 254 | 769 | 725 | 0.35 | 1.06 | Pass | Pass |
| 42 | SE Duthie Hill Rd, SE Issaquah-Beaver Lk Rd – 266 th Ave SE | 745 | 520 | | 1.03 | 0.72 | Pass | Pass |
| | | 262 | 713 | 906 | 0.29 | 0.79 | Pass | Pass |
| 43 | SE Duthie Hill Rd, 266 th Ave SE – Trossachs Blvd SE ⁶ | | | | | | | |

Notes

Corridor V/C ratios are volume weighted.

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

¹ A portion of this segment is 30 MPH.

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

³ A portion of this segment is 35 MPH.

⁴ 2016 count was not available, 2017 count used.

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

⁶ Segment is partially outside of Sammamish City Limits.

| 2024 HCM Modified Methodology | | | | | | | | | |
|----------------------------------------------|-------------------------------------------------------------------------|-----------|-----------|------------|--------------|--------|--------|------|------|
| Segment* | | AM Volume | PM Volume | Capacities | 2024 HCM Mod | AM V/C | PM V/C | AM | PM |
| | | | | | | | | | |
| 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) ¹ | 1,144 | 611 | 705 | | 1.62 | 0.87 | Fail | Pass |
| | | 442 | 1,285 | | | 0.63 | 1.82 | Pass | Fail |
| 2 | E Lk Sammamish Pkwy, 196th Ave NE - NE 26th Pl | 1,198 | 642 | 705 | | 1.70 | 0.91 | Fail | Pass |
| | | 385 | 1,215 | | | 0.55 | 1.72 | Pass | Fail |
| 3 | E Lk Sammamish Pkwy, NE 26th Pl - NE Inglewood Hill Rd | 1,201 | 653 | 969 | | 1.24 | 0.67 | Pass | Pass |
| | | 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 | 678 | 541 | 943 | | 0.72 | 0.57 | Pass | Pass |
| | | 383 | 762 | | | 0.41 | 0.81 | Pass | Pass |
| 5 | E Lk Sammamish Pkwy, Louis Thompson Rd NE – SE 8th St | 415 | 475 | 705 | | 0.59 | 0.67 | Pass | Pass |
| | | 361 | 557 | | | 0.51 | 0.79 | Pass | Pass |
| 6 | E Lk Sammamish Pkwy, SE 8th St – SE 24th Way | 374 | 541 | 705 | | 0.53 | 0.77 | Pass | Pass |
| | | 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 | 362 | 567 | 881 | | 0.41 | 0.64 | Pass | Pass |
| | | 487 | 546 | | | 0.55 | 0.62 | Pass | Pass |
| 8 | E Lk Sammamish Pkwy, 212th Ave SE – South City Limit | 451 | 904 | 749 | | 0.60 | 1.21 | Pass | Pass |
| | | 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 | 1,382 | 582 | 1,015 | | 1.36 | 0.57 | Pass | Pass |
| | | 485 | 1,178 | | | 0.48 | 1.16 | Pass | Pass |
| 10 | Sahalee Way/228th Ave NE, NE 37th Way - NE 36th St ² | 1,164 | 571 | 969 | | 1.20 | 0.59 | Pass | Pass |
| | | 495 | 1,071 | | | 0.51 | 1.11 | Pass | Pass |
| 11 | Sahalee Way/228th Ave NE, NE 36th St - 223rd Ave NE ² | 1,139 | 561 | 969 | | 1.18 | 0.58 | Pass | Pass |
| | | 474 | 1,033 | | | 0.49 | 1.07 | Pass | Pass |
| 12 | Sahalee Way/228th Ave NE, 223rd Ave NE – NE 25th Way | 1,047 | 585 | 969 | | 1.08 | 0.60 | Pass | Pass |
| | | 470 | 911 | | | 0.49 | 0.94 | Pass | Pass |
| 13 | 228th Ave, NE 25th Way – NE 12th Pl ³ | 810 | 836 | 969 | | 0.84 | 0.86 | Pass | Pass |
| | | 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 20th 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 ⁴ | 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 8th St, 228th Ave NE - 235th Ave NE | EB | 375 | 585 | 1,013 | | 0.37 | 0.58 | Pass | Pass |
| | | | | WB | 470 | 373 | 0.46 | 0.37 | Pass | Pass |
| 28 | NE 8th St, 235th Ave NE - 244th 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 8th St, 228th Ave SE - 244th 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, 228th Ave SE - SE 32nd Way ⁷ | 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 32nd 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 46th 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 32nd Way, Issaquah-Pine Lk Rd - 235th Place SE | EB | 255 | 524 | 749 | | 0.34 | 0.70 | Pass | Pass |
| | | | | WB | 458 | 363 | 0.61 | 0.49 | Pass | Pass |
| 35 | SE 32nd Way, 235th Place SE - 244th Ave SE | EB | 228 | 449 | 705 | | 0.32 | 0.64 | Pass | Pass |
| | | | | WB | 326 | 281 | 0.46 | 0.40 | Pass | Pass |
| 36 | SE 32nd Way, 244th 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 - 245th Pl SE ² | 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 ⁸ | 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 ⁶ | 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.

² A portion of this segment is 30 MPH.

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

³ A portion of this segment is 35 MPH.

⁴ 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.

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

⁶ Segment is partially outside of Sammamish City Limits.

(23) In conducting the concurrency test in accord with ~~chapter section~~ 14A.10.040, 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 ~~select one of the options described in 14A.10.040(3) 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, 6th Edition methodology as described in the *Measuring Concurrency for Segments and Corridors: HCM 6th 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 |
| 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) [†] | 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 ² | | 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 ² | | 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 ³ | | 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 ⁴ | | 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 th 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 ⁴ | | 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 th St, 228 th Ave NE – 235 th Ave NE | | 969 | EB | 385 | 554 | 0.40 | 0.57 | Pass | Pass |
| | | | | WB | 461 | 344 | 0.48 | 0.36 | Pass | Pass |
| 28 | NE 8 th St, 235 th Ave NE – 244 th 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 th St, 228 th Ave SE – 244 th 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 th Ave SE - SE 32 nd Way ³ | | 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 nd 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 th 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 nd Way, Issaquah-Pine Lk Rd – 235 th Place SE | EB | 178 | 475 | 705 | 0.25 | 0.67 | Pass | Pass | |
| | | WB | 390 | 329 | | 0.55 | 0.47 | Pass | Pass | |
| 35 | SE 32 nd Way, 235 th Place SE – 244 th Ave SE | EB | 173 | 381 | 705 | 0.25 | 0.54 | Pass | Pass | |
| | | WB | 285 | 264 | | 0.40 | 0.37 | Pass | Pass | |
| 36 | SE 32 nd Way, 244 th 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 th Pl SE ⁶ | 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 ⁶ | 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 ⁶ | 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.

¹ A portion of this segment is 30 MPH.

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

³ A portion of this segment is 35 MPH.

⁴ 2016 count was not available, 2017 count used.

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

⁶ Segment is partially outside of Sammamish City Limits.

2024 HCM Modified Methodology

| Segment* | AM Volume | PM Volume | 2024 HCM Mod | AM V/C | PM V/C | Corridor | | |
|---------------------------------------------------------------------------|-----------|-----------|--------------|--------|--------|----------|------|------|
| | | | | | | 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) ¹ | 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 ² | 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 ² | 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 ³ | 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 th 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 ⁴ | 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 th St, 228 th Ave NE – 235 th 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 th St, 235 th Ave NE – 244 th 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 th St, 228 th Ave SE – 244 th 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 th Ave SE – SE 32 nd Way ² | 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 nd 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 th 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 nd Way, Issaquah-Pine Lk Rd – 235 th Place SE | EB | 255 | 524 | 749 | | 0.34 | 0.70 | Pass | Pass |
| | | | | WB | 458 | 363 | 0.61 | 0.49 | Pass | Pass |
| 35 | SE 32 nd Way, 235 th Place SE – 244 th Ave SE | EB | 228 | 449 | 705 | | 0.32 | 0.64 | Pass | Pass |
| | | | | WB | 326 | 281 | 0.46 | 0.40 | Pass | Pass |
| 36 | SE 32 nd Way, 244 th 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 th Pl SE ³ | 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 ⁶ | 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 ⁶ | 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.

¹ A portion of this segment is 30 MPH.

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

³ A portion of this segment is 35 MPH.

⁴ 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.

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

⁶ 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 6th 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 22nd 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.¹ The methodology, as directed by Council, leverages the default values provided in the Highway Capacity Manual (HCM), 6th Edition², but also makes adjustments to better account for roadway characteristics like the presence of turn lanes and medians. At the November 13th 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 13th 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:

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

² 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, 6th Edition, which was presented to Council at the October 16th and 22nd 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.

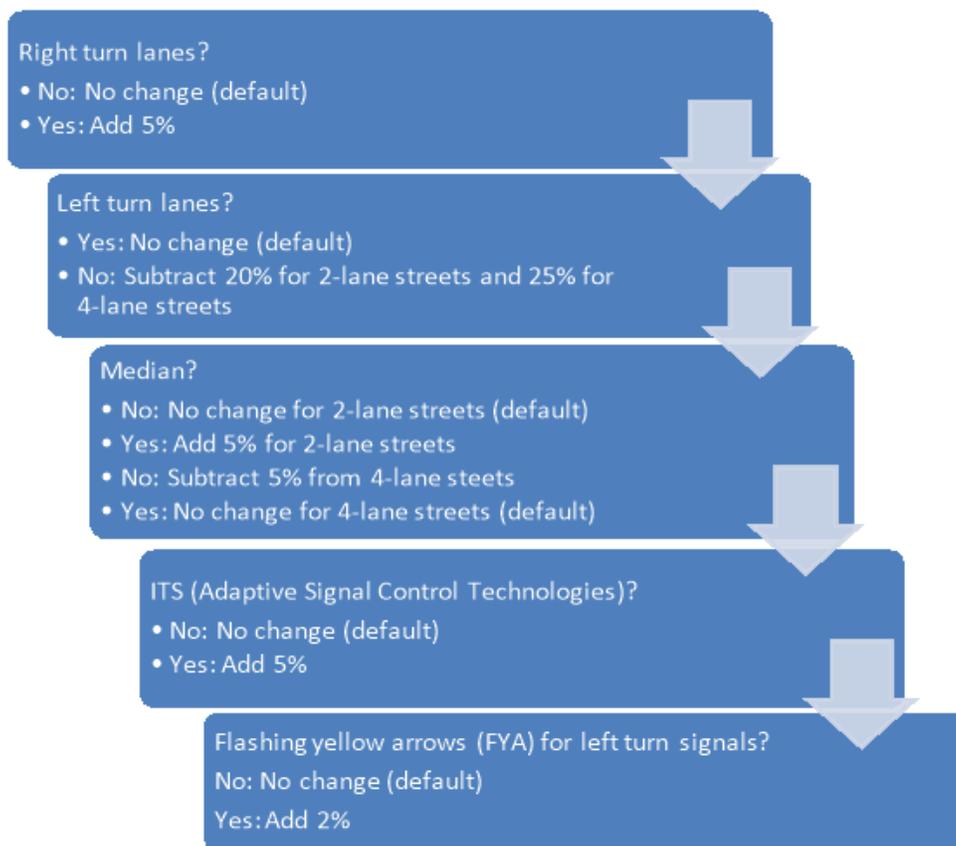
To address this shortcoming, Council directed staff to develop an HCM Modified methodology. This methodology includes the base capacities provided in Table 16-16 plus adjustments to account for the presence of turn lanes, medians, adaptive signal control (ITS), and flashing yellow arrows (FYA) for left 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%³. 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.

³ <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 |
| 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) ¹ | 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 | 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 |
| 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 | 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 ² | 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 ² | 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 ³ | NB | 711 | 790 | 906 | 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 | 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 ⁴ | 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 th 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 |
| 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 | 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 |
| 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 | 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 |
| 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 | 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 ⁴ | 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 th St, 228 th Ave NE – 235 th Ave NE | | 969 | EB | 385 | 554 | 0.40 | 0.57 | Pass | Pass |
| | | | | WB | 461 | 344 | 0.48 | 0.36 | Pass | Pass |
| 28 | NE 8 th St, 235 th Ave NE – 244 th 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 th St, 228 th Ave SE – 244 th 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 th Ave SE – SE 32 nd Way ² | | 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 nd 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 th 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 th St – SE 48 th St | | 881 | SB | 979 | 742 | 1.11 | 0.84 | Pass | Pass |
| | | | | NB | 444 | 1,207 | 0.50 | 1.37 | Pass | Pass |
| | SE 32 nd 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 nd Way, Issaquah-Pine Lk Rd – 235 th Place SE | | 705 | EB | 178 | 475 | 0.46 | 0.41 | Pass | Pass |
| | | | | WB | 390 | 329 | 0.25 | 0.67 | Pass | Pass |
| 35 | SE 32 nd Way, 235 th Place SE – 244 th Ave SE | | 705 | WB | 173 | 381 | 0.55 | 0.47 | Pass | Pass |
| | | | | EB | 173 | 381 | 0.25 | 0.54 | Pass | Pass |
| 36 | SE 32 nd Way, 244 th Ave SE – E Beaver Lake Dr SE | | 705 | WB | 285 | 264 | 0.40 | 0.37 | Pass | Pass |
| | | | | EB | 216 | 439 | 0.31 | 0.62 | Pass | Pass |
| 37 | Issaquah-Beaver Lk Rd, E Beaver Lk Dr – SE Duthie Hill Rd | | 881 | WB | 364 | 333 | 0.52 | 0.47 | Pass | Pass |
| | | | | EB | 171 | 282 | 0.19 | 0.32 | Pass | Pass |
| | Issaquah-Fall City Road Corridor | | | WB | 257 | 285 | 0.29 | 0.32 | Pass | Pass |
| | | | | NB/EB | | | 0.26 | 0.91 | Pass | Pass |
| 38 | SE Issaquah-Fall City Rd, Issaquah-Pine Lk Rd – 245 th Pl SE ³ | | 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 th 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 ⁴ | | 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 th 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 th Ave SE – Trossachs Blvd SE ⁶ | | 906 | WB | 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.

¹ A portion of this segment is 30 MPH.

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

³ A portion of this segment is 35 MPH.

⁴ 2016 count was not available, 2017 count used.

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

⁶ Segment is partially outside of Sammamish City Limits.

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| 2024 HCM Modified Methodology | | | | | | | | | |
|----------------------------------------------|----------------------------------------------------------------------------|-----------|-----------|--------------|------------|--------|------|------|----------------------------|
| Segment* | | AM Volume | PM Volume | 2024 HCM Mod | Capacities | | AM | PM | Corridor ≤1.1 Segment ≤1.4 |
| | | | | | AM V/C | PM V/C | | | |
| 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) ¹ | 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 ² | 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 ² | 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 ³ | 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 th 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 ⁴ | 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 th St, 228 th Ave NE – 235 th 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 th St, 235 th Ave NE – 244 th 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 th St, 228 th Ave SE – 244 th 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 th Ave SE - SE 32 nd Way ³ | | | 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 nd 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 th 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 th St - SE 48 th 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 nd Way, Issaquah-Pine Lk Rd – 235 th Place SE | | | EB | 255 | 524 | 749 | 0.34 | 0.70 | Pass | Pass |
| | | | | WB | 458 | 363 | | 0.61 | 0.49 | Pass | Pass |
| 35 | SE 32 nd Way, 235 th Place SE – 244 th Ave SE | | | EB | 228 | 449 | 705 | 0.32 | 0.64 | Pass | Pass |
| | | | | WB | 326 | 281 | | 0.46 | 0.40 | Pass | Pass |
| 36 | SE 32 nd Way, 244 th 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 th Pl SE ³ | | | 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 th 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 ⁶ | | | 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 th 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 th Ave SE – Trossachs Blvd SE ⁶ | | | 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.

¹ A portion of this segment is 30 MPH.

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

³ A portion of this segment is 35 MPH.

⁴ 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.

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

⁶ 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.

**CITY OF SAMMAMISH
WASHINGTON
RESOLUTION NO. R2018-808**

**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;

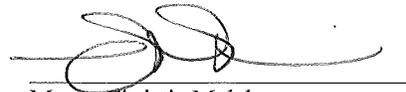
NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SAMMAMISH, WASHINGTON, DOES RESOLVE AS FOLLOWS:

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 SPECIAL MEETING THEREOF ON
THE 20th OF NOVEMBER 2018.**

CITY OF SAMMAMISH



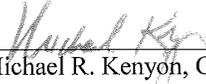
Mayor Christie Malchow

ATTEST/AUTHENTICATED:



Melonie Anderson, City Clerk

Approved as to form:



Michael R. Kenyon, City Attorney

Filed with the City Clerk: November 13, 2018
Passed by the City Council: November 20, 2018
Resolution No.: R2018-808

2019 FEE SCHEDULE

| Fee Name/Description of Service | 2018 Fee | 2019 Fee | Unit Description |
|---------------------------------------------------------------------------|------------------------|-------------|-------------------------------------------------------------------------------------------------------------------|
| Administration | | | |
| 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) | \$ 26.00 | \$ 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) | \$ 21.00 | \$ 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 | \$ 26.00 | \$ 27.00 | |
| Passport processing fee | \$ 25.00 | \$ 25.00 | |
| Photocopy/computer print-outs | \$ 0.15 | \$ 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 |
| Business Licenses | | | |
| Business license (annual) | \$ 15.00 | \$ 15.00 | |
| Peddler | \$ 15.00 | \$ 15.00 | |
| Religious organizations (nonbusiness activities only) | | | Exempt |
| Building | | | |
| Pre-application and counter service fees by building type(1 to 4) | | | |
| Type 1 | \$ 128.00 | \$ 132.00 | Plus \$132.00 per hour for more than 1 hour |
| Type 2 | \$ 256.00 | \$ 264.00 | Plus \$132.00 per hour for more than 2 hours |
| Type 3 | \$ 384.00 | \$ 396.00 | Plus \$132.00 per hour for more than 3 hours |
| Type 4 | \$ 512.00 | \$ 528.00 | Plus \$132.00 per hour for more than 4 hours |
| Building permit | | | |
| Inspection fee | \$ 128.00 | \$ 132.00 | Minimum \$132.00 fee per inspection |
| Administrative service fee | \$ 256.00 | \$ 264.00 | |
| Building valuation | | | |
| \$1.00 to \$500.00 | \$ 28.00 | \$ 29.00 | |
| \$501 to \$2,000 | \$ 28.00 | \$ 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 | \$ 85.00 | \$ 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 | \$ 474.00 | \$ 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 | \$ 779.00 | \$ 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 | \$ 1,204.00 | \$ 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 | \$ 3,920.00 | \$ 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 | 6,792.00 | \$ 7,016.00 | For the first \$1,000,000 plus \$4.00 for each additional \$1,000 or fraction thereof. |
| Building - Plan Review Fees | | | |
| Initial plan review fee (covers first review and 1 re-check) | 128.00 | \$ 132.00 | \$132.00 minimum. Actual fee is 65% of the building permit fee. |
| Resubmittal after plans checked & approved | 128.00 | \$ 132.00 | \$132.00 minimum. Actual fee is 65% of the building permit fee. |
| Additional reviews after 1 re-check | 128.00 | \$ 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) | 256.00 | \$ 264.00 | |
| Condominium conversion plans/inspections | 384.00 | \$ 396.00 | Plus \$132.00 per hour after 1 hour |
| Demolition permit | 192.00 | \$ 198.00 | Plus a \$500.00 site bond. |
| Re-roof permit | 192.00 | \$ 198.00 | |
| Energy Code | | | |
| Residential remodel/addition | 65.00 | \$ 67.00 | |
| New single family | 90.00 | \$ 93.00 | |
| Tenant improvement | | | |
| 0 to 10,000 square feet | 65.00 | \$ 67.00 | |
| 10,001 and up | 90.00 | \$ 93.00 | |
| Multi-family per building | 130.00 | \$ 134.00 | |
| New commercial | 118.00 | \$ 122.00 | |
| Commercial addition | 90.00 | \$ 93.00 | |
| Miscellaneous Building Fees | | | |
| Re-Inspection fee when not ready and/or repeated inspections are required | 128.00 | \$ 132.00 | Per hour (1 hour minimum) Double for repeated re-inspections. |
| Inspections with no specific fee | 128.00 | \$ 132.00 | Per hour (1 hour minimum) |
| Inspections outside normal work hours (2 hour minimum charge) | 384.00 | \$ 396.00 | Plus \$198.00/hour after 2 hours. |
| House Moving | | | |
| Class 1 and 2 | | | |
| Moving permit | 76.00 | \$ 79.00 | |
| Inspection fee | 192.00 | \$ 198.00 | |
| Hourly fee after first hour | 128.00 | \$ 132.00 | Per hour. |
| Moved into city from outside | 0.50 | \$ 0.50 | Per mile. |
| Class 3 and 4 – moving permit | 76.00 | \$ 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 | 192.00 | \$ 198.00 | Plus \$132.00 per hour after 1 hour |
| Mobile home location inspection | | | |
| Mobile home permit inspection | 336.00 | \$ 347.00 | |
| Temporary mobile home | 268.00 | \$ 277.00 | |
| Sign fees | | | |
| Political signs | \$ 10.00 | \$ 10.00 | Per sign not removed within time limit |
| Signs requiring building permit, plan review, and inspection | 448.00 | \$ 463.00 | |
| Signs requiring planning review only (no building inspections) | 192.00 | \$ 198.00 | |
| Special inspections | | | |
| Fire, wind, flood damage, earthquake and other disasters | 128.00 | \$ 132.00 | Plus \$132.00 per hour. |
| Temporary tents/canopies/air structures | | | |
| Plan check | 128.00 | \$ 132.00 | Per hour. |
| Basic permit (inspection fee) | 128.00 | \$ 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 | 192.00 | \$ 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. |
| Electric Vehicle Charging | | | |
| 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 |
| Fire Code Fees | | | |
| Fire Code Fees | | | |
| Fire code permits | | | |
| Fireworks | \$ 128.00 | \$ 132.00 | |
| Bond | | | As required by RCW 70.77.285 |
| Fire alarm systems | | | |
| Tenant Improvement: | | | |
| 1 to 10 devices-inspection | \$ 96.00 | \$ 99.00 | Plus \$132.00 for each inspection > 3 |
| 1 to 10 devices-plan review | \$ 128.00 | \$ 132.00 | |
| 11 to 20 devices-inspection | \$ 128.00 | \$ 132.00 | Plus \$132.00 for each inspection > 3 |
| 11 to 20 devices-plan review | \$ 192.00 | \$ 198.00 | |
| 21 to 40 devices-inspection | \$ 128.00 | \$ 132.00 | Plus \$132.00 for each inspection > 3 |
| 21 to 40 devices-plan review | \$ 224.00 | \$ 231.00 | |
| 41 to 100 devices-inspection | \$ 192.00 | \$ 198.00 | Plus \$132.00 for each inspection > 3 |
| 41 to 100 devices-plan review | \$ 256.00 | \$ 264.00 | |
| >100 devices-inspection | \$ 192.00 | \$ 198.00 | Plus \$132.00 for each inspection > 3 |
| >100 devices-plan review | \$ 256.00 | \$ 264.00 | Plus \$6.00 for each additional device over 100 |
| New System: | | | |
| 1 to 25 devices-inspection | \$ 96.00 | \$ 99.00 | Plus \$132.00 for each inspection > 3 |
| 1 to 25 devices-plan review | \$ 128.00 | \$ 132.00 | |
| 26 to 50 devices-inspection | \$ 128.00 | \$ 132.00 | Plus \$132.00 for each inspection > 3 |
| 26 to 50 devices-plan review | \$ 192.00 | \$ 198.00 | |
| 51 to 100 devices-inspection | \$ 192.00 | \$ 198.00 | Plus \$132.00 for each inspection > 3 |
| 51 to 100 devices-plan review | \$ 320.00 | \$ 330.00 | |
| >100 devices-inspection | \$ 192.00 | \$ 198.00 | Plus \$132.00 for each inspection > 3 |
| >100 devices-plan review | \$ 320.00 | \$ 330.00 | Plus \$6.00 for each additional device over 100 |
| In addition to the device fees shown above, the following charges apply | | | |
| FACP-inspection | \$ 32.00 | \$ 33.00 | Plus \$132.00 for each inspection > 3 |
| FACP-plan review | \$ 192.00 | \$ 198.00 | |
| Transmitter-inspection | \$ 32.00 | \$ 33.00 | Plus \$132.00 for each inspection > 3 |
| Transmitter-plan review | \$ 128.00 | \$ 132.00 | |
| Power sub panel-inspection | \$ - | \$ - | |
| Power sub panel-plan review | \$ 64.00 | \$ 66.00 | |
| Over the counter permit inspection fee-10 device maximum | \$ 128.00 | \$ 132.00 | Plus \$132.00 for each inspection > 3 |
| Sprinkler systems | | | |
| Tenant Improvement: | | | |
| 1 to 10 devices-inspection | \$ 64.00 | \$ 66.00 | Plus \$132.00 for each inspection > 3 |
| 1 to 10 devices-plan review | \$ 64.00 | \$ 66.00 | |
| 11 to 30 devices-inspection | \$ 96.00 | \$ 99.00 | Plus \$132.00 for each inspection > 3 |
| 11 to 30 devices-plan review | \$ 128.00 | \$ 132.00 | |
| 31 to 50 devices-inspection | \$ 96.00 | \$ 99.00 | Plus \$132.00 for each inspection > 3 |
| 31 to 50 devices-plan review | \$ 192.00 | \$ 198.00 | |
| 51 to 100 devices-inspection | \$ 128.00 | \$ 132.00 | Plus \$132.00 for each inspection > 3 |
| 51 to 100 devices-plan review | \$ 256.00 | \$ 264.00 | |
| >100 devices-inspection | \$ 128.00 | \$ 132.00 | Plus \$132.00 for each inspection > 3 |
| >100 devices-plan review | \$ 256.00 | \$ 264.00 | Plus \$6.00 for each additional device over 100 |
| New System: | | | |
| 1 to 40 devices-inspection | \$ 96.00 | \$ 99.00 | Plus \$132.00 for each inspection > 3 |
| 1 to 40 devices-plan review | \$ 512.00 | \$ 528.00 | |
| 41 to 100 devices-inspection | \$ 128.00 | \$ 132.00 | Plus \$132.00 for each inspection > 3 |
| 41 to 100 devices-plan review | \$ 576.00 | \$ 594.00 | |
| 101 to 300 devices-inspection | \$ 192.00 | \$ 198.00 | Plus \$132.00 for each inspection > 3 |
| 101 to 300 devices-plan review | \$ 512.00 | \$ 528.00 | |
| >300 devices-inspection | \$ 256.00 | \$ 264.00 | Plus \$132.00 for each inspection > 3 |
| >300 devices-plan review | \$ 512.00 | \$ 528.00 | Plus \$6.00 for each additional device over 100 |

| | | | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|-----------|------------------------------------------------------------------------------------------------------------------------|
| 13D Fire Sprinkler System: | | | |
| 1 to 40 devices-inspection | \$ 96.00 | \$ 99.00 | Plus \$132.00 for each inspection > 3 |
| 1 to 40 devices-plan review | \$ 256.00 | \$ 264.00 | |
| >40 devices-inspection | \$ 128.00 | \$ 132.00 | Plus \$132.00 for each inspection > 3 |
| >40 devices-plan review | \$ 384.00 | \$ 396.00 | |
| Other Components: | | | |
| Per supply installed by fire sprinkler contractor (includes 1 post/wall indicator valve and 1 fire department connection)-plan review only, no inspection charge | \$ 32.00 | \$ 33.00 | |
| Per supply installed by other than fire sprinkler contractor-plan review only, no inspection charge | \$ 128.00 | \$ 132.00 | |
| Per riser (each interior zone supply)-review only, no inspection charge. | \$ 32.00 | \$ 33.00 | |
| Per standpipe (FDC supply inlet and associated outlets)-inspection | \$ 128.00 | \$ 132.00 | Plus \$132.00 for each inspection > 3 |
| Per standpipe (FDC supply inlet and associated outlets)-plan review | \$ 384.00 | \$ 396.00 | |
| Fire pump-inspection | \$ 128.00 | \$ 132.00 | Plus \$132.00 for each inspection > 3 |
| Fire pump-plan review | \$ 576.00 | \$ 594.00 | |
| Over the counter permit inspection fee-25 head maximum | \$ 128.00 | \$ 132.00 | Plus \$132.00 for each inspection > 3 |
| Fire Extinguishing Systems: | | | |
| Full systems (including piping, nozzles and releasing panel)-inspection | \$ 64.00 | \$ 66.00 | Plus \$132.00 for each inspection > 3 |
| Full systems (including piping, nozzles and releasing panel)-plan review | \$ 288.00 | \$ 297.00 | |
| Tenant improvement or system modification (nozzle change/move)-inspection | \$ 64.00 | \$ 66.00 | Plus \$132.00 for each inspection > 3 |
| Tenant improvement or system modification (nozzle change/move)-plan check | \$ 128.00 | \$ 132.00 | |
| Temporary membrane structures, tents and canopies-inspection | \$ 96.00 | \$ 99.00 | Plus \$132.00 for each inspection > 3 |
| Temporary membrane structures, tents and canopies-plan review | \$ 96.00 | \$ 99.00 | |
| Flammable/combustible liquid storage tank installation/removal-inspection | \$ 64.00 | \$ 66.00 | Plus \$132.00 for each inspection > 3 |
| Flammable/combustible liquid storage tank installation/removal-plan review | \$ 192.00 | \$ 198.00 | |
| Fire Flow and Fire Access Review plan review | \$ 128.00 | \$ 132.00 | |
| Commercial building (greater than 5,000 sq. ft.)-plan review | \$ 192.00 | \$ 198.00 | |
| Single family residence | \$ 128.00 | \$ 132.00 | |
| Subdivisions | \$ 192.00 | \$ 198.00 | |
| Impact Fees | | | |
| 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 | \$ 128.00 | \$ 132.00 | |
| Electrical Fees | | | |
| New one and two-family dwelling construction | | | 10% of the building permit fee. (Determined by the building valuation table). |
| Electrical counter service fee | \$ 128.00 | \$ 132.00 | |
| Electrical plan review fee | | | 20% of the electrical permit fee. (Paid at time of submittal). |
| TABLE I | | | |
| 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: | | | |
| Up to \$250 | \$ 57.00 | \$ 59.00 | |
| \$251 to \$2,000 | \$ 57.00 | \$ 59.00 | 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 | \$ 227.00 | \$ 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 | \$ 709.00 | \$ 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 | \$ 1,176.00 | \$ 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 | \$ 1,813.00 | \$ 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 | \$ 57.00 | \$ 59.00 | |
| \$2,001 to \$25,000 | \$ 206.00 | \$ 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 | \$ 707.00 | \$ 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 | \$ 1,176.00 | \$ 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 | \$ 1,813.00 | \$ 1,873.00 | (For the first \$100,000.00 plus \$12.00 for each additional \$1,000 or fraction thereof) X 25%. |
| Miscellaneous electrical permit fees | | | |
| Temporary power for construction sites: | | | |
| 1 to 200 amp | \$ 82.00 | \$ 85.00 | |
| 201 to 400 amp | \$ 139.00 | \$ 144.00 | |
| 401 amps or more | | | Based on total valuation of installation. Calculated according to TABLE II. |
| Temporary power for events: | | | |
| Base fee | \$ 100.00 | \$ 103.00 | Plus \$25.00 per concession. |
| Maximum fee (2 hours) | \$ 256.00 | \$ 264.00 | |
| Swimming pools, hot tubs, spas, and saunas | \$ 100.00 | \$ 103.00 | Applicants must also get a building permit for pool, hot tub, or spa. |
| Portable classrooms and mobile homes service | \$ 100.00 | \$ 103.00 | |
| Sign installations (per circuit) | \$ 82.00 | \$ 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 | \$ 37.00 | \$ 38.00 | |
| New single family residence flat fixture fee (includes all mechanical fixtures) | \$ 261.00 | \$ 270.00 | |
| Mechanical application fee | \$ 37.00 | \$ 38.00 | |

Non-Residential

| | | | |
|--------------------------------|---------------------|----------|--|
| Mechanical permit issuance fee | \$ 47.00 | \$ 49.00 | |
| Mechanical application fee | \$ 47.00 | \$ 49.00 | |

Each Additional Fixture

Residential

| | | | |
|------------------------------|---------------------|----------|--|
| Forced air furnace | \$ 25.00 | \$ 26.00 | |
| Boiler/compressor | \$ 25.00 | \$ 26.00 | |
| Floor/wall/unit heater | \$ 25.00 | \$ 26.00 | |
| SFR heat pump | \$ 25.00 | \$ 26.00 | |
| Air handling unit | \$ 25.00 | \$ 26.00 | |
| Wood stove/fireplace insert | \$ 25.00 | \$ 26.00 | |
| Gas oven/cook top (built-in) | \$ 25.00 | \$ 26.00 | |
| Barbecue | \$ 25.00 | \$ 26.00 | |
| Pool or spa heater | \$ 25.00 | \$ 26.00 | |
| Gas log/log lighters | \$ 25.00 | \$ 26.00 | |
| Hydronics | \$ 25.00 | \$ 26.00 | |

| | | | |
|-------------------------------------------------------------------------------|----------------------|-----------|----------------------------------|
| Exhaust fan (with duct) | \$ 12.00 | \$ 13.00 | |
| Kitchen exhaust fan/whole house fan (with duct) | \$ 12.00 | \$ 13.00 | |
| Gas piping (flat fee) | \$ 37.00 | \$ 38.00 | |
| Gas water heater | \$ 37.00 | \$ 38.00 | |
| Clothes dryer | \$ 12.00 | \$ 13.00 | |
| Miscellaneous appliance vent | \$ 12.00 | \$ 13.00 | |
| Duct work only (flat fee) | \$ 37.00 | \$ 38.00 | |
| Earthquake valve | \$ 12.00 | \$ 13.00 | |
| Other appliances | \$ 25.00 | \$ 26.00 | |
| Inspections outside normal work hours (2 hour minimum) | \$ 384.00 | \$ 396.00 | Plus \$198.00/hour after 2 hours |
| Re-inspection fees | \$ 128.00 | \$ 132.00 | Per hour |
| Excessive inspection | \$ 256.00 | \$ 264.00 | Per hour |
| Inspections with no specific fee | \$ 128.00 | \$ 132.00 | Per hour |
| Plan review fees: Multi-family | | | 25% of building permit fee |
| Additional plan reviews | \$ 128.00 | \$ 132.00 | Per hour |
| Non-Residential | | | |
| Forced air furnace < 160k BTU | \$ 64.00 | \$ 66.00 | |
| Forced air furnace > 160k BTU | \$ 76.00 | \$ 79.00 | |
| Boiler/compressor/absorption unit up to 15 HP & up to 500,000 BTUs | \$ 37.00 | \$ 38.00 | |
| Boiler/compressor/absorption unit over 15 HP & over 500,000 BTUs | \$ 70.00 | \$ 72.00 | |
| Floor/wall/unit heater | \$ 25.00 | \$ 26.00 | |
| SFR heat pump | \$ 25.00 | \$ 26.00 | |
| Air handling unit | \$ 25.00 | \$ 26.00 | |
| Wood stove/fireplace insert | \$ 25.00 | \$ 26.00 | |
| Gas oven/cook top (built-in) | \$ 25.00 | \$ 26.00 | |
| Barbecue | \$ 25.00 | \$ 26.00 | |
| Pool or Spa heater | \$ 25.00 | \$ 26.00 | |
| Gas log/log lighters | \$ 25.00 | \$ 26.00 | |
| Hydronics | \$ 25.00 | \$ 26.00 | |
| Exhaust fan (with duct) | \$ 25.00 | \$ 26.00 | |
| Residential kitchen exhaust fan/whole house fan (with duct) | \$ 25.00 | \$ 26.00 | |
| Commercial kitchen exhaust hood | \$ 37.00 | \$ 38.00 | |
| Gas piping (first 5 outlets) | \$ 37.00 | \$ 38.00 | |
| Gas piping (each additional outlet over 5) | \$ 6.00 | \$ 6.00 | |
| Gas water heater | \$ 37.00 | \$ 38.00 | |
| Clothes dryer | \$ 25.00 | \$ 26.00 | |
| Miscellaneous appliance vent | \$ 25.00 | \$ 26.00 | |
| Duct work only (flat fee) | \$ 37.00 | \$ 38.00 | |
| Hazardous piping (first 1 thru 4 outlets) | \$ 37.00 | \$ 38.00 | |
| Hazardous piping (each outlet over 4) | \$ 6.00 | \$ 6.00 | |
| Earthquake valve | \$ 25.00 | \$ 26.00 | |
| Other appliances | \$ 37.00 | \$ 38.00 | |
| Inspections outside normal work hours (2 hour minimum) | \$ 384.00 | \$ 396.00 | Plus \$198.00/hour after 2 hours |
| Re-inspection fees | \$ 128.00 | \$ 132.00 | Per hour |
| Excessive inspection | \$ 256.00 | \$ 264.00 | Per hour |
| Inspections with no specific fee | \$ 128.00 | \$ 132.00 | Per hour |
| Plan review fees | | | 25% of building permit fee |
| Additional plan reviews | \$ 128.00 | \$ 132.00 | Per hour |
| Plumbing Fees | | | |
| Residential | | | |
| Plumbing permit issuance fee | \$ 37.00 | \$ 38.00 | |
| New single family residence flat fixture fee (includes all plumbing fixtures) | \$ 256.00 | \$ 264.00 | Per hour |
| Residential additions and remodels per fixture fee | | | |
| Plumbing application fee | \$ 37.00 | \$ 38.00 | |
| Non-Residential | | | |
| Plumbing permit issuance fee | \$ 47.00 | \$ 49.00 | |
| Non-residential per fixture fee | | | |
| Plumbing application fee | \$ 47.00 | \$ 49.00 | |
| Each Additional Fixture | | | |

| Residential | | | | |
|--------------------------------------------------------|----------------------|----|--------|----------------------------------|
| Backflow preventer (1/2" 2") | \$ 12.00 | \$ | 13.00 | |
| Backflow preventer (3" & larger) | \$ 25.00 | \$ | 26.00 | |
| Bath tub | \$ 12.00 | \$ | 13.00 | |
| Bathroom sink | \$ 12.00 | \$ | 13.00 | |
| Bidet | \$ 12.00 | \$ | 13.00 | |
| Clothes washer | \$ 12.00 | \$ | 13.00 | |
| Dishwasher | \$ 12.00 | \$ | 13.00 | |
| Drinking fountain | \$ 12.00 | \$ | 13.00 | |
| Floor drain | \$ 12.00 | \$ | 13.00 | |
| Hose bib each | \$ 12.00 | \$ | 13.00 | |
| Hot water heater (electric) | \$ 12.00 | \$ | 13.00 | |
| Ice maker | \$ 12.00 | \$ | 13.00 | |
| Laundry tub | \$ 12.00 | \$ | 13.00 | |
| Other plumbing fixtures not listed | \$ 12.00 | \$ | 13.00 | |
| Pressure reducing valve | \$ 12.00 | \$ | 13.00 | |
| Roof drain | \$ 12.00 | \$ | 13.00 | |
| Shower | \$ 12.00 | \$ | 13.00 | |
| Sink | \$ 12.00 | \$ | 13.00 | |
| Toilet | \$ 12.00 | \$ | 13.00 | |
| Urinal | \$ 12.00 | \$ | 13.00 | |
| Inspections outside normal work hours (2 hour minimum) | \$ 384.00 | \$ | 396.00 | Plus \$198.00/hour after 2 hours |
| Re-inspection fees | \$ 128.00 | \$ | 132.00 | Per hour |
| Excessive re-inspections | \$ 256.00 | \$ | 264.00 | Per hour |
| Inspections with no specific fee | \$ 128.00 | \$ | 132.00 | Per hour |
| Plan review fees: Multi-family | | | | 25% of building permit fee |
| Additional plan reviews | \$ 128.00 | \$ | 132.00 | Per hour |
| Non-Residential | | | | |
| Backflow preventer (1/2" 2") | \$ 16.00 | \$ | 17.00 | |
| Backflow preventer (3" & larger) | \$ 25.00 | \$ | 26.00 | |
| Bath tub | \$ 16.00 | \$ | 17.00 | |
| Bathroom sink | \$ 16.00 | \$ | 17.00 | |
| Bidet | \$ 16.00 | \$ | 17.00 | |
| Clothes washer | \$ 16.00 | \$ | 17.00 | |
| Dishwasher | \$ 16.00 | \$ | 17.00 | |
| Drinking fountain | \$ 16.00 | \$ | 17.00 | |
| Floor drain | \$ 25.00 | \$ | 26.00 | |
| Grease trap | \$ 25.00 | \$ | 26.00 | |
| Hose bib each | \$ 16.00 | \$ | 17.00 | |
| Hot water heater (electric) | \$ 16.00 | \$ | 17.00 | |
| Ice maker | \$ 25.00 | \$ | 26.00 | |
| Laundry tub | \$ 16.00 | \$ | 17.00 | |
| Other plumbing fixtures not listed | \$ 16.00 | \$ | 17.00 | |
| Pressure reducing valve | \$ 16.00 | \$ | 17.00 | |
| Roof drain | \$ 16.00 | \$ | 17.00 | |
| Shower | \$ 16.00 | \$ | 17.00 | |
| Sink | \$ 25.00 | \$ | 26.00 | |
| Toilet | \$ 16.00 | \$ | 17.00 | |
| Urinal | \$ 16.00 | \$ | 17.00 | |
| Inspections outside normal work hours (2 hour minimum) | \$ 384.00 | \$ | 396.00 | Plus \$198.00/hour after 2 hours |
| Re-inspection fees | \$ 128.00 | \$ | 132.00 | Per hour |
| Excessive re-inspections | \$ 256.00 | \$ | 264.00 | Per hour |
| Inspections with no specific fee | \$ 128.00 | \$ | 132.00 | Per hour |
| Plan review fees | | | | 25% of building permit fee |
| Additional plan reviews | \$ 128.00 | \$ | 132.00 | Per hour |
| Parks and Recreation | | | | |
| Athletic fields | | | | |
| 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 |

| | | | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|-------------|---------------------------------------------------------------------------|
| Picnic shelters | | | |
| 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 | |
| Beaver Lake Lodge | | | |
| Weekday | \$ 50.00 | \$ 50.00 | Per hour |
| Weekend | \$ 140.00 | \$ 140.00 | Per hour |
| Damage deposit | \$ 500.00 | \$ 500.00 | |
| Beaver Lake Pavilion | | | |
| 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 |
| Miscellaneous fees | | | |
| Event fees (negotiated) | | | \$100 to \$5,000 |
| Concession permit-park facilities & fields | | | 10% of gross receipts |
| Banner permit | | | |
| 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. |
| Planning | | | |
| 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) | \$ 1,920.00 | \$ 1,980.00 | Plus \$132.00 per hour after the first 15 hours. |
| Conditional use permits compliance | \$ 128.00 | \$ 132.00 | Per hour. |
| Consultant services | | | Actual cost of service. |
| Legal review fee | | | Actual cost of service. |
| Critical areas | | | |
| Basic review | \$ 384.00 | \$ 396.00 | |
| Complex review: residential | \$ 640.00 | \$ 660.00 | Plus \$132.00 per hour after the first 5 hours. |
| Complex review: Non- residential | \$ 896.00 | \$ 924.00 | Plus \$132.00 per hour after the first 7 hours. |
| RUE critical areas | \$ 1,280.00 | \$ 1,320.00 | Plus \$132.00 per hour |
| Inspection monitoring | \$ 128.00 | \$ 132.00 | Per hour. |
| Current use assessment review (public benefit rating system) | | | |
| Farm & agricultural land classification | \$ 160.00 | \$ 165.00 | |
| Open space & timber less than 20 acres | \$ 220.00 | \$ 227.00 | |
| Open space and timber greater than 20 acres | \$ 425.00 | \$ 439.00 | |
| Environmental checklist review | \$ 640.00 | \$ 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) | \$ 1,920.00 | \$ 1,950.00 | Plus \$132.00 per hour after the first 15 hours. |
| Unified Zoning Development Plan (UZDP) preliminary review | \$ 5,120.00 | \$ 5,280.00 | |
| Deposit | | | Equal to estimated cost (to be determined by the Community Dev. Director) |
| Legal notice-publication & mailing | | | |
| Type 2 | \$ 273.00 | \$ 282.00 | |
| Type 3 & 4 | \$ 551.00 | \$ 569.00 | |
| Type 2 (UZDP only) | \$ 551.00 | \$ 569.00 | |
| Legal notice posting | | | Actual cost |
| Partial development: Pre-issuance construction authorization | | | |
| Inspection fee | \$ 1,024.00 | \$ 1,026.00 | Plus \$132.00 per hour |
| Boundary line adjustment review | \$ 512.00 | \$ 528.00 | Plus \$132.00 per hour |
| Pre-Development Services | \$ 576.00 | \$ 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) | \$ 1,280.00 | \$ | 2,640.00 | Plus \$132.00 per hour > 20 hours. |
| Pre-application & eCounter service intake fees | | | | |
| Type 1 | \$ 128.00 | \$ | 132.00 | Plus \$132.00 per hour > 1 hour |
| Type 2 | \$ 256.00 | \$ | 264.00 | Plus \$132.00 per hour > 2 hours |
| Type 3 | \$ 384.00 | \$ | 396.00 | Plus \$132.00 per hour > 3 hours |
| Type 4 | \$ 512.00 | \$ | 528.00 | Plus \$132.00 per hour > 4 hours |
| Type 2 (UZDP only) | \$ 1,280.00 | | | |
| Post development monitoring/inspections | \$ 128.00 | \$ | 132.00 | Per hour. |
| Shoreline substantial development | \$ 3,200.00 | \$ | 3,300.00 | Plus \$132.00 per hour |
| Shoreline conditional use review | \$ 3,200.00 | \$ | 3,300.00 | Plus \$132.00 per hour |
| Shoreline variance | \$ 3,200.00 | \$ | 3,300.00 | Plus \$132.00 per hour |
| Separate lot recognitions & subdivision exemptions | \$ 128.00 | \$ | 132.00 | |
| Recorded building envelope modifications | \$ 640.00 | \$ | 660.00 | |
| Name change | \$ 256.00 | \$ | 264.00 | |
| Site specific zone reclassifications (Re-zone) | | | | |
| Application fee | \$ 1,920.00 | \$ | 1,980.00 | Plus \$132.00 per hour |
| Shoreline exemption letter | \$ 128.00 | \$ | 132.00 | |
| Subdivision/preliminary plat | | | | |
| Preliminary review fee | \$ 5,120.00 | \$ | 5,280.00 | Plus \$132.00 per hour |
| Per lot fee | | | | |
| 10-20 lots | \$ 192.00 | \$ | 198.00 | Per lot |
| 21-50 lots | \$ 128.00 | \$ | 132.00 | Per lot |
| 51+ lots | \$ 64.00 | \$ | 66.00 | Per lot |
| Short subdivision | | | | |
| Preliminary review fee | \$ 3,200.00 | \$ | 3,306.00 | Plus \$132.00 per hour |
| Final review fee | \$ 1,280.00 | \$ | 1,320.00 | Plus \$132.00 per hour |
| Zoning application review | | \$ | - | |
| Application fee | \$ 1,920.00 | \$ | 1,980.00 | Plus \$132.00 per hour |
| Binding site plan | \$ 1,920.00 | \$ | 1,980.00 | Plus \$132.00 per hour |
| Commercial site development | \$ 1,920.00 | \$ | 1,980.00 | Plus \$132.00 per hour |
| Variance | \$ 1,920.00 | \$ | 1,980.00 | Plus \$132.00 per hour |
| Conditional use permits compliance | \$ 1,920.00 | \$ | 1,980.00 | Plus \$132.00 per hour |
| Temporary use permit | \$ 1,280.00 | \$ | 1,320.00 | |
| Affidavit of minor correction | | \$ | - | |
| Plat alteration or revision | \$ 5,120.00 | \$ | 5,280.00 | Plus \$132.00 per hour |
| Minor plat alteration | \$ 3,200.00 | \$ | 3,300.00 | Plus \$132.00 per hour |
| Wireless communication facility review | \$ 384.00 | \$ | 396.00 | |
| Bond review fee | \$ 3,200.00 | \$ | 3,300.00 | Plus \$132.00 per hour |
| Bond review fee-requiring monitoring | \$ 3,200.00 | \$ | 3,300.00 | Plus \$132.00 per hour |
| Bond inspection monitoring | \$ 640.00 | \$ | 660.00 | |
| Review, not otherwise listed (1/2 hour minimum) | \$ 128.00 | \$ | 132.00 | Per hour |
| Clear and Grade Permit | | | | |
| Volume of Earth | | | | |
| 101 to 1,000 cubic yards | \$ 256.00 | \$ | 264.00 | Plus \$132.00 per hour |
| 1,001 to 10,000 cubic yards | \$ 384.00 | \$ | 396.00 | Plus \$132.00 per hour |
| 10,001 to 100,000 cubic yards | \$ 512.00 | \$ | 528.00 | Plus \$132.00 per hour |
| 100,001 or more cubic yards | \$ 640.00 | \$ | 660.00 | Plus \$132.00 per hour |
| Clear and grade review | \$ 128.00 | \$ | 132.00 | Plus \$132.00 per hour |
| Early clear and grade review | \$ 2,560.00 | \$ | 2,640.00 | |
| Re-inspection fee-excess inspection caused by the contractor | \$ 128.00 | \$ | 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 | \$ 64.00 | \$ | 66.00 | |
| Tree removal requiring additional review | \$ 128.00 | \$ | 132.00 | Per hour |
| Code Enforcement Penalties (per Civil Penalties in SMC 23.100) | | | | |
| 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. |
| Plat/Short Plat Site Development Permit | | | |
| Short subdivision | | | |
| Preliminary review fee | \$ 640.00 | \$ 660.00 | |
| Subdivisions | | | |
| Preliminary review fee | | | |
| 10 to 20 lots | \$ 96.00 | \$ 99.00 | Per lot |
| 21 to 50 lots | \$ 61.00 | \$ 63.00 | Per lot |
| 51+ lots | \$ 61.00 | \$ 63.00 | Per lot |
| All others | \$ 1,280.00 | \$ 1,320.00 | |
| Public Works | | | |
| 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 | \$ 128.00 | \$ 132.00 | |
| Concurrency test/exemption fee | | | |
| Single family house | \$ 256.00 | \$ 612.00 | |
| Short plat up to 4-9 lots | \$ 256.00 | \$ 5,064.00 | |
| Short plat 5 to 9 lots | \$ 1,297.00 | \$ 1,340.00 | |
| Plats of 10 to 19 or more lots | \$ 1,622.00 | \$ 5,328.00 | |
| Plats of 20 or more lots Towncenter projects | \$ 2,704.00 | \$ 5,592.00 | |
| All others | \$ 1,297.00 | \$ 5,064.00 | |
| Independent fee calculation review | | | Actual cost/\$559.00 \$1,056.00 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 | \$ 103.00 | \$ 132.00 | Up front deposit required |
| Type B - construction permit: Valuation of work equal to or greater than \$5,000 | \$ 512.00 | \$ 528.00 | Plus \$132.00 per hour. Upfront deposit required. |
| Type C - utility permit | \$ 512.00 | \$ 528.00 | Plus \$132.00 per hour |
| Type D - lease permit | \$ 512.00 | \$ 528.00 | Plus \$132.00 per hour. Upfront deposit required + lease payment. |
| Street vacation review fee | \$ 384.00 | \$ 1,056.00 | Plus \$132.00 per hour. Upfront deposit required. |
| Right of way inspection fee | \$ 128.00 | \$ 132.00 | Per hour |
| Clear & grade stormwater field review fee | \$ 128.00 | \$ 132.00 | Per hour |
| Deposit | | | Equal to estimated cost (to be determined by the City Engineer) |
| Stormwater Rates | | | |
| Stormwater rates | | | |
| Residential | \$ 268.00 | \$ 319.00 | |
| Non-residential | N/A | \$ 319.00 | Per equivalent service unit (ESU) |
| <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 |
| Surface Water Development Charge (Per SMC 13.15) | | | |
| New residential dwelling unit or commercial building with up to 2,500 square feet of impervious coverage | \$ 1,491.10 | \$ 2,085.00 | |
| Each additional 250 square feet of impervious coverage over 2,500 square feet | \$ 149.10 | \$ 208.50 | |

| | | | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|--------------|---------------------------------------------------|
| Other structures or additions of up to 250 square feet of impervious coverage requiring a building permit | \$ 149.10 | \$ 208.50 | Plus \$208.50 for each additional 250 square feet |
| Surface water retention locks | \$ 32.00 | \$ 32.00 | Plus tax |
| Wireless Facilities | | | |
| 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 | \$ 1,384.32 | \$ 1,425.85 | Per month |
| Antenna/receiver transmitter on an existing pole and equipment cabinet | \$ 1,107.25 | \$ 1,140.47 | Per month |
| Antenna/receiver transmitter on an existing pole or replacement pole or equipment cabinet, but not both | \$ 968.20 | \$ 997.25 | Per month |
| Engineering Review Fees | | | |
| Review, not otherwise listed (1/2 hour minimum) | \$ 128.00 | \$ 132.00 | Per hour. |
| Short plat preliminary plat | \$ 2,560.00 | \$ 2,640.00 | Plus \$132.00 per hour |
| Subdivision/preliminary plat | \$ 5,120.00 | \$ 5,280.00 | Plus \$132.00 per hour |
| Per lot fee | | | |
| 10 - 20 lots | \$ 222.00 | \$ 229.00 | Per lot |
| 21 - 50 lots | \$ 193.00 | \$ 199.00 | Per lot |
| 51 + lots | \$ 160.00 | \$ 165.00 | Per lot |
| Final plat/final short plat review | \$ 2,560.00 | \$ 2,360.00 | |
| Reasonable use exception | \$ 1,280.00 | \$ 1,320.00 | |
| Boundary line adjustment | \$ 1,280.00 | \$ 1,320.00 | |
| Plat alteration | \$ 1,280.00 | \$ 1,320.00 | |
| Shoreline substantial development | \$ 1,280.00 | \$ 1,320.00 | |
| Shoreline conditional use | \$ 1,280.00 | \$ 1,320.00 | |
| Affidavits of minor correction | \$ 5,120.00 | \$ 5,280.00 | |
| Commercial site development | \$ 5,120.00 | \$ 5,280.00 | |
| Conditional use permit | \$ 5,120.00 | \$ 5,280.00 | |
| Unified Zoning Development Plan (UZDP) engineering review | \$ 5,120.00 | \$ 5,280.00 | |
| Plat/Short Plat Site Development Permit | | | |
| Early clear and grade inspection | \$ 2,560.00 | \$ 2,640.00 | |
| Review fees (due at submittal) | | | |
| Short subdivision | \$ 2,560.00 | \$ 2,640.00 | |
| Subdivision | \$ 2,560.00 | \$ 2,640.00 | |
| Per lot fee | | \$ - | |
| 10 - 20 lots | \$ 222.00 | \$ 229.00 | Per lot |
| 21 to 50 lots | \$ 193.00 | \$ 199.00 | Per lot |
| 51+ lots | \$ 160.00 | \$ 165.00 | Per lot |
| All others - review | \$ 2,560.00 | \$ 2,640.00 | |
| Inspections (due at issuance) | | \$ - | |
| Short subdivision | \$ 10,240.00 | \$ 10,560.00 | Plus \$132.00 per hour |
| Subdivision | \$ 10,240.00 | \$ 10,560.00 | Plus \$132.00 per hour |
| Per lot fee | | \$ - | |
| 10 - 20 lots | \$ 512.00 | \$ 528.00 | Per lot |
| 21 - 50 lots | \$ 384.00 | \$ 396.00 | Per lot |
| 51+ lots | \$ 256.00 | \$ 264.00 | Per lot |
| All others - inspections | \$ 10,240.00 | \$ 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
January 15, 2019



| | | | | | | | | | | | | | | | |
|----------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|------------------------------|-----------------------------------------|-------------------------------------------|----------------------------------------------------------------|----------------------------------------------------------|----------------------------------------------------------------|-----------------------------------------------|------------------------------------------------------------|---------------------------------------------------|--|--|-------------------------------------|---------------------|
| SUBJECT: | A Resolution to consider Sammamish Home Grown: A Plan for People, Housing, and Community. | | | | | | | | | | | | | | |
| DATE SUBMITTED: | January 10, 2019 | | | | | | | | | | | | | | |
| DEPARTMENT: | Community Development | | | | | | | | | | | | | | |
| NEEDED FROM COUNCIL: | <input checked="" type="checkbox"/> Action <input type="checkbox"/> Direction <input type="checkbox"/> Informational | | | | | | | | | | | | | | |
| RECOMMENDATION: | Review the substantially revised and streamlined Sammamish Home Grown, Section 7 and eliminated Appendix H from 2018 and take action on the Resolution by selecting 1 of the 3 presented options. | | | | | | | | | | | | | | |
| EXHIBITS: | 1. Exhibit 1 - Draft Resolution with Redlined Sammamish Home Grown 2. Exhibit 2 - Revised Section 7: Implementation Strategies 3. Exhibit 3 - City Council QA through 12/14/18 4. Exhibit 4 - Amendment Matrix | | | | | | | | | | | | | | |
| BUDGET: | <table border="0"> <tr> <td>Total dollar amount</td> <td>N/A</td> <td><input type="checkbox"/></td> <td>Approved in budget</td> </tr> <tr> <td>Fund(s)</td> <td>N/A</td> <td><input type="checkbox"/></td> <td>Budget reallocation required</td> </tr> <tr> <td></td> <td></td> <td><input checked="" type="checkbox"/></td> <td>No budgetary impact</td> </tr> </table> | | | Total dollar amount | N/A | <input type="checkbox"/> | Approved in budget | Fund(s) | N/A | <input type="checkbox"/> | Budget reallocation required | | | <input checked="" type="checkbox"/> | No budgetary impact |
| Total dollar amount | N/A | <input type="checkbox"/> | Approved in budget | | | | | | | | | | | | |
| Fund(s) | N/A | <input type="checkbox"/> | Budget reallocation required | | | | | | | | | | | | |
| | | <input checked="" type="checkbox"/> | No budgetary impact | | | | | | | | | | | | |
| WORK PLAN FOCUS AREAS: | <table border="0"> <tr> <td><input type="checkbox"/> Transportation</td> <td><input type="checkbox"/> Community Safety</td> </tr> <tr> <td><input checked="" type="checkbox"/> Communication & Engagement</td> <td><input checked="" type="checkbox"/> Community Livability</td> </tr> <tr> <td><input checked="" type="checkbox"/> High Performing Government</td> <td><input type="checkbox"/> Culture & Recreation</td> </tr> <tr> <td><input type="checkbox"/> Environmental Health & Protection</td> <td><input type="checkbox"/> Financial Sustainability</td> </tr> </table> | | | <input type="checkbox"/> Transportation | <input type="checkbox"/> Community Safety | <input checked="" type="checkbox"/> Communication & Engagement | <input checked="" type="checkbox"/> Community Livability | <input checked="" type="checkbox"/> High Performing Government | <input type="checkbox"/> Culture & Recreation | <input type="checkbox"/> Environmental Health & Protection | <input type="checkbox"/> Financial Sustainability | | | | |
| <input type="checkbox"/> Transportation | <input type="checkbox"/> Community Safety | | | | | | | | | | | | | | |
| <input checked="" type="checkbox"/> Communication & Engagement | <input checked="" type="checkbox"/> Community Livability | | | | | | | | | | | | | | |
| <input checked="" type="checkbox"/> High Performing Government | <input type="checkbox"/> Culture & Recreation | | | | | | | | | | | | | | |
| <input type="checkbox"/> Environmental Health & Protection | <input type="checkbox"/> Financial Sustainability | | | | | | | | | | | | | | |

NEEDED FROM COUNCIL:

Review the substantially revised and streamlined Sammamish Home Grown, Section 7 and eliminated Appendix H from 2018 and take action on the Resolution by selecting 1 of the 3 presented options.

KEY FACTS AND INFORMATION SUMMARY:

Summary Statement

The purpose of the 2018 Housing Strategy "Sammamish Home Grown" is to guide the implementation of the goals and policies adopted in the Housing Element of the 2015 Comprehensive Plan. Housing Element policy H.6.1 provides direction for the City to adopt a Housing Strategy to outline benchmarks, steps, and milestones for the implementation of this element.

The Housing Strategy has not been updated since 2006. After the Housing Element was amended in 2016 to respond to a Growth Management Hearing Board compliance order, the City Council directed staff to commence work on updating the Housing Strategy.

Following up to the last City Council meeting on this subject from December 3, 2018, staff has provided responses to questions received from City Council through the agreed upon date of December 14, 2018 and substantially revised and streamlined Sammamish Home Grown, Section 7 as well as eliminated Appendix H. The net result is much abbreviated list of possible action items for the City to consider related to housing matters in the next 5 year period.

Staff is requesting City Council consider the 3 options below and take action on 1 of them at its January 15 regular meeting. By taking action on 1 of the 3 options, both the City Council and staff will be able to move on to other work program items scheduled for completion in 2019.

Exhibit 1 presents a Resolution for your consideration on January 15 with an up-to-date red line / strike through version of Sammamish Home Grown. The important revisions and streamlining of Sammamish Home Grown, Section 7 are isolated in **Exhibit 2** to provide a working document for City Council on January 15. **Exhibit 3** documents questions received by City Council through December 14, 2018 and corresponding responses. **Exhibit 4** logs the revisions made to Sammamish Home Grown.

Background

The public process for Sammamish Home Grown began in September 2017, with the Planning Commission acting as the lead advisory body and the Human Services Commission providing additional input related to housing affordability and special needs housing. City staff and A Regional Coalition for Housing (ARCH) staff assisted these Commissions with developing a draft framework for the strategy utilizing existing planning documents as well as monitoring other planning efforts currently underway.

Public outreach and engagement in identifying Sammamish's housing needs and priorities were critical components in the drafting of Sammamish Home Grown. These efforts included an open-house event, a community-wide survey, a project website, a panel discussion hosted by the Planning Commission and stakeholder interviews and surveys. Additionally, Planning Commission meetings were held regularly to review specific elements of the strategy, allow staff to provide updates and solicit feedback on different components, and ultimately consider a recommendation to send to City Council.

On [September 4, 2018](#), staff presented Sammamish Home Grown and the top strategies as recommended by the Planning Commission. Shortly thereafter, City Council opened the Public Hearing on [September 18, 2018](#) to consider a Resolution approving Sammamish Home Grown and continued the Public Hearing to a date certain of November 6, 2018.

On [October 9, 2018](#), City Council held a joint study session with the Planning Commission. During this meeting, the Planning Commission provided more details on the process that led to the selection of the top strategies. They also went into more detail on six of the prioritized strategies, elaborating on the vision for that priority, sharing why it should be a priority for Sammamish, and answering City Council questions. After closing the Public Hearing on [November 6, 2018](#), City Council continued their discussion of Sammamish Home Grown during the [December 3, 2018](#) study session where staff presented 2 options for moving forward:

1. Continuing to work on Sammamish Home Grown by providing input on amendments to the document; or
2. Suspending all work on Sammamish Home Grown and direct staff to place it on the City's workplan for 2020.

City Council decided to email questions and comments to staff by December 14, 2018 so that they could be addressed at a January meeting before City Council decided on how they'd like to act. After reviewing the questions and comments received, the top strategies were substantially revised and streamlined by staff to become implementation strategies. These implementation strategies, if approved by Council, will replace the original Table 1 in Section 7 of Sammamish Home Grown as well as eliminate Appendix H.

FINANCIAL IMPACT:

N/A

OTHER ALTERNATIVES CONSIDERED:

There are 3 options for action available to the City Council on January 15:

Option 1. Approve the Resolution with Sammamish Homegrown as amended in the City Council packet materials.

This option would approve Sammamish Homegrown with a substantially revised and streamlined Section 7 and eliminated Appendix H as presented in the City Council packet materials. The net result is much abbreviated list of possible action items for the City to consider related to housing matters in the next 5 year period. Staff would then bring necessary amendments to the Comprehensive Plan back to City Council for approval by the end of 2019.

Option 2. Approve the Resolution with Sammamish Homegrown as amended further by City Council on January 15.

This option would approve Sammamish Homegrown with a substantially revised and streamlined Section 7 and eliminated Appendix H as presented in the City Council packet materials and further amendments made by City Council on January 15. The net result is much abbreviated list of possible action items for the City to consider related to housing matters in the next 5 year period. Staff would then bring necessary amendments to the Comprehensive Plan back to City Council for approval by the end of 2019.

Option 3. Deny the Resolution with Sammamish Homegrown as amended in the City Council packet materials.

This option would deny Sammamish Homegrown in its entirety. The net result is the City would still have the 2006 Housing Strategy supporting the current Comprehensive Plan. City Council would need to consider placing a future Housing Strategy update on the City work program for 2020 or 2021 - in a timely fashion for the 2023 major update to the Comprehensive Plan.

RELATED CITY GOALS, POLICIES, AND MASTER PLANS:

The City's housing policy is mainly contained within the Housing Element of the Comprehensive Plan; however, housing policy is developed and implemented in multiple ways, including via the Sammamish Town Center Subarea Plan, the ARCH Housing Trust Fund, and others. Links to such documents are provided below:

1. [2015 Sammamish Comprehensive Plan](#)
2. [Housing Element of the Comprehensive Plan \(Volume I\)](#)
3. [Technical Background for the Housing Element of the Comprehensive Plan \(Volume II\)](#)
4. [Sammamish Town Center Documents](#)
5. [ARCH Website](#)

**CITY OF SAMMAMISH
WASHINGTON
Resolution No. R2019-___**

**A RESOLUTION OF THE CITY OF SAMMAMISH,
WASHINGTON RELATED TO ADOPTION OF
SAMMAMISH HOME GROWN AND INCORPORATION BY
REFERENCE INTO THE SAMMAMISH
COMPREHENSIVE PLAN**

WHEREAS, the City of Sammamish adopted a housing strategy plan in 2006 and incorporated it as part of the City's Comprehensive Plan; and

WHEREAS, Sammamish Home Grown replaces the 2006 Housing Strategy Plan; and

WHEREAS, Sammamish Home Grown guides the implementation of the goals and policies adopted in the Housing Element of the Sammamish Comprehensive Plan through prioritized housing strategies; and

WHEREAS, Sammamish Home Grown guides the Department of Community Development's work plan for housing efforts for the next three to five years; and

WHEREAS, the public process for Sammamish Home Grown provided for early and continuous public participation via a variety of engagement opportunities throughout the plan development process, including regular public meetings, a community open house, a community survey, and stakeholder discussions; and

WHEREAS, joint public meetings were held between the Planning Commission and the Human Services Commission on April 5, 2018 and May 24, 2018; and

WHEREAS, multiple work sessions were held by the Planning Commission between September 2017 and July 2018, followed by a public hearing on July 5, 2018; and

WHEREAS, on July 19, 2018, the Planning Commission voted to recommend that the City Council adopt Sammamish Home Grown, as amended; and

WHEREAS, on September 4, 2018, City Council was presented with Planning Commission's recommended draft of Sammamish Home Grown; and

WHEREAS, on September 28, 2018, the City Council opened a public hearing on Sammamish Home Grown; and

WHEREAS, a joint public meeting was held between the City Council and the Planning Commission on October 9, 2018 to review Sammamish Home Grown; and

WHEREAS, on November 6, 2018, City Council continued to receive public comment during the public hearing on Sammamish Home Grown; and

WHEREAS, on December 3, 2018, City Council continued to deliberate on Sammamish Home Grown; and

WHEREAS, on January 15, 2019, City Council voted to approve Sammamish Home Grown as presented by staff; and

WHEREAS, an environmental review of Sammamish Home Grown was conducted in accordance with the requirements of the State Environmental Policy Act (SEPA), including review of a complete SEPA checklist; and

WHEREAS, on August 28, 2018, a non-project SEPA threshold determination of non-significance (DNS) was issued for Sammamish Home Grown and no appeals were filed; and

WHEREAS, the City of Sammamish plans under Chapter 36.70A RCW, the Washington State Growth Management Act (“GMA”), which requires cities to adopt a comprehensive plan that is consistent with the GMA; and

WHEREAS, the City of Sammamish City Council adopted an updated Comprehensive Plan on October 13, 2015 by Ordinance O2015-396, in accordance with RCW 36.70A.130; and

WHEREAS, the 2006 Housing Strategy, the precursor to Sammamish Home Grown is part of the adopted 2015 Comprehensive Plan in Volume II of the Housing Element; and

WHEREAS, the GMA requires internal consistency among comprehensive plan elements and applicable plans; and

WHEREAS, to ensure that comprehensive plans remain relevant and up to date, the GMA requires each jurisdiction to establish procedures whereby amendments to the Plan are considered by the City Council (RCW 36.70A.130(2)), and limits adoption of these amendments to once each year unless an emergency exists; and

WHEREAS, the City of Sammamish has established a procedure for amending the Comprehensive Plan in Chapters 24.15 and 24.25 of the Sammamish Municipal Code (SMC), which limits adoption of amendments to the Comprehensive Plan to no more than once each year; and

WHEREAS, the City Council adopted Resolution R2017-761 on December 5, 2017 identifying the 2018 docketed Annual Comprehensive Plan Amendments, including an amendment to the Housing Element of the 2015 Comprehensive Plan for consistency with Sammamish Home Grown; and

WHEREAS, to comply with RCW 36.70A.130(2), the 2019 adoption of previously docketed items will occur in late 2019; and

WHEREAS, the consolidated ordinance adopting docketed Annual Comprehensive Plan Amendments in 2019 will include an amendment to the Housing Element of the 2015 Comprehensive Plan, referencing Sammamish Home Grown; and

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

Section 1. Sammamish Home Grown Adoption. The City Council of the City of Sammamish hereby approves Sammamish Home Grown, as included in Attachment 1. The City Council intends to incorporate into the Comprehensive Plan, by reference, Sammamish Home Grown as part of the consolidated ordinance adopting the docketed Annual Comprehensive Plan Amendments referenced above.

Section 2. Effective Date. This Resolution shall take effect and be in force upon passage and signatures thereon.

PASSED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF ON THE ___ DAY OF _____ 2019.

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:
Passed by the City Council:
Publication Date:
Resolution No.

Attachment 1



SAMMAMISH HOMEGROWN

• • • • •
A PLAN FOR PEOPLE,
HOUSING, AND COMMUNITY



The 2018 Sammamish Housing Strategy
Draft January 15, 2019

Cover Images

Sammamish Neighborhood, City of Sammamish

SAMM Apartments by SeaLevel Properties, John G Wilbanks Photography, Inc

Sammamish Townhomes, Ichijo Technology Homes

Acknowledgments

Sammamish Home Grown: A Plan for People, Housing and Community has been made possible by many stakeholders, staff members, elected and appointed officials, and members of the public.

The Sammamish City Council adopted this plan on Date, 2018.

Sammamish City Council 2018

Christie Malchow, Mayor
Karen Moran, Deputy Mayor
Tom Hornish
Jason Ritchie
Chris Ross
Pamela Stuart
Ramiro Valderrama

Sammamish Planning Commission 2018

Shanna Collins, Chair
Larry Crandall, Vice Chair
Mark Baughman
Eric Brooks
Jane Garrison
Rituja Indapure
Roisin O'Farrell

Retired City Council 2017

Bob Keller
Don Gerend
Kathy Huckabay
Tom Odell

Retired Planning Commission 2017

Matt Petrich
Nancy Anderson

City of Sammamish

Larry Patterson, Interim City Manager
Jeffrey Thomas, Director of Community Development
David Pyle, Deputy Director of Community Development
Kellye Hilde, Planning Manager
Miryam Laytner, Management Analyst
Jasvir Singh, GIS Technician
Arthur Sullivan, Program Manager, ARCH
Mike Stanger, Associate Planner, ARCH

Human Services Commission 2018

Tom Ehlers, Chair
Larry Wright, Vice Chair
Jodi Nishioka
Nushina Mir
Stanley Gunno
CJ Kahler
Joyce Bottenberg

Former City of Sammamish Staff

Lyman Howard, City Manager
Doug McIntyre, Senior Planner



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| 08 Monitoring Activities | 18 |
| 09 Housing Needs | 21 |

Appendix A | Commission and Council Meeting Summary

Appendix B | Summary of Existing Local Housing Strategies

Appendix C | Housing Needs

Appendix D | Stakeholder and Focus Group Summary

Appendix E | Community Survey

Appendix F | Community Feedback

Appendix G | Gap Analysis

Appendix H | Housing Strategy Matrix (Deleted)

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01 | Introduction

Housing supply and housing demand in the Puget Sound region have become issues at the forefront of regional concern. As the region continues to experience an unprecedented economic boom, the concerns over rising housing prices, availability of housing, and neighborhood character are emerging as issues in need of focused solutions at the local and regional levels.

Housing markets are not defined by city boundaries. In fact, Sammamish is generally considered part of a housing market area that includes 15 other east King County cities. These cities share many commonalities and the City of Sammamish consequently deals with similar issues as these other east King County cities. This is important because housing issues are better addressed from a regionally collaborative standpoint.

Agencies such as A Regional Coalition for Housing (ARCH) help coordinate regional collaboration to address a variety of housing issues for cities such as Sammamish. One tool that ARCH cities use is a Housing Strategy Plan, which helps to implement each city's housing policies by creating a short-term work program for City Councils to set housing priorities.

In March 2018, the Housing Strategy Plan was renamed to “Sammamish Home Grown: A Plan for People, Housing, and Community.” This name change was done to better reflect the goal the Plan. The Plan is not exclusively about households, housing types, or neighborhoods; the Plan encompasses all of these elements of housing and community throughout Sammamish. By using a comprehensive approach to all housing in Sammamish, the City's housing policies will help create a stronger, more vibrant community for many years to come.



02 | Housing Strategy Plan Function



The purpose and objective of Sammamish Home Grown is to guide the implementation of the goals and policies adopted in the Housing Element of the 2015 Sammamish Comprehensive Plan. The City of Sammamish's Housing Strategy Plan was last updated in 2006. An updated Housing Strategy Plan is needed to help the City implement the policies it adopted as part of the Housing Element of the Comprehensive Plan in 2015, later amended in 2016 to respond to a Growth Management Act (GMA) compliance challenge. In addition to the new policy framework, the updated housing strategy allows the City to further respond to more recent market trends and economic data.

Sammamish Home Grown serves as a work plan that helps the City transform policies into near-term actions and determine priorities for the preferred strategies. Sammamish Home Grown is not an action plan, nor is it a policy document in and of itself. Sammamish Home Grown identifies the strategies that align with the City's policies and address key housing gaps to consider for action in the short term.

The policy direction established in the Comprehensive Plan is broad and covers a 20-year time frame. The Plan's purpose is to set the scope of work for the next three to five years. Specific actions related to each strategy area will be determined based on more detailed study and analysis and include opportunities for more community input as each strategy is evaluated. In some cases, the outcome could result in maintaining the status quo.

03 | Policy Direction

The Goals and Policies outlined in the [2015 Sammamish Comprehensive Plan Housing Element](#) provide a framework for which the housing strategies are organized. Sammamish's Land Use and Housing Element establishes goals and policies to accommodate expected housing growth in the City, and the variety of housing necessary to accommodate a range of income levels, ages, and special needs. At the same time, the element seeks to preserve existing neighborhood character by including policies that will keep new development compatible.

Housing Element Goals



Neighborhood Vitality and Character

Promote safe, attractive, and vibrant residential and mixed-use neighborhoods. Encourage housing design that is sensitive to quality, design, and intensity within neighborhoods and with surrounding land uses. Land use policies and regulations should emphasize compatibility with existing neighborhood character. In areas where the existing character is in transition, new development should be designed to incorporate the qualities of well-designed neighborhoods.



Housing Supply and Variety

Ensure that Sammamish has a sufficient quantity and variety of housing to meet projected needs, preferences, and growth of the community.



Housing Affordability

Provide for a range of housing opportunities to address the needs of all economic segments of the community



Housing for People with Special Needs

Support a variety of housing opportunities to serve those with special needs.



Regional Collaboration

Actively participate and coordinate with other agencies in efforts to meet regional housing needs.



Monitoring

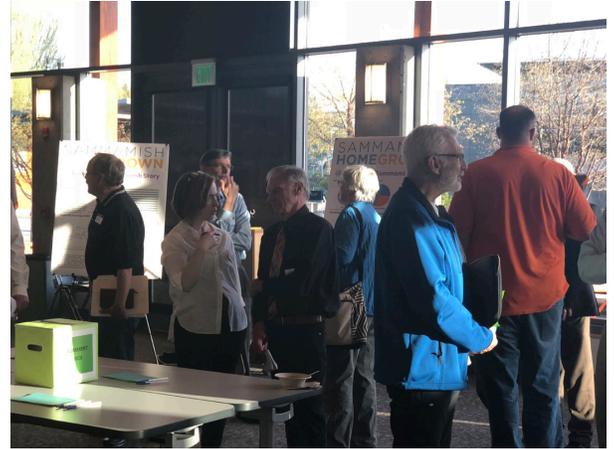
Implement Housing Element goals in a manner that is effective, efficient and transparent.

04 | Process and Public Engagement

The effort to update the City’s Housing Strategy Plan was launched in September 2017. The Sammamish Planning Commission acted as the lead advisory body and the Sammamish Human Services Commission provided additional input related to the housing categories of affordability and special needs housing.

City staff worked with ARCH to prepare for the Housing Strategy Plan planning process and also referred to City planning documents and efforts including the 2015 Comprehensive Plan, the Transportation Master Plan, the Town Center Plan and the Urban Forest Management Plan.

Open public Planning Commission meetings were regularly held to update the Commission on the progress of the project, garner feedback on certain issues, and ultimately recommend and approve the final product. Meetings with the Planning Commission and the Human Services Commission occurred during all stages of the planning process. Meetings with the City Council started after the Planning Commission completed its work and recommended a draft Plan to the City Council. A summary of Commission meetings can be found in [Appendix A](#).



Public outreach and engagement were critical components to the Housing Strategy Plan update effort. Staff sought input on housing needs and gaps as well as the community’s ideas related to specific efforts the City can undertake in the short-, medium-, and long-term to enhance our housing stock and address affordability issues. Efforts included, an open house event, a community-wide survey, development of a project website, as well as key stakeholder input through panel discussions, surveys, and interviews. See [Appendices D-F](#) for more details on input gathered.

[PLACEHOLDER – any necessary substance relating to City Council review]



05 | Plan Organization

The following sections of this plan identify the **top implementation** strategies recommended by the Planning Commission, **and** Human Services Commission, **and** City Council ([Section 06 | General Themes](#) and [Section 07 | Top Implementation Strategies](#)). The General Theme section provides some context based on Commission work session public meetings and input from the Community Survey, focus groups, and stakeholder interviews on the **top implementation** strategies identified.

In both sections, Housing Strategies are grouped by the following key themes:

- Neighborhood Vitality and Character
- Housing Supply and Variety
- Housing Affordability
- Housing for People with Special Needs
- Regional Collaboration

~~In order to build a user-friendly strategy plan, the top-ranked strategies for each theme are excerpted and shown in [Section 07](#). The full strategies matrix is included in this Plan as [Appendix H](#) and exhibits all high-, medium-, and low-priority strategies.~~

The remaining sections of the Housing Strategy Plan provide more insight into the elements that informed the selection of the **top implementation** strategies as well as how those strategies relate to current housing efforts.



06 | General Themes

In the Community Survey ([Appendix E](#)) over 60% of respondents indicated a desire for a range of housing options for households at all stages of life. What is less clear from the survey is exactly what shape and affordability that housing should come in, with different levels of support for different ideas. There was more consensus, however, on how it should be done. Most notably, that in the future, housing should protect critical environmental features, preserve character of existing community, and to a lesser degree, employ a diversity of architecture. Following are additional observations for each of the five categories of housing strategies that helped shaped the Planning Commission's and City Council's development of **priority implementation** strategies in Sammamish Home Grown .



A. HOUSING THEME - NEIGHBORHOOD VITALITY AND CHARACTER

In the Community Survey over two-thirds of respondents did not feel that new housing was well-designed and fit with the character of the neighborhood. The Commission heard this perspective and spent time thinking about how to address it. They explored ideas such as including design standards that require better integration of new homes/development into existing neighborhoods. Other thoughts that should be explored to inform strategies in this area include:

- Neighborhood character is influenced by our roadways and pedestrian systems. We should evaluate how design of homes along streets, especially arterials, impacts neighborhood character. We should look at how street design can incorporate artwork and reinforce community character and how sidewalks and trails can weave around trees and ponds. We can also create trails that connect different parts of the City.
- While being budget-driven, infrastructure can also impact and augment neighborhood vitality and character. For example, changes to small infrastructure features (e.g. signage, street lights) and public art can give an identity to a neighborhood and bring a community together while replacing aging infrastructure.
- Sub-area plans provide an opportunity for implementing various housing strategies, especially those related to neighborhood vitality and character. The City has considered sub-area plans for its centers (Inglewood, Pine Lake and Klahanie). Consideration should be given to doing plans for other neighborhoods as well. Sub-area plans provide an opportunity to focus on the broader community (e.g. parks, greens spaces, accessibility to services, and safe sidewalks), and go beyond strategies that focus just on features of individual properties (setbacks, architectural features). While sub-area plans offer the opportunity to plan on a neighborhood scale, the plans should also complement one another so that they collectively contribute to the overall sense of place in Sammamish.
- A focus on sub-area plans will allow the City to continually assess its approach to growth, with a particular emphasis on Town Center and the density allowed by the current zoning, as well as housing balance and densities outside of Town Center. Sub-area plans should be reevaluated on a regular basis to synchronize with the eight-year periodic Comprehensive Plan update to ensure effective timing, taking into account present and future housing needs and

General Themes

striving for community and environmental health.

- While not a significant issue currently, the increasing age of the City's housing over time is worthy of ongoing consideration. Just under 20% of the City's housing was built before 1980, and another 50% was built between 1980 and 2000. Aging housing supply creates both opportunities (ability to preserve some relatively affordable housing) and challenges (deferred maintenance impacting neighborhood stability). This is a topic that will only grow in the future and some strategies are intended to address the challenges and opportunities of aging housing.



B. HOUSING THEME - HOUSING SUPPLY AND VARIETY

Strategies related to increasing overall housing supply and variety were framed by information and various data on our existing community:

- The changes to the demographics of the community and households in the community meant there are more diverse types of households such as empty nesters, multi-generational families, people with disabilities, and single parent households. There are few housing options available currently in Sammamish to address the range of needs households experience over time. Also with growing housing costs, it is more difficult for young families, single individuals and young adults to become part of the community.
- The relatively low proportion of teachers and school staff, City staff, and local retail workers in Sammamish who live in the City. These jobs are vital to the quality of life in Sammamish. Employers report that many of their employees have difficult commutes that frequently lead to turnover.
- The Community Survey reinforced some of these demographic changes and a desire to address these needs. Under existing conditions, the majority of respondents indicated there are few housing opportunities for families, especially younger households; affordable housing options are hard to come by; and there is a lack of small housing in neighborhoods. In terms of visions for the future, two of the strongest responses included providing a range of housing options for households at all stages of life, and providing a range of opportunities to age in place, either in existing homes or in the community.

Focused on this background information, a variety of themes emerged that should be considered as work continues on strategies that address the supply and variety of housing in the City.

- While there are more obvious areas of need (e.g. seniors, persons with disabilities, and people experiencing homelessness), there are also market gaps for other types of households, including moderate- and middle-income families, smaller families (e.g. single-parent households), and multi-generational families. An overall objective is to have housing options that provide the ability to move through life, from responding to the needs of young adults through addressing the needs of empty nesters.

General Themes

- What may constitute “all stages of life” might be somewhat different in Sammamish than other cities. Ongoing efforts should include consulting with realtors, community agencies and others to understand the needs and market demands in Sammamish. New forms of housing should be tracked to assess their level of demand (such as the two new projects in Town Center that have a relatively high proportion of one-bedroom and studio units). This will help to understand if, for example, Sammamish has a low proportion of young single households due to a lack of appropriate housing, or due to other factors like limited amenities and access to frequent public transportation.
- It is important to have housing options for people who live in the community but who do not have high disposable incomes. This will allow seniors who want to remain with their friends, social networks, and community to stay here. One component of this is providing support, through public and community programs, to middle- and low-income households who do not have money to repair their homes.
- One tool for creating housing diversity is re-zoning. There is an opportunity for the City to create a process that ties re-zoning to the demonstration of a clear and compelling need and public benefit (in addition to locational criteria).
- The City has a small proportion of multi-family housing that is relatively expensive compared to county-wide rents. It is acknowledged that multi-family housing (rental and ownership) is a way to address some of the community’s housing gap areas. A greater diversity of housing, including rental and ownership multi-family housing, could provide housing types that could assist in recruiting and retaining high quality teachers and other employees supporting Sammamish residents. The City should continue to evaluate and seek opportunities to balance the available housing types with the needs of the community.
- The concept of clustering residential development as a means of protecting environmentally sensitive areas could provide innovative opportunities for housing variety while also respecting the environment.
- Not all options will be suitable in all locations. The City may need to consider features such as location near or on arterials, or in sensitive or hazards areas (e.g. creeks or drainage areas). Availability of transit could be another consideration. The sub-area planning process provides an opportunity to consider different forms of housing on a neighborhood scale.
- Some efforts to increase diversity could also help address needs for moderate- and middle-income households (e.g. accessory dwelling units, tiny homes, cottages).



C. HOUSING THEME - HOUSING AFFORDABILITY

- Of the questions related to current conditions in

General Themes

Sammamish In the Community Survey, the strongest response was that affordable housing options are hard to come by.

- One area of apparent need is more affordable forms of ownership housing for moderate- and middle-income households. This was reinforced in conversations with the local school district relative to recruiting and retaining employees. While the needs of very low-income households were not prioritized in the community survey, both social service providers and local businesses highlighted the need for rental and ownership options for low- and very low-income households that were located near public transportation.
- As the City moves forward it should continue to refer to demographic information and talk with local organizations and low-income residents regarding local needs for affordable housing to help shape local efforts.
- The Housing Diversity section of the Community Survey mentioned the needs of aging residents. Many seniors do not have high disposable incomes, thus serving the needs of seniors is also a housing affordability issue. As was mentioned previously, the future housing goals that received one of the highest responses in the Community Survey is that there are opportunities to “age in place”. Other populations with special needs also often have limited incomes and thus housing affordability challenges.
- Affordable housing and economic diversity should be increased and dispersed throughout the City with affordable housing integrated into the community as much as possible.
- It is important to support middle- and low-income families who do not have money to repair their homes.
- The City should move expeditiously to create affordable housing opportunities. Efforts could include increasing inclusionary and incentive zoning provisions (i.e. requirements or incentives for developers to include affordable housing within their projects), while finding some opportunities for very low-income households (30% AMI).

D. HOUSING THEME - HOUSING FOR PEOPLE WITH SPECIAL NEEDS

As the City matures there could be shifts in the City’s population and demographics, including those households which may have special housing needs. Housing for people with special needs generally refers to people or households which need some type of assistance in addition to their housing.

The proportion of City residents over the age of 55 is still lower than other cities in East King County, but it increased from 11% to 17% from 2000 to 2010. Homeless students in East King County schools increased from just under 500 students in 2007 to almost 800 in 2013, with about 380 homeless students in the Issaquah and Lake Washington School Districts. Currently the City has less than 100 residents living in group homes, a rate less than a third of other cities in East King County. These circumstances suggest more attention needs to be paid to housing appropriate for people with special needs.



General Themes

- Previous sections have already identified the value of providing options to allow seniors to age in their home or community. To do this, a range of housing options are needed, including affordable housing options that allow residents to downsize and congregate housing options.
- Housing for people with special needs, particularly those living with disabilities and those experiencing homelessness, should also be prioritized, with options beyond group homes explored. The Zoning Code should be reviewed to ensure it allows various options through reasonable accommodation or other means.
- It is important to support the special needs community, including the homeless, in a variety of ways. Efforts to engage the broader community to provide forms of support beyond monetary donations could help build personal connections among neighbors and build a sense of community among all of Sammamish's residents.
- There are City residents in need of special needs housing. For example, Friends of Youth serves young adults experiencing homelessness in Sammamish who currently have very few options to stay in Sammamish while they get back on their feet. Many of the organizations that provide services and housing to those with special needs (homeless, persons with developmental disabilities) work throughout East King County. Local efforts should complement broader regional efforts and support should be provided for opportunities located in neighboring cities as well as in Sammamish.

E. HOUSING THEME - REGIONAL COLLABORATION

While the City undertakes a variety of efforts to address the type, design, variety and affordability of housing within the City, there are also external regional factors to consider. Sammamish is part of a larger housing market area that is impacted by a variety of factors. For example, the regional employment market significantly impacts demand for housing within the City. Given this reality, it is in the City's best interest to participate in broader efforts when there are issues and policies that could impact housing conditions and address needs of residents in Sammamish. These efforts can range from supporting federal and state legislation that provides a wider range of tools for the City to utilize; to creating resources that can supplement local resources to address local needs, especially for affordable housing; to participating in regional joint planning efforts to address housing needs and the needs of those experiencing homelessness.

07 | Top Strategies

This section contains summaries of strategies identified by elected and appointed officials as high-priority strategies that will enhance the usability and implementation of Sammamish Home Grown. These summaries have been excerpted from the Housing Strategy Matrix ([Appendix H](#)) which contains all housing strategies, with examples and considerations for each, as well as other information about the intent of each strategy. [Appendix H](#) represents the full implementation plan for the Housing Element of the Sammamish Comprehensive Plan and provides a more robust understanding of the Housing Strategy Plan.

The summary is shown on the following pages in Table 1: Top Strategies and are grouped by Housing Theme:

Top strategies were selected by the Planning and Human Services Commissions after extensive research and discussion. Over the course of several months, Commission meetings were spent reviewing data and information on housing gaps, existing housing strategies, and other relevant topics. After this, the Planning Commission and Human Services Commission began substantive discussions on housing strategies before providing detailed input on the strategies and their relative importance for inclusion in Sammamish Home Grown. Staff used this input to re-order strategies to reflect the priorities that Commissioners identified:

Once strategies were re-ordered, Planning Commissioners were briefed on key stakeholder input from builders and affordable housing developers, local schools, social and human service providers, and local businesses. Commissioners also received public testimony through a public hearing. Following this they held further discussion to come to consensus on the preferred priorities amongst the strategies in each housing category. Commissioners felt that each housing category necessitated an identification of the top three most important strategies for implementation; these are reflected in the Top Strategies below:



Top Strategies

| TABLE 1: TOP STRATEGIES (Refer to Appendix H for the full Housing Strategy Matrix with examples) | |
|---------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| A. Housing Theme - Neighborhood Vitality and Character | |
| A.1 | Community Design Standards - Develop community design standards to reflect the desired characteristics of each neighborhood planning area or designated community center. |
| A.2 | Sub-Area Plans - Develop Sub-Area Plans for central neighborhoods (i.e. the Inglewood, Pine Lake and Klahanie Centers), as well as other neighborhoods. |
| A.3 | Subdivision Code Update |
| B. Housing Theme - Housing Supply and Variety | |
| B.1 | Incentives to Expand Housing Choice - Provide incentives for diverse housing opportunities that meet community needs. |
| B.2 | ADUs - Track production of ADUs and evaluate effectiveness of land use regulations in encouraging production while balancing maintaining neighborhood compatibility. Explore other actions for encouraging additional creation. |
| B.3 | Mixed-Use Design Standards - Develop mixed use design standards and development regulations in City centers, including Inglewood, Pine Lake and the Town Center planning area. |
| B.4 | Transit-Oriented Housing Development - Consider potential sites and appropriateness of land use regulations that could allow for Transit-Oriented Housing Development near existing or planned transportation facilities. |
| C. Housing Theme - Housing Affordability | |
| Regulatory | |
| C.1 | Dispersed Affordable Housing - Ensure that affordable housing is dispersed throughout the community through zoning and sub-area planning. |
| C.2 | Criteria for Rezones Requiring Affordable Housing - Establish standards and criteria for rezones to require the provision of affordable housing on- or off-site. Criteria to include clear and compelling need and public benefit. |
| C.3 | Zoning to Allow Range of Housing Affordability - Establish a range of residential densities to meet community housing needs and consider compatibility with the character of the City. |

Top Strategies

| Direct Assistance | |
|----------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| C.6 | ARCH Housing Trust Fund – Participate in local, inter-jurisdictional programs, such as the ARCH Housing Trust Fund, to coordinate and distribute funding of affordable and special needs housing. |
| C.7 | Public Land Survey – Develop and maintain an inventory of surplus and underutilized public lands. Review survey to determine if such lands are suitable for housing and other public uses. |
| C.8 | Support the Preservation of Existing Affordable Housing – Identify the most strategic opportunities for preserving existing properties, e.g. location, condition, bank-owned, growth areas. |
| D. Housing Theme – Housing for People with Special Needs | |
| D.1 | Accessibility – Encourage Universal Design features that improve housing accessibility for people with disabilities. |
| D.2 | Senior Housing – Review senior housing land use regulations. Ensure that regulations support senior housing and recognize smaller household sizes. |
| D.3 | Support organizations serving those with special housing needs. |
| E. Housing Theme – Regional Collaboration | |
| E.1 | Federal and State Housing Legislation Review, and as appropriate, provide comment on county, state and federal legislation affecting housing in Sammamish. |
| E.2 | Housing Balance – Work cooperatively with other jurisdictions to achieve a regional fair share housing balance and maximize housing resources, e.g. ARCH. |
| E.3 | Regional Housing Finance Strategy – Work with other jurisdictions to develop and implement a new regional housing finance strategy. |

07R | Top Implementation Strategies (Revised)

This section contains the strategies identified by elected and appointed officials as priority strategies (Table 1: Implementation Strategies) that will enhance the usability of Sammamish Home Grown.

Initial top strategies were selected by the Planning and Human Services Commissions after extensive research and discussion. This included reviewing data and information on housing gaps as well as existing housing strategies, and listening to input from builders and affordable housing developers, local schools, social and human service providers, and local businesses. Commissioners also received public testimony through a public hearing.

Following this they held further discussion to come to consensus on the preferred priorities amongst the strategies in each housing category. Commissioners felt that each housing category necessitated an identification of the top three most important strategies for implementation; and these were the top strategies that were recommended to City Council for consideration.

City Council spent several months reviewing Sammamish Home Grown and learning about the Planning Commission's process and vision for the plan. They also received public testimony. Based on their input, the top strategies were amended by staff to become implementation strategies and brought back to City Council for prioritization.

Table 1: Implementation Strategies, shows the amended strategies and their prioritization by both Planning Commission and City Council. It also provides details for each strategy related to the time frame needed for completion and the investment needed.

Estimated Time Frame - Estimates the likely number of years required to complete the action. This ranges from less than one year (<1 year) to three to five years (3-5 years).

Estimated Investment - Acknowledges the need to balance priorities with resource availability and advance planning for high-investment actions.

\$ - Low Investment: Can be completed with current funding/staffing levels

\$\$ - Moderate Investment: Likely requires moderate increase in funding/ staffing

\$\$\$ - High Investment: Will require significant increase in funding/staffing

Priority - Ranks strategies as low, medium or high priority based on Planning Commission and City Council feedback. Strategies that were created after Planning Commission's consideration of Sammamish Home Grown are marked as N/A for Planning Commission priority.

Top Implementation Strategies (Revised)

| TABLE 1: IMPLEMENTATION STRATEGIES (Revised) | | | | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|----------------------|------------------------------|-----------------------|
| A. Housing Theme - Neighborhood Vitality and Character | | | | |
| AMENDED STRATEGY | ESTIMATED TIMEFRAME | ESTIMATED INVESTMENT | PLANNING COMMISSION PRIORITY | CITY COUNCIL PRIORITY |
| 1. Consider drafting sub-area plan policies during the 2023 Comprehensive Plan update for the future creation of Inglewood, Pine Lake, and Klahanie commercial center sub-areas. | 3-5 years | \$\$\$ | High | Medium |
| 2. Evaluate and update subdivision codes to address resident concerns related to land use and building and enhance neighborhood character. | < 1 year | \$ | High | Medium |
| B. Housing Theme - Housing Supply and Variety | | | | |
| AMENDED STRATEGY | ESTIMATED TIMEFRAME | ESTIMATED INVESTMENT | PLANNING COMMISSION PRIORITY | CITY COUNCIL PRIORITY |
| 1. Consider providing incentives for diverse housing opportunities that meet community needs in current and future sub-area plans. | 3-5 years | \$ | High | Medium |
| 2. Track production of Accessory Dwelling Units (ADU's) and evaluate effectiveness of land use regulations in encouraging production while balancing maintaining neighborhood compatibility. | 3-5 years | \$\$ | High | Medium |
| 3. Evaluate existing mixed-use design standards and development regulations for Town Center and consider creating them for the Inglewood, Pine Lake, and Klahanie Centers. | 3-5 years | \$\$\$ | High | Medium |

Top Implementation Strategies (Revised)

| TABLE 1: IMPLEMENTATION STRATEGIES (Revised) | | | | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|----------------------|------------------------------|-----------------------|
| C. Housing Theme - Housing Affordability (Regulatory) | | | | |
| AMENDED STRATEGY | ESTIMATED TIMEFRAME | ESTIMATED INVESTMENT | PLANNING COMMISSION PRIORITY | CITY COUNCIL PRIORITY |
| 1. Consider requiring affordable housing & creating incentives like a bonus pool for affordable housing in current and future mixed-use subareas. | < 1 year | \$ | N/A | Medium |
| C. Housing Theme - Housing Affordability (Direct Assistance) | | | | |
| AMENDED STRATEGY | ESTIMATED TIMEFRAME | ESTIMATED INVESTMENT | PLANNING COMMISSION PRIORITY | CITY COUNCIL PRIORITY |
| 1. Continue to participate in local inter-jurisdictional programs, like the ARCH Housing Trust Fund , to coordinate & distribute funding of affordable and special needs housing. | Ongoing | \$ | High | Medium |
| 2. Consider conducting a public land survey to inventory surplus/ underutilized public lands and determine their suitability for housing and other public uses. | < 1 year | \$ | High | Medium |
| 3. Begin to identify & seek out strategic opportunities for preserving existing affordable housing (e.g. older market-rate apartments) | < 1 year | \$\$ | High | Medium |
| D. Housing Theme - Housing for People with Special Needs | | | | |
| AMENDED STRATEGY | ESTIMATED TIMEFRAME | ESTIMATED INVESTMENT | PLANNING COMMISSION PRIORITY | CITY COUNCIL PRIORITY |
| 1. Encourage Universal Design features that improve housing accessibility for people with disabilities. | < 1 year | \$\$ | High | Medium |
| 2. Review senior housing land use regulations to assess if changes are needed to better support senior housing and smaller household sizes. | < 1 year | \$ | High | Medium |

Top Implementation Strategies (Revised)

| TABLE 1: IMPLEMENTATION STRATEGIES (Revised) | | | | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|----------------------|------------------------------|-----------------------|
| D. Housing Theme - Housing for People with Special Needs (continued) | | | | |
| AMENDED STRATEGY | ESTIMATED TIMEFRAME | ESTIMATED INVESTMENT | PLANNING COMMISSION PRIORITY | CITY COUNCIL PRIORITY |
| 3. Continue to provide organizational support to organizations serving those with special housing needs (i.e. through the Human Services Bi-Annual Grant Program and the ARCH Housing Trust Fund). | Ongoing | \$ | High | Medium |
| E. Housing Theme - Regional Collaboration | | | | |
| AMENDED STRATEGY | ESTIMATED TIMEFRAME | ESTIMATED INVESTMENT | PLANNING COMMISSION PRIORITY | CITY COUNCIL PRIORITY |
| 1. Continue to review, and as appropriate, provide comment on county, state and federal legislation affecting housing in Sammamish. | Ongoing | \$ | High | Medium |
| 2. Partner with neighboring jurisdictions to assess housing and service needs for our area & strategize about the best ways to address them | 3-5 years | \$\$ | N/A | Medium |
| 3. Continue to work with other jurisdictions to develop & implement a new regional housing finance strategy . | Ongoing | \$\$ | High | Medium |

08 | Monitoring Activities

One benefit of Sammamish Home Grown is to assist the City in preparation for the next periodic Comprehensive Plan update, due in 2023. There are a number of strategies that do not directly result in the creation of housing. These strategies generally fall into the area of monitoring local efforts to understand local needs, track what's being done, and evaluate the effectiveness of specific strategies.

Monitoring also helps inform future planning efforts. It often requires some level of ongoing effort in order to identify changes in local conditions and to assess the impact of different strategies that were implemented. "Monitoring" efforts have been listed separately from the other strategies and they are grouped into three categories:



- General monitoring: Includes efforts to track general housing supply and costs (affordability).
- Previous City efforts monitoring: Involves City policies or regulations in place that should be monitored to assess whether they are accomplishing their intended results (e.g. City's update to zoning code and permit process).
- Specific issues monitoring: Includes tracking items that are not currently significant issues in the City, but have been significant in other cities and could become more prominent (e.g., regulating micro-apartments or conversions of single-family homes to student rentals).

Table 2 lists specific monitoring suggestions for each of these areas. An explicit effort to predefine annual monitoring and data collection activities is recommended. Assessment of these efforts is necessary to ensure that adequate information is available to determine the effectiveness of the City's efforts.

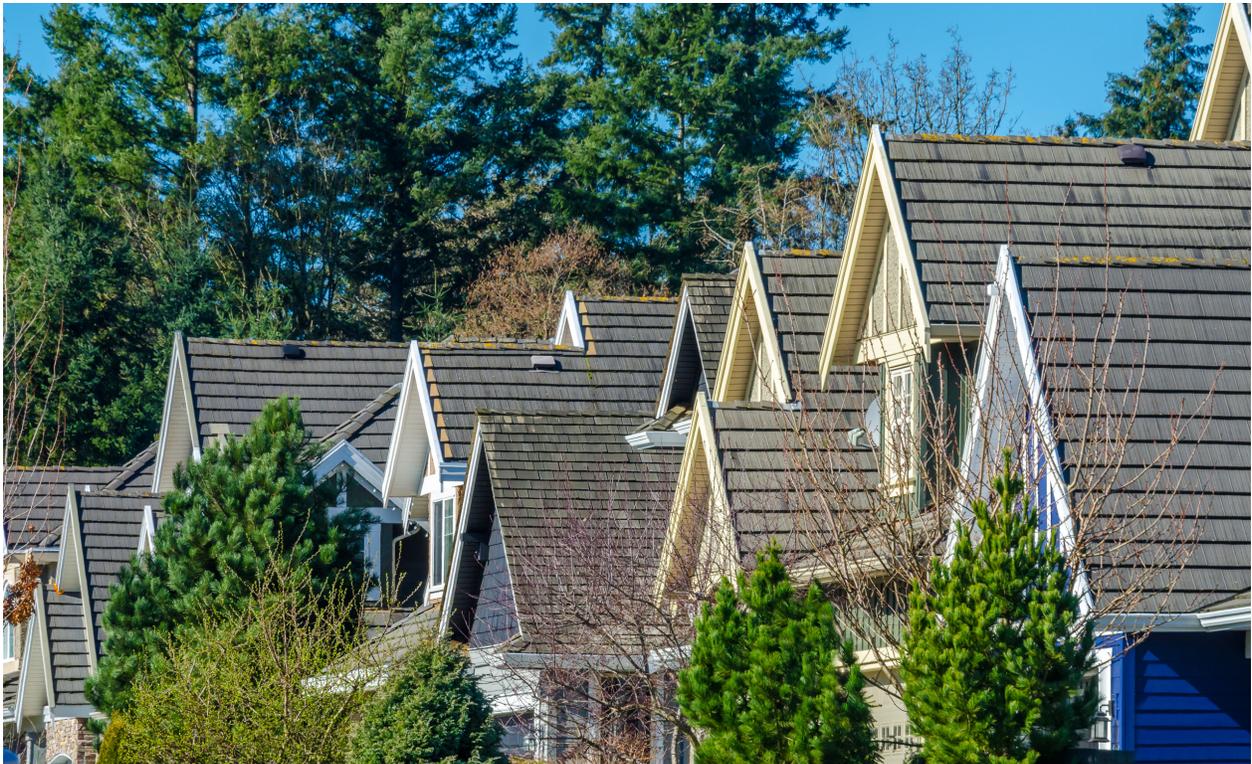


Monitoring Activities

| TABLE 2: MONITORING | | Policy No. |
|-----------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|
| MONITORING ACTIVITIES – GENERAL | | |
| Routine, on-going data collection and reporting for planning purposes, program evaluation, etc. | | |
| | Monitor the City’s housing supply, type and affordability including measurable progress toward meeting a significant share of the county-wide need for affordable housing for very low-, low-, and moderate-income households. | H.6.3 |
| | • Evaluate and report on how the goals and policies of this Housing Element are being achieved. | H.6.4 |
| | Regional Land and Housing Monitoring - Collect housing information on a regular basis needed for regional Benchmarks, Buildable Lands and OFM housing reports. | H2.1 |
| | Regional Benchmarks. Work with other jurisdictions to develop regional benchmarks and, as needed, collect information for regional benchmarks. | H.6.2 |
| | Housing Strategy Plan - Prepare a Housing Strategy Plan to develop strategies to address low and moderate income housing targets consistent with the County-wide policies. Update every three years. | H.6.1 |
| MONITORING ACTIVITIES – PREVIOUS EFFORTS | | |
| Gathering information to evaluate effectiveness of recently adopted regulations, recently funded programs, etc. | | |
| | Impact Fee Reductions - (Examples may include permit fees, impact fees, hook-up fees. Evaluate which fees and if done programmatically or case-by-case). | H.3.4 |
| | Innovative Housing Development - Review effectiveness of housing regulations and approval process to allow/encourage a variety of housing types to meet community housing need. Innovative housing types may include: Accessory units; small lot SF; attached SF; carriage houses or cottages; townhouses; mixed-use residential; multiplexes (“great-house” that resembles a SF dwelling unit); and transit-oriented housing development. If a need is determined, consider incentives and programs to encourage | H.2.4, H.2.5, H.2.6, H.2.7 |
| | Manufactured Housing - Allow manufactured housing in all residential zones consistent with Senate Bill 6593 requiring local governments to regulate manufactured housing in the same manner as other housing. | H.2.7 |
| | Housing Supply - Monitor development and evaluate the affects new regulations and/or rezones may have on the housing supply/land capacity, and the community vision. Monitor progress in meeting housing needs and report to City Council. | H.2.3, H.6.3 |
| | Fair Housing Act Consistency - Review group homes standards for consistency with the Federal Fair Housing Act. Ensure codes provide opportunities for special needs housing, including emergency housing, transitional housing, assisted living, independent living, family based living and institutions. | H.2.11, H.4.3 |

Monitoring Activities

| MONITORING ACTIVITIES – POTENTIAL EMERGING ISSUES | | |
|---------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|
| Tracking issues for potential future action. | | |
| | Single Family Neighborhoods - Monitor zoning guidelines and development to ensure single-family dwellings are the principal use in the City's established single family neighborhoods. | LU.1.1 |
| | Infrastructure Improvements - Monitor infrastructure improvements and maintenance in residential neighborhoods consistent with City's capital Facilities and sub-area plans. | H.6.1 |
| | Inventory older neighborhoods for redevelopment at higher densities and with greater affordability. | |



09 | Housing Needs

In order to craft effective strategies, it was imperative to understand the housing needs relative to the demand and supply for housing in Sammamish. The housing data for Sammamish led to an identification of the housing gaps in Sammamish for both household types and housing types ([Appendix G](#)). Outlining the housing gaps helped Sammamish's elected and appointed officials rank, prioritize, and revise the proposed strategies.

Currently, the majority of housing stock in Sammamish is comprised of single-family detached units with 3-4 bedrooms that are only affordable to those with household incomes over 100% of the Area Median Income (AMI). Data shows that housing needs in Sammamish for very low-, low-, moderate- and middle-income households are significant regardless of household type. Housing cost burden (when a household pays 30% or more of their income for housing) impacts a large number of Sammamish households, especially those that have family members who are disabled and those with lower incomes.



Most Sammamish residents commute to jobs located outside the City. The limited affordable housing stock combined with the fact that the majority of jobs available in Sammamish are service jobs that are lower paying, means that most people working in Sammamish struggle to afford to live in the City. This situation impacts the quality of life of all Sammamish residents because, among other things, it impacts local and regional congestion. Please see [Appendices C-F](#) for more background information on Sammamish's housing needs.

Based on the data, the following gaps were identified in the City's supply of the following housing types:

- Single-family detached housing and single-family attached housing (townhomes, duplexes and condos) affordable to very low-, low-, and moderate-income households.
- Multi-family rental housing affordable for very low-, low-, and moderate-income households.
- Senior housing for all income levels.
- Homes under 1,000 square feet for all income levels.
- Transit oriented housing for all income levels.
- Housing walkable to services and employment for all income levels.
- Emergency shelters for all income levels.
- Group homes for all income levels.

Housing Needs

- College student housing for all income levels.

While the Sammamish Planning Commission and the Sammamish Human Services Commission identified many unmet housing needs, they prioritized single-family attached and multi-family rental housing for all income levels as well as senior housing. Additionally, they saw a need for emergency shelter and group homes for all income levels.

In regards to housing gaps related to household types, the following gaps were identified:

- People living alone that are very low-, low-, moderate-, and middle-income including young adults and other singles.
- Couples without children that are very low-, low-, and moderate-income including empty-nesters and other couples.
- Couples with children that are very low-, low-, and moderate-income including small families and large families.
- Single parent households that are very low-, low-, and moderate-income.
- Seniors (in one- or two-person households) that are very low-, low-, moderate-, and middle-income.
- Extended, multi-generational families that are very low-, low-, and moderate-income.
- Unrelated roommates that are very low-, low-, and moderate-income.
- People with disabilities that need on-site services of all income levels.
- People experiencing homelessness of all income levels.

The Sammamish Planning Commission and the Sammamish Human Services Commission prioritized senior households, couples with children, single parent households and people experiencing homelessness for all income levels. They also saw significant housing needs for couples without children and people with disabilities that need on-site services also both at all income levels.

Please see [Appendix G](#) for the summary of the Housing Gaps Analysis conducted.

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Appendix A | Commission and Council Meeting Summary

PLANNING COMMISSION MEETINGS

September 6, 2017 - Project Kick-off

Staff walked the Planning Commission through the basic purpose of a Housing Strategy Plan, including some of the elements of the City's existing Housing Strategy Plan from 2006, as well as the Commission's role in the update of the Housing Strategy Plan. Commissioners also gained an understanding of Sammamish housing policy and the planning framework and how those affect the housing supply.

December 7, 2017 – Work Session #1

The Planning Commission took the next step in understanding the Housing Strategy Plan at the first work session. There was a heavier focus on data about Sammamish's housing needs and characteristics. Furthermore, specific information was provided to the Planning Commission regarding strategies that are in the current Housing Strategy Plan and strategies that other local jurisdictions use. Planning Commission learned about how staff transforms housing policy into actionable strategies that can be implemented in the short term.

January 18, 2018 - Work Session #2

The Planning Commission provided direction on the types and amount of data that was desired for future work sessions to help facilitate substantive conversations on housing strategies. They also provided input on the outreach strategy and the plan to synthesize public input to transform community desires into strategies that can be implemented in the short term or studied for future implementation.

February 1, 2018 – Work Session #3

Staff compiled and presented data for the City of Sammamish in the context of the larger region, including King County and east King County. This demographic and housing data allowed the Planning Commission to better understand Sammamish's current characteristics and housing supply in preparation for analyzing the gaps that exist between the current housing supply and the community need for housing.

March 1, 2018 – Work Session #4

ARCH presented an overview of the housing strategies included in the City's 2006 Housing Strategy Plan and discussed how those strategies have been used and could still be used in Sammamish. Following the presentation by ARCH, the Planning Commission began discussing potential key housing gaps in Sammamish.

June 7, 2018 – Work Session #5

Housing industry professionals provided the Planning Commission with an industry perspective (via a Question and Answer Panel format) for the Planning Commission to consider as Commissioners continue to discuss and deliberate housing strategies. The goal for this work session was for Commissioners to better understand the real world context in which these strategies get implemented.

July 5, 2018 – Public Hearing and Deliberation

Appendix A | Commission and Council Meeting Summary

The Planning Commission received input on stakeholder focus groups that were held between the June 7th and July 5th Planning Commission meetings. Commissioners also learned about the revisions that Staff made to the housing strategies matrix (Exhibit 1) in response to input received in previous meetings. The July 5th meeting was also the first opportunity for the Planning Commission to review a draft plan (Exhibit 2). The Commission also took public testimony regarding the draft Plan, housing strategies, and Comprehensive Plan Amendment for consideration in deliberations prior to a formal recommendation to the City Council.

July 19, 2018 – Deliberation and Recommendation

The Planning Commission continued deliberations on Sammamish Home Grown, discussing strategies, examples, and their priorities. Commissioners each had the opportunity to provide feedback and then propose amendments to the Plan and the strategies matrix. Following deliberations and amendments, the Commission voted 6:0 to recommend the amended version of Sammamish Home Grown - A Plan for People, Housing, and Community to City Council for adoption.

HUMAN SERVICES COMMISSION MEETINGS

March 14, 2018 – Work Session #1

Staff from ARCH presented a brief overview of housing data and helped the Human Services Commission understand the framework within which the City conducts its planning efforts. These were the first steps in helping the Commission prepare to discuss potential key housing gaps in Sammamish so that they could provide input on housing affordability and special needs housing strategies.

April 11, 2018 – Work Session #2

Commissioners discussed housing gaps building on the exercise conducted at the Joint Planning and Human Services Commission Meeting Work Session to ensure full participation of all Commissioners. Staff also provided a review of the housing strategies included in the City's 2006 Housing Strategy Plan and discussed how those strategies have been used and could still be used in Sammamish.

May 9, 2018 – Work Session #3

Commissioners reviewed the list of potential housing strategies, focusing on those related to housing affordability and special needs housing and discussed how those strategies have been used or could be used in Sammamish. The Human Services Commission also reviewed the full results of the housing gap exercise from the previous work session in preparation for the upcoming Joint Planning Work Session.

JOINT PLANNING COMMISSION AND HUMAN SERVICES COMMISSION MEETINGS

April 5, 2018 – Work Session #1

Commissioners participated in a housing gaps exercise to identify areas that should be focused on in the development of Sammamish Home Grown. Following the exercise, Commissioners participated in a discussion on housing strategies that the City can use to address housing gaps throughout Sammamish. The discussion was a preliminary step toward the identification of strategies that will be included in Sammamish Home Grown.

Appendix A | Commission and Council Meeting Summary

May 24, 2018 – Work Session #2

Commissioners provided detailed input on the strategies and their relative importance for inclusion in Sammamish Home Grown. This input was provided to staff so that they could re-order the strategies to reflect the priorities identified and then shared with Housing Industry Panelists who were attending the Planning Commission Work Session in June.

CITY COUNCIL MEETINGS

September 4, 2018 – Work Session #1

(Placeholder) Staff shared with City Council how the Housing Strategy fits within the Growth Management Act Planning Cycle and the City's Comprehensive Plan before presenting Sammamish Home Grown and the top strategies as recommended by the Planning Commission. Additionally, there was a discussion about City Council's role in the update and finalization of the Housing Strategy Plan.

September 18, 2018 – Work Session #2 Public Hearing

(Placeholder) City Council opened a Public Hearing on September 18, 2018 to consider a Resolution to adopt Sammamish Home Grown and incorporate it by reference into the Sammamish Comprehensive Plan and continued the Public Hearing to a date certain of November 6, 2018.

October 2-9, 2018 – Deliberation-Work Session #2 with Planning Commission

(Placeholder) City Council held a joint work session with the Planning Commission. During this meeting, the Planning Commission provided more details on the process that led to the selection of the top strategies. Planning Commission also provided an in-depth look at six of the prioritized strategies, elaborating on the vision for that priority, sharing why it should be a priority for Sammamish, and answering City Council questions.

October 16, 2018 – Adoption November 6, 2018 - Public Hearing

(Placeholder) City Council closed the public hearing and decided to continue their discussion of Sammamish Home Grown during the December 3rd Study Session.

December 3, 2018 – Work Session #3

(Placeholder) Staff presented City Council with two options: to continue to work on Sammamish Home Grown by providing input on amendments to the document or to suspend all work on Sammamish Home Grown and direct staff to place it on the City's work program for 2020. Council decided to submit comments and questions to staff by December 14, 2018 and to evaluate those comments at the next meeting before deciding how to proceed.

TBD – Deliberation January 15, 2019 - Work Session #4

(Placeholder)

TBD – Adoption

(Placeholder)

Appendix B | Summary of Existing Local Housing Strategies

Since approving the 2006 Strategy Plan, the City has taken action in a number of areas, including:

Types, Variety, and Amount of Housing:

- **Town Center.** The City's 2008 Town Center Plan calls for up to 2,000 dwelling units to promote development of housing that may not otherwise be built in the City, through a mixture of multi-family units in mixed-use and stand-alone structures, townhouses, cottages, and detached single-family dwellings. The Town Center Code (Title 21B SMC) allows more homes and a wider variety of housing types in the Town Center. Moreover, these homes will have convenient walking access to shopping, open space, and transit.
- **Transfer of Development Rights (TDR) incentives.** As another catalyzing mechanism in the Town Center, the City amended its code to enable developers to build more housing units by purchasing development rights from property owners located in four low-density residential zones of the City.
- **Low-impact development (LID) incentives.** The City now rewards developments that use one or more of the preferred techniques for reducing the environmental impacts of new residential development. The incentives include density bonuses and the allowance of attached housing.
- **Accessory dwelling units (ADUs).** The City has adopted regulations allowing ADUs, and in 2011 amended the code to allow attached ADUs on any sized lot and to waive additional off-street parking requirements.
- **Townhomes and apartments** are allowed in all zones. Additionally, to promote the development of housing in proximity to shopping and services, limited commercial uses are allowed in multi-family zones.
- **Duplex homes.** Duplexes are now allowed in all residential zones except R-1(subject to design standards).
- **Cottage housing.** The City has approved two projects under a pilot program for cottage housing in the R-4 and R-6 zones.
- **Manufactured housing.** Consistent with state law, the City allows manufactured (i.e., factory-built) homes in all residential zones and otherwise regulates them in the same manner as other housing.

Housing Affordability:

- **Town Center.** The Town Center Code ensures that at least ten percent of new housing units in the Center will be affordable to moderate-income households (or fewer, if the units are even more affordable). In exchange, developers have more options with respect to building types, height, and density. In addition, developments may receive two bonus market-rate units for each affordable unit provided above the required ten percent.
- **Surplus land.** In 2011, the City Council approved the transfer of City property (the former Lamb house) to Habitat for Humanity to provide long-term affordable home ownership for low- and moderate-income families.
- **Duplex homes.** Duplexes that satisfy conditions for affordable housing will count as one-half of a dwelling unit for purposes of density regulation.
- **Impact fee waivers.** City impact fee provisions include waivers of school impact fees for low- and moderate-income housing, and partial waivers for road and park impact fees (depending on levels of affordability and size of project).

Appendix B | Summary of Existing Local Housing Strategies

- ARCH Trust Fund. The City has provided approximately \$300,000 to support a variety of low- and moderate-income housing projects throughout East King County.

Special Needs Housing:

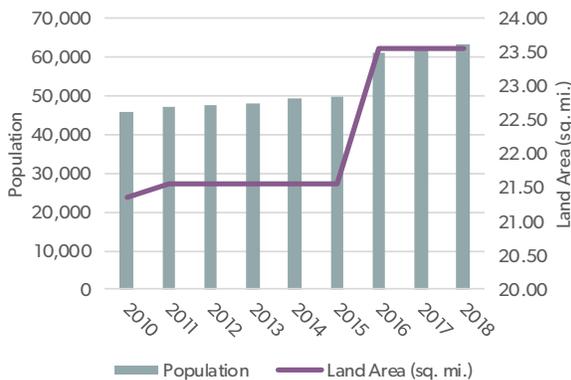
- Group Residences. Group homes are allowed as-of-right in medium-density residential zones and as part of mixed-use development in commercial zones, as well as a conditional use in low-density residential zones.

Appendix C | Housing Needs

People - Demographic Data

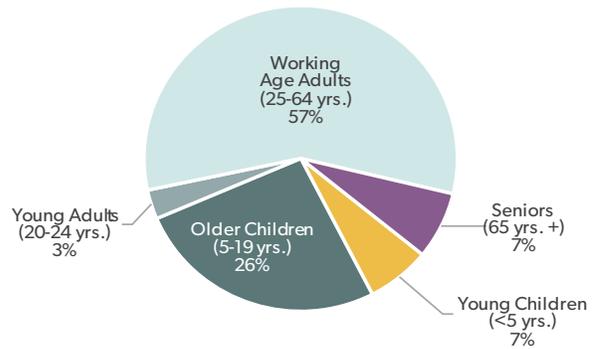
The below data was the most instrumental in the Housing Strategy Plan. More detailed and historical housing and demographic data are included in the East King County Housing Analysis, which is part of the 2015 Sammamish Comprehensive Plan.

Sammamish Population & Land Area Estimates



Source: American FactFinder, Washington State Office of Financial Management, Estimates of April 1 Population Density and Land Area by City and Town

Sammamish Age Estimates

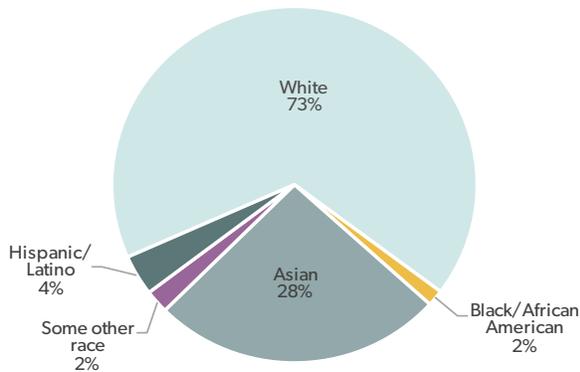


Source: American FactFinder, 2012-2016 American Community Survey 5-Year Estimates

In 2017, Sammamish had an estimated population of 64,548. In 2018, Sammamish had an estimated population of 63,470

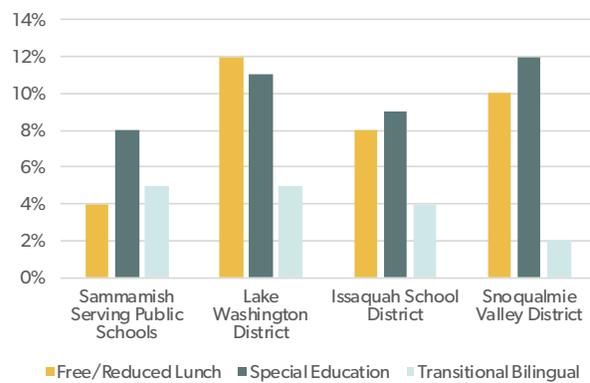
The population of Sammamish is estimated to have increased 12.39% since 2010 (with approximately 23% of that growth relating to the annexation of Klahanie in 2016). Additionally, 25% of area residents are foreign born, compared to 10% in 2000. Children under the age of 18 years make up approximately 31% of Sammamish's population.

Race & Ethnicity of Sammamish Residents



Source: American FactFinder, 2012-2016 American Community Survey 5-Year Estimates

Public School Demographics

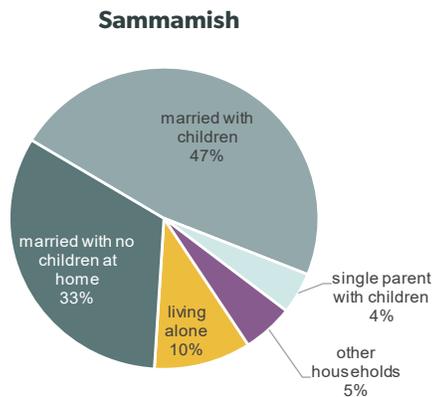


Source: Office Superintendent of Public Instruction Washington State Report Card, 2016-17

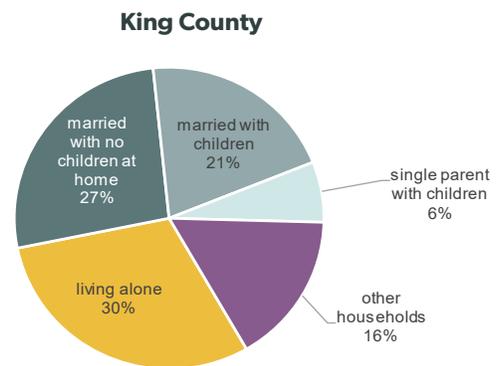
Appendix C | Housing Needs

People - Demographic Data

Household Types



Source: American Community Survey, 2015
2012-2016 American Community Survey 5-Year Estimates



Source: American Community Survey, 2015
2012-2016 American Community Survey 5-Year Estimates

One & two person households make up 40% of Sammamish households, but represent **65.64%** of households county-wide.

While Sammamish differs from the rest of King County in terms of household type, as residents age and children move out, Sammamish household types will shift to become more reflective of King County's.

Other Household Characteristics By Income

| | Sammamish Total Households | Sammamish Renters | | | King County Total Households |
|--------------------------|----------------------------|-------------------|-----------------|------------|------------------------------|
| | | Total | Very Low-Income | Low-Income | |
| Households | 16,200 | 2,090 | 190 | 80 | 819,650 |
| More than 1 family | 1% | 0% | 0% | 0% | 2% |
| Child 6 yrs. or younger | 23% | 28% | 15% | 13% | 15% |
| Person with a disability | 12% | 17% | 34% | 50% | 19% |
| Small families | 77% | 66% | 58% | 30% | 53% |
| Large families | 11% | 9% | 8% | 13% | 6% |
| Elderly households | 14% | 7% | 39% | 18% | 22% |

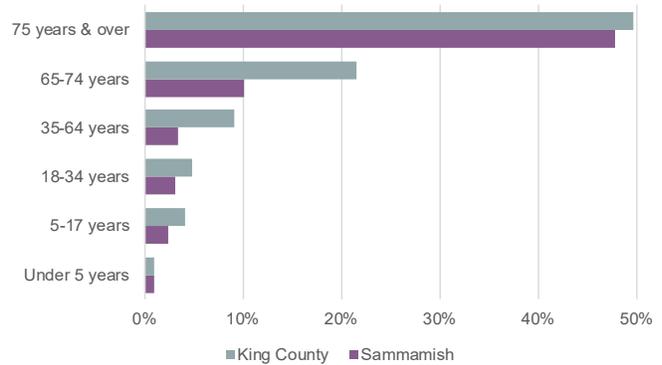
Source: U.S. Dept. of Housing & Urban Development, Comprehensive Housing Affordability Strategy, 2011-2015

Appendix C | Housing Needs

People - Demographic Data

Disabilities included in the chart to the right include cognitive, vision, hearing and mobility impairments.

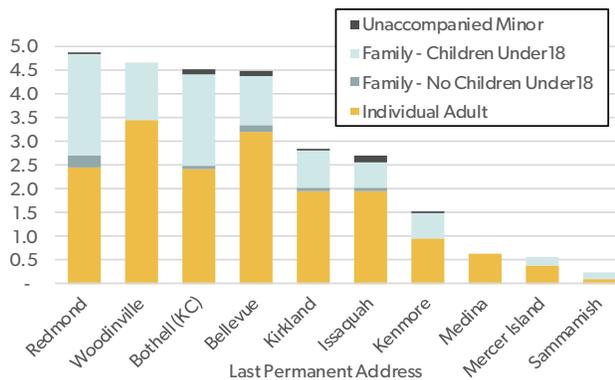
Population with Disabilities



Source: American Community Survey, 2016; 2012-2016 American Community Survey 5-Year Estimates

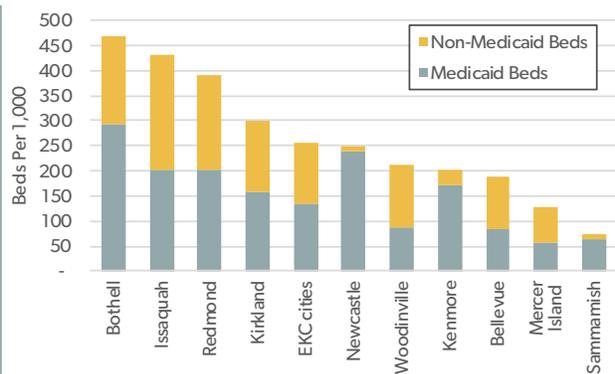
39% of Sammamish households that have a family member with a disability are cost burdened (paying more than 30% of their income for housing) compared to 28% of all Sammamish households.

People Entering the King County Homeless System in 2016, per 1,000 Residents



Source: King County Homelessness Information Management System, 2017

Licensed Assisted Living, Nursing Homes & Adult Family Homes



Source: Washington Department of Social & Human Services, 2016

Appendix C | Housing Needs

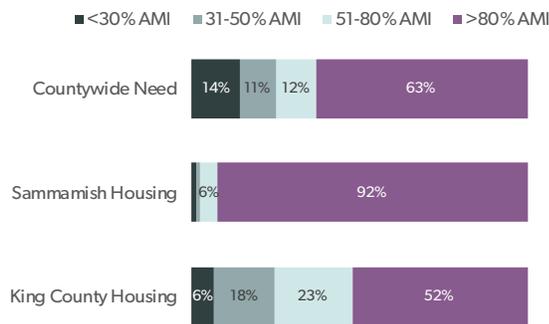
Community - Economic & Housing Data

Area Median Income (AMI)

AMI is the middle household income for households in a select region. AMI is established annually by the U.S. Department of Housing and Urban Development. Median is used instead of average because it eliminates outliers.

The Housing Policy included in Sammamish’s Comprehensive Plan is consistent with the Growth Management Act and County-wide planning policies which have goals to address the existing and future housing needs of all economic segments of the county’s households.

Housing Needs by Affordability



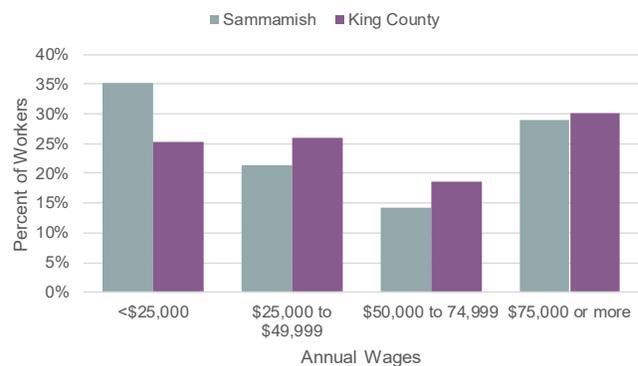
Source: U.S. Dept. of Housing & Urban Development, Comprehensive Housing Affordability Strategy, 2012 2011-2015

While the entire county is struggling to address the needs of lower income households, the graphic to the right highlights how the three lowest Area Median Income levels have extremely limited housing options in Sammamish.

60-57% of jobs in Sammamish pay less than \$50,000 a year.

82% of Sammamish jobs are filled by workers that commute to Sammamish.

Wages of Sammamish Jobs



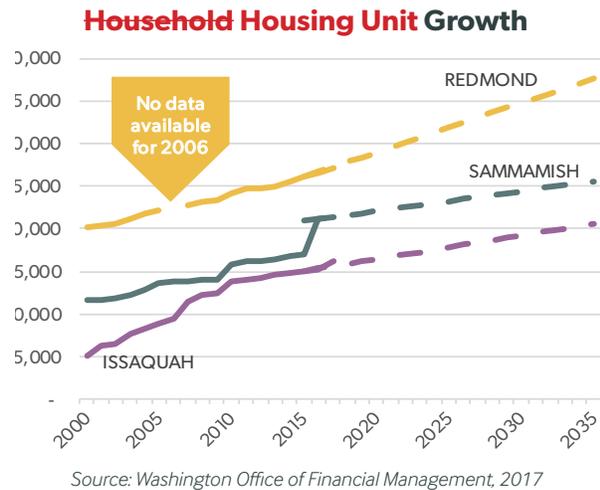
Source: American Community Survey, 2015-2012-2016 American Community Survey 5-Year Estimates

Appendix C | Housing Needs

Places - Housing Data

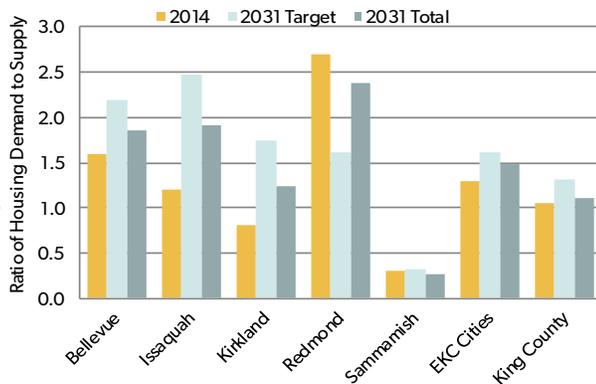
Sammamish had an estimated 21,310 housing units in 2017 and a target of 25,584 households by 2035.

The Household Growth Chart to the right shows Sammamish's growth compared to surrounding cities and what that growth will look like as it continues toward the growth target established under the Growth Management Act. Note that the jump in number of households for Sammamish in 2016 was related to the annexation of Klahanie.



Jobs-to-Housing Ratio

A housing ratio above 1.0 means there is more demand than supply



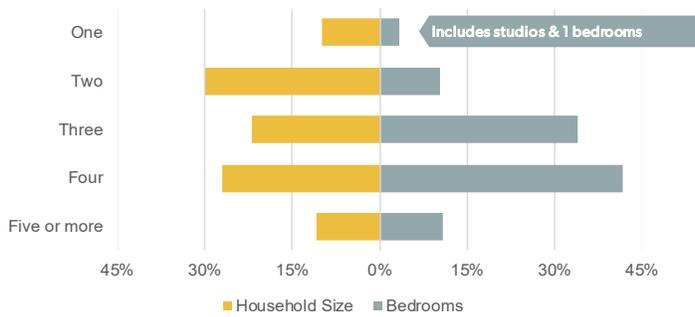
Source: A Regional Coalition for Housing (ARCH), 2014

While Sammamish has a low demand for housing from the local workforce, it is important to think about how Sammamish is influenced by the rest of the region. Job growth is expected to exceed housing growth in many of the cities surrounding Sammamish, which will put pressure on the Sammamish housing market.

Appendix C | Housing Needs

Places - Housing Data

Housing Matched to Household Size

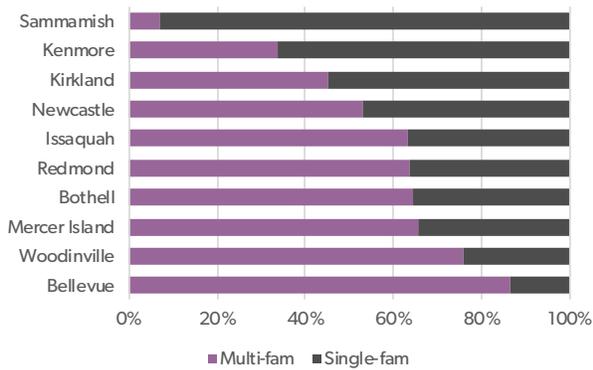


Source: American Community Survey, 2016–2012-2016 American Community Survey 5-Year Estimates

Sammamish developed for many years as an unincorporated area and as a result has a large number of single family homes compared to surrounding cities.

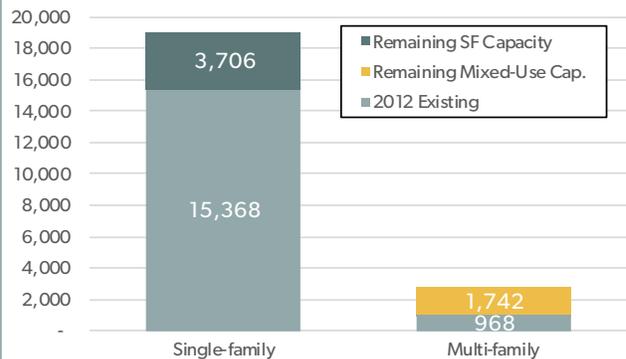
The chart on the left indicates that there's a greater demand for fewer bedroom units than what is currently available.

Issued Building Permits, 2005-2015



Source: Puget Sound Regional Council, A Regional Coalition for Housing (ARCH)

Residential Development Capacity in Sammamish



Source: King County Buildable Lands Report, 2014

In 2014, Sammamish had capacity remaining to develop 3,706 more single-family homes and 1,742 multifamily homes. Most other cities' charts would show Single-Family and Multi-Family at almost equal heights but Sammamish has more zoning for single-family homes.

Appendix C | Housing Needs

Places - Housing Data

Housing Incomes & Affordability

| | Studio (1 person) | 1 Bedroom (2 people) | 2 Bedroom (3 people) | 3 Bedroom (4 people) |
|----------------------------------|----------------------|-------------------------|-------------------------|-------------------------|
| 30% AMI (Very Low Income) | | | | |
| Household Income | \$20,160 | \$23,040 | \$25,920 | \$28,800 |
| Max. Affordable Rent | \$504 | \$576 | \$648 | \$720 |
| 50% AMI (Low Income) | | | | |
| Household Income | \$33,600 | \$38,400 | \$43,200 | \$48,000 |
| Max. Affordable Rent | \$840 | \$960 | \$1,080 | \$1,200 |
| 80% AMI (Moderate Income) | | | | |
| Household Income | \$53,760 | \$61,440 | \$69,120 | \$76,800 |
| Max. Affordable Rent | \$1,344 | \$1,536 | \$1,728 | \$1,920 |

Source: A Regional Coalition for Housing (ARCH), 2017

The average monthly rent for a one bedroom apartment in East King County was \$1,673 in 2017.

The table above shows the maximum affordable rent for the three lowest income brackets in King County.

Existing Rental Affordability



Source: Comprehensive Housing Affordability Strategy, 2012-2011-2015

Appendix C | Housing Needs

Places - Housing Data

Housing Incomes & Affordability

| | Studio (1 person) | 1 Bedroom (2 people) | 2 Bedroom (3 people) | 3 Bedroom (4 people) |
|----------------------------------|----------------------|-------------------------|-------------------------|-------------------------|
| 50% AMI (Low Income) | | | | |
| Household Income | \$33,600 | \$38,400 | \$43,200 | \$48,000 |
| Max. Affordable Purchase | \$113,165 | \$129,331 | \$149,752 | \$170,172 |
| 80% AMI (Moderate Income) | | | | |
| Household Income | \$53,760 | \$61,440 | \$69,120 | \$76,800 |
| Max. Affordable Purchase | \$198,930 | \$227,350 | \$260,020 | \$292,700 |

Source: A Regional Coalition for Housing (ARCH), 2017

The table above shows the maximum purchase price for low and moderate income brackets in King County.

Homeownership in Sammamish is no longer affordable for those with lower and moderate incomes.

Existing Homeownership Affordability

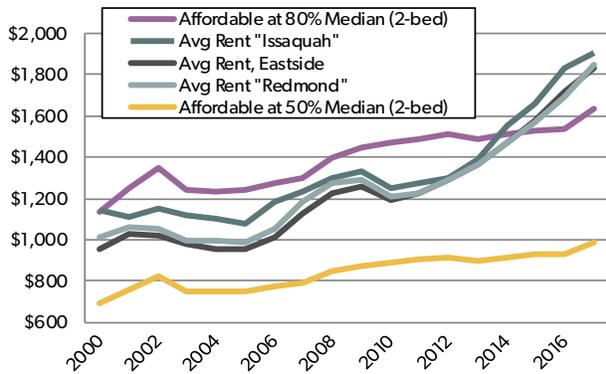


Source: Comprehensive Housing Affordability Strategy, 2012 2011-2015

Appendix C | Housing Needs

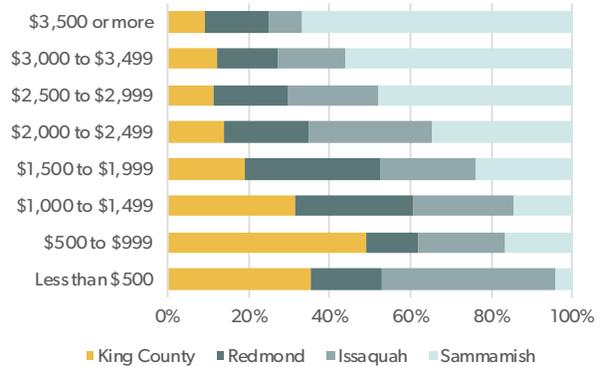
Places - Housing Data

Actual & Affordable Rent in Sammamish



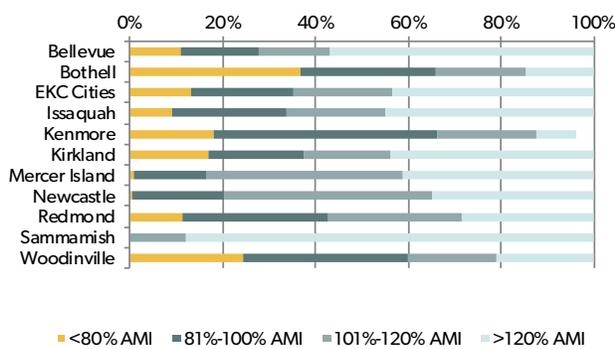
Redmond & Issaquah market areas include Sammamish in the chart above.

Gross Rents

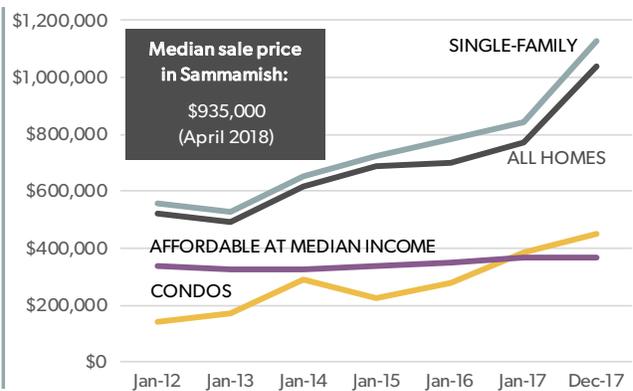


Gross rents include all housing expenses including utilities in the chart above.

Affordability of New Attached Housing Units, 1994-2015



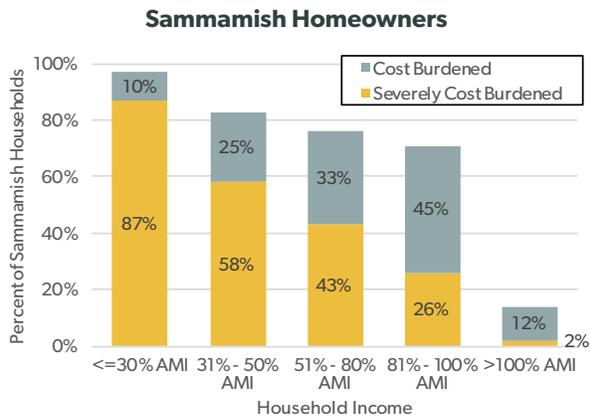
Actual & Affordable Sale Prices in Sammamish



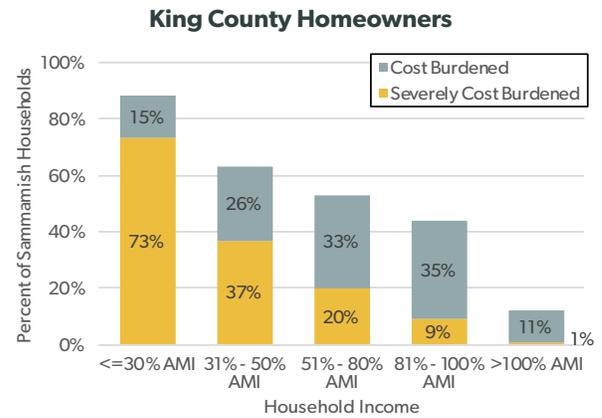
Appendix C | Housing Needs

Places - Housing Data

Housing Cost Burden for Homeowners



Source: U.S. Dept. of Housing & Urban Development, Comprehensive Housing Affordability Strategy, 2011-2015

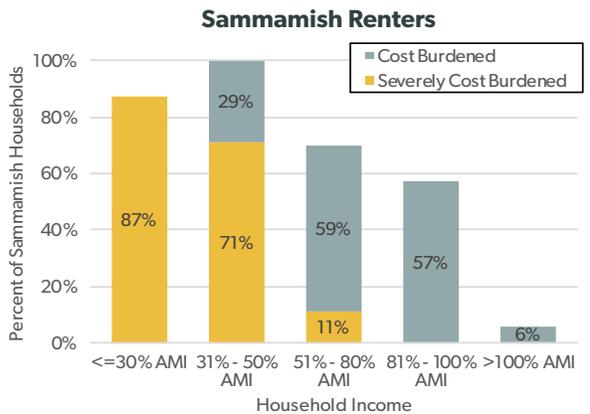


Source: U.S. Dept. of Housing & Urban Development, Comprehensive Housing Affordability Strategy, 2011-15

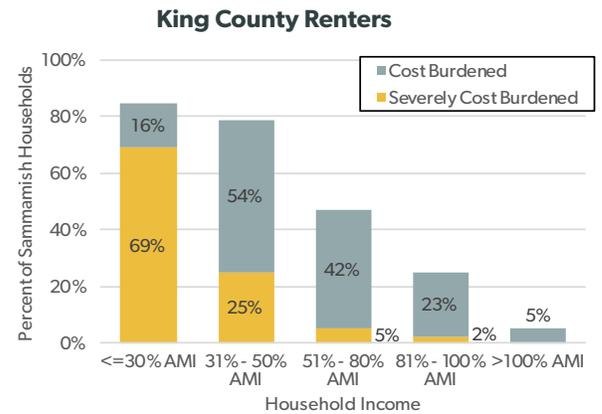
Overall, 28% of Sammamish households are housing cost burdened.

A household is housing cost burdened when it pays more than 30% of its income for housing. This means that the household may have difficulty affording other basic needs like food, transportation, and medical care. Severe cost burden means that a household is paying more than 50% of its income towards housing.

Housing Cost Burden for Renters



Source: U.S. Dept. of Housing & Urban Development, Comprehensive Housing Affordability Strategy, 2011-2015



Source: U.S. Dept. of Housing & Urban Development, Comprehensive Housing Affordability Strategy, 2011-2015

Appendix C | Housing Needs

Places - Housing Data

Affordable Housing Units Created in the Past 20 Years from 1992-2017

| | Low Income Units | | | | Moderate Income Units | | | |
|------------------|-------------------|----------|--------|-------|-----------------------|----------|--------|-------|
| | Direct Assistance | Land Use | Market | Total | Direct Assistance | Land Use | Market | Total |
| Bellevue | 1,028 | - | 18 | 1,046 | 530 | 467 | 1,209 | 2,206 |
| Issaquah | 274 | 4 | - | 278 | 46 | 204 | 251 | 501 |
| Kirkland | 365 | 3 | 43 | 411 | 194 | 184 | 262 | 640 |
| Redmond | 467 | 14 | 45 | 526 | 649 | 564 | 464 | 1677 |
| Sammamish | 5 | - | - | 5 | 5 | 75 | - | 80 |
| East King County | 2,497 | 30 | 122 | 2,649 | 1,578 | 1,882 | 3,138 | 6,598 |

Source: A Regional Coalition for Housing (ARCH)

Direct Assistance in the chart above refers to reduced-price or donated land, funding, or fee waivers. Land Use refers to programs like density incentives, mandatory affordable units and ADUs. Market refers to market rate units that are usually studios or college housing.

Accessory Dwelling Units Permitted Constructed

| | 2016 | Total | ADUs per 1,000 SF Detached Homes | Annual Average | Average Last 5 Years |
|---------------|------|-------|----------------------------------|----------------|----------------------|
| Beaux Arts | - | 2 | 15.5 | 0.2 | - |
| Bellevue | 12 | 135 | 4.5 | 5.9 | 6.0 |
| Bothell | 2 | 8 | 0.9 | 0.3 | 1.2 |
| Clyde Hill | 1 | 5 | 4.1 | 0.3 | 0.4 |
| Hunts Point | - | - | - | - | - |
| Issaquah | 3 | 44 | 7.4 | 2.0 | 1.8 |
| Kenmore | 5 | 50 | 8.7 | 3.3 | 3.8 |
| Kirkland | 11 | 54 | 7.5 | 7.0 | 6.6 |
| Medina | - | 1 | 0.8 | 0.1 | - |
| Mercer Island | 1 | 226 | 31.4 | 10.3 | 2.4 |
| Newcastle | - | 33 | 10.4 | 2.1 | 3.0 |
| Redmond | 5 | 18 | 1.7 | 0.8 | 1.4 |
| Sammamish | 2 | 32 | 1.8 | 2.1 | 3.6 |
| Woodinville | - | 3 | 1.1 | 0.1 | 0.4 |
| Yarrow Point | - | - | - | - | - |
| EKC cities | 42 | 711 | 6.1 | 30.9 | 30.6 |

Source: A Regional Coalition for Housing (ARCH)

Accessory Dwelling Units (ADUs)

ADUs increase housing supply without impacting neighborhood character and causing minimal disruption. The large majority of ADUs are built into homes, typically in daylight basements. ADUs support aging in place and multi-generational households but can also be used as rental units.

Appendix D | Stakeholder and Focus Group Summary

Housing Industry Input

| | |
|------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Feedback Method | Panel discussion and Q&A with Sammamish Planning Commission |
| Institutions Engaged | Gina Estep (Murray Franklyn); Patrick Tippy (Catholic Housing Services); Aaron Hollingberry (Toll Brothers); Rand Redlin (Homestead Community Land Trust); Steve Yoon (Mill Creek Residential); Tim Walter (King County Housing Authority) |
| Summary | Panelists shared their perspectives on the range of housing strategies being explored by the Sammamish Planning Commission. In addition to providing their insights into what they think would be most effective and impactful in addressing the housing needs of Sammamish and our region, they also shared some thoughts on additional strategies and items for the City to consider. |
| Sammamish's Biggest Housing Needs | <p>Panelists had a range of input. Some highlighted the need for more affordable homeownership options and others discussed the need to provide more opportunities for residents to age-in-place. Others mentioned how attitudes and preferences relating to housing are changing even with suburban residents.</p> <p>All panelists agreed that there should be clear goals established related to housing development and that the strategies selected should be high impact options that work toward these goals. Finally, they agreed that all strategies should be simple and clear so that they can easily guide homeowners and developers in implementation.</p> |
| Strategies to Address Housing Issues | <p>There were many potential strategies that panelists thought could have a positive impact on Sammamish's long term housing needs and quality of life. These included:</p> <ul style="list-style-type: none"> • Utilizing incentives, tax exemptions and/or financing options to make it easier to build affordable housing. • Creating public/private partnerships and utilizing public lands and/or properties of faith institutions for affordable housing. • Allowing for flexible development standards and innovative housing options like cottage housing. • Preserve existing housing stock which creates opportunities for sweat equity. |
| Additional Thoughts Related to Housing in Sammamish | <p>Panelists encouraged the Commission to think long-term about what will lead to meaningful outcomes. They urged the City to increase the housing options available, to continually review development regulations and to avoid layering regulations. They also recommended that Sammamish be proactive about housing and consider the demands of the region and the state when thinking about the local market because they relate to one another.</p> <p>Additionally, panelists shared that for each of them, the decision to develop a project is based on the numbers (profit for market rate developers and subsidies/debt financing for affordable housing developers) and suggested that the Commission take time to understand the business model associated with each of the housing strategies.</p> |

Appendix D | Stakeholder and Focus Group Summary

Social & Human Services Provider Input

| | |
|------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Feedback Method | Online Survey and Phone Interviews |
| Institutions Engaged | City staff reached out to Friends of Youth, LifeWire, St. Vincent de Paul, Issaquah Food & Clothing Bank, India Association of Western Washington, Hopelink, and Issaquah Community Services. Four organizations chose to complete online surveys and two chose phone interviews. |
| Summary | While organizations serve a wide range of people with varying demographics, feedback from all organizations stressed not only the need for affordable housing in Sammamish (especially for those at or below 30% AMI) but also that the affordable housing be located close to public transportation that transports people to employment centers throughout the region. |
| Sammamish's Biggest Housing Needs | <p>Organizations reported that many of those they serve would be interested in moving to Sammamish but are unable to do so due to lack of affordable housing options and limited access to public transportation. Additionally, limited rental units and the distance from housing to employment centers and services present challenges.</p> <p>The high quality schools have attracted families of all income levels to come live in Sammamish. Several organizations report that currently in Sammamish, there are a large number of single parents living in the available affordable housing units, many of whom have fled domestic violence situations and are starting to rebuild their lives. There are also young families and young adults living in and around Sammamish that struggle with housing instability and homelessness. The distance from housing to public transportation forces many of these parents to walk several miles with their children in order to get to buses that will take them to daycare and employment.</p> |
| Strategies to Address Housing Issues | <p>Suggestions on how to address the housing needs mentioned above included:</p> <ul style="list-style-type: none"> • Negotiating with developers to include adequate affordable housing in new developments. • Increasing public transportation frequency and routes. • Providing indoor multicultural spaces for communities to interact. • Partnering with nonprofits during the planning process and talk with potential residents to better understand their needs. • Partnering with nonprofits to develop targeted housing (either through ARCH or by donating underutilized city land and facilities) • Providing fee waivers to make it easier for nonprofits to develop affordable housing. • Working to create a climate where city staff, local businesses, religious institutions and others are thinking creatively about how to work together to create a more diverse socio-economic community. |
| Additional Thoughts Related to Housing in Sammamish | Rising housing costs are forcing families to cut other critical expenses like food, utilities, and other basic needs. A large majority of requests for assistance in and around Sammamish are housing related. Additionally, Issaquah Food and Clothing Bank reports a massive increase in demand for food related support programs. |

Appendix D | Stakeholder and Focus Group Summary

Local Business Input

| | |
|---------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Feedback Method | Online Survey |
| Institutions Engaged | City staff partnered with the Sammamish Chamber of Commerce to reach out to local businesses and ask them to complete an online survey. They sent the survey to MOD Pizza, Sammamish Café, McDonald's, the YMCA, the Water District, QFC and Metropolitan Market. Four businesses chose to complete the survey. |
| Summary | Local businesses reported that both the lack of affordable housing as well as the limited types of housing available have a huge impact on their ability to recruit and retain good workers. This impacts their ability to maintain the quality of service and hours of operation that Sammamish residents demand. |
| Sammamish's Biggest Housing Needs | <p>Increasing low-cost rentals units was seen as the biggest housing need among the local businesses. The majority of their staff are commuting from areas like Everett and Renton to get to Sammamish. In order to attract them to work in Sammamish, some businesses are having to provide additional compensation to employees.</p> <p>Thinking about their employees that would be interested in living in Sammamish, the most common household types are single individuals without children, couples with children, and single parents. On average, most of these employees have an annual income of \$45,000 or less.</p> |
| Strategies to Address Housing Issues | <p>In addition to creating more affordable housing (particularly affordable rental housing) included:</p> <ul style="list-style-type: none"> • Partnering with Central Washington to create degree programs that attract college students to stay in Sammamish. • Consider subsidizing housing to make it affordable for those who are working in Sammamish. |

Appendix D | Stakeholder and Focus Group Summary

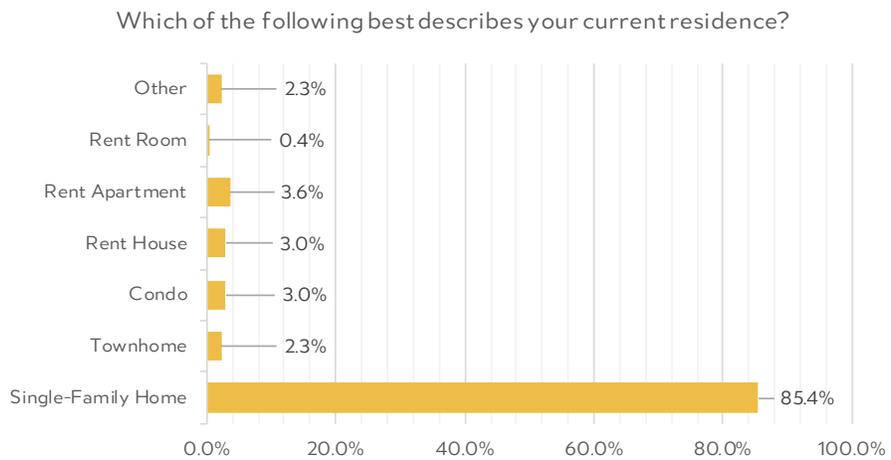
Local School Input

| | |
|------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Feedback Method | Focus group |
| Institutions Engaged | A Regional Coalition for Housing (ARCH) and City staff met with staff from Lake Washington School District to discuss how the local housing market impacted their staff. |
| Summary | <p>Most staff and teachers in Sammamish commute from all over the region (Mill Creek, Everett, Maple Valley as well as Seattle). As surrounding areas like Fall City, Snoqualmie, North Bend, Carnation get more expensive and traffic gets worse, it's getting harder to retain teachers. There are no affordable homes in Sammamish for entry level teachers who are usually single. Additionally, there are no affordable starter homes in Sammamish for school staff that are beginning to have families.</p> <p>Sammamish schools are losing teachers annually and struggling to find staff. One school had 14 teachers leave last year, 9 of whom said it was because their commute was too long and/or they couldn't find housing to meet their needs. School staff in Sammamish have a higher percentage of people who leave after 2-4 years, which is unusual for the education field and is a loss for the school which after 2-4 years has invested a significant amount of money in teachers' professional development.</p> |
| Sammamish's Biggest Housing Needs | <p>A variety of housing types that are affordable including apartments, condos, and townhomes would best address the range of housing needs teachers have throughout their careers and would allow them to live in the community where they work.</p> <p>Additionally, walkable, family friendly communities that have sidewalks, playgrounds and are easily accessible by a variety of transportation modes (bikes, walking, buses) would likely also appeal to most school staff, especially those with children.</p> |
| Strategies to Address Housing Issues | In addition to creating more affordable housing (particularly affordable homeownership for young families), explore the idea of prioritized affordable housing or special housing units for public employees working in Sammamish. There is sufficient demand from the local workforce and there are some successful program models operating in California that could be evaluated for replication. |
| Additional Thoughts Related to Housing in Sammamish | People move to Sammamish because of the high quality schools but the expensive housing market and limited housing stock is putting school quality at risk as it is becoming increasingly difficult for the district and schools to attract and retain high quality teachers and staff. |

Appendix E | Community Survey

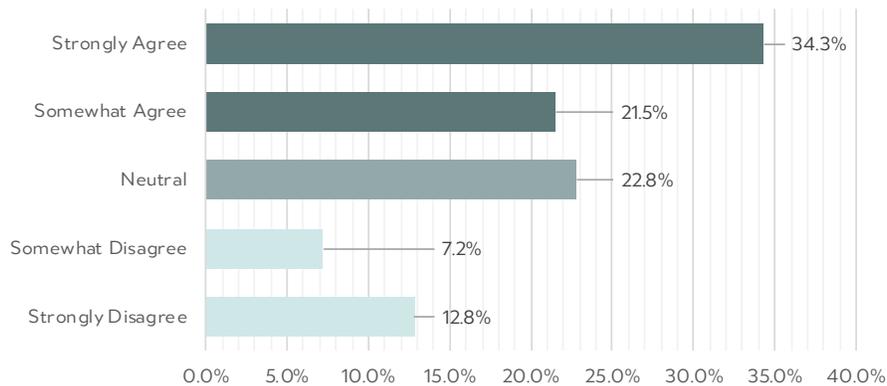
The City heard from 474 individuals responding to an online survey allowing staff to gauge the level of understanding and the general impressions of the public on the topic of housing. The community survey ran from March 19 through April 9, 2018 and provided the City with a better understanding of community perspectives and desires.

Survey Results



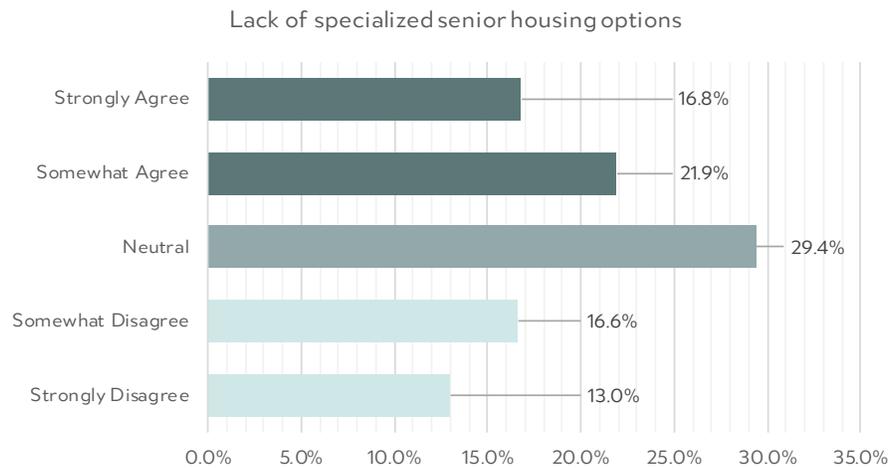
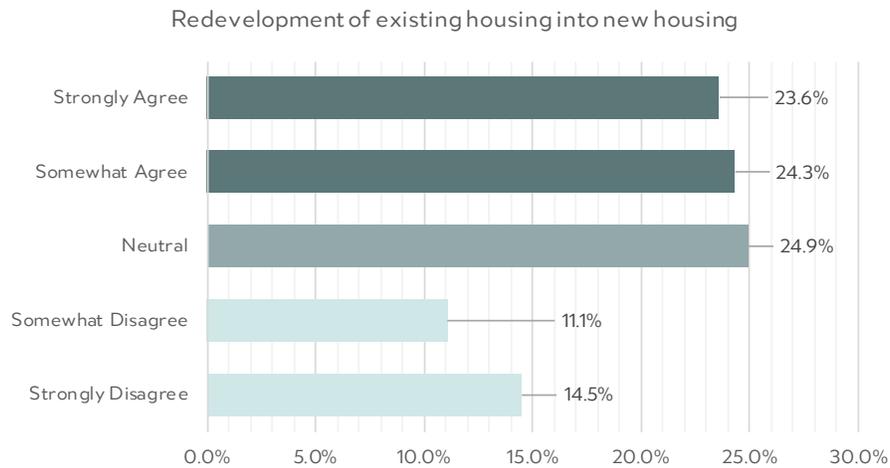
Which of these statements reflect Sammamish today?

Lack of very small housing, such as "micro-housing", cottages and small houses in single-family neighborhoods



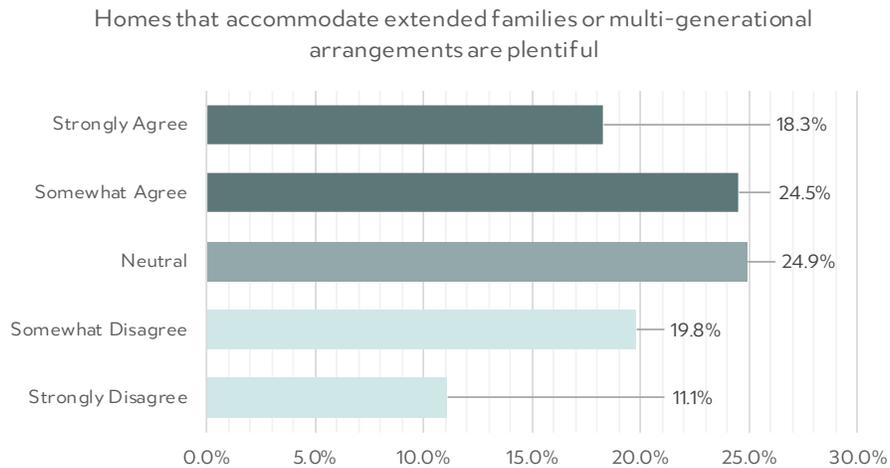
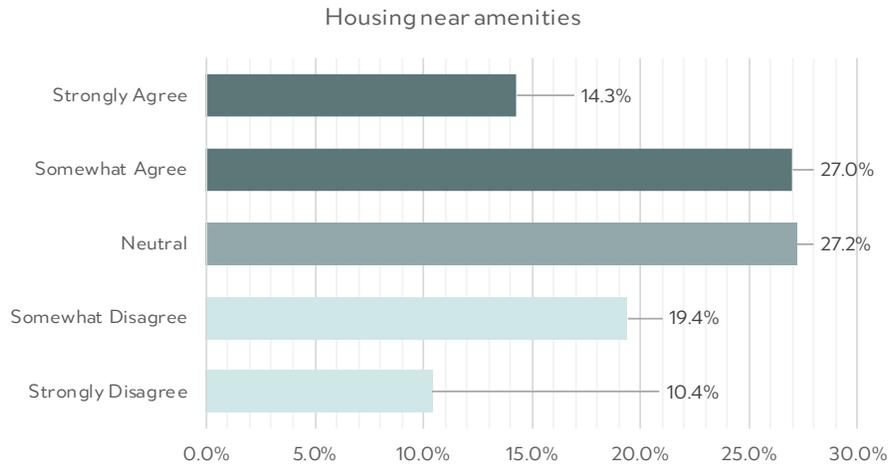
Appendix E | Community Survey

Which of these statements reflect Sammamish today? (continued)



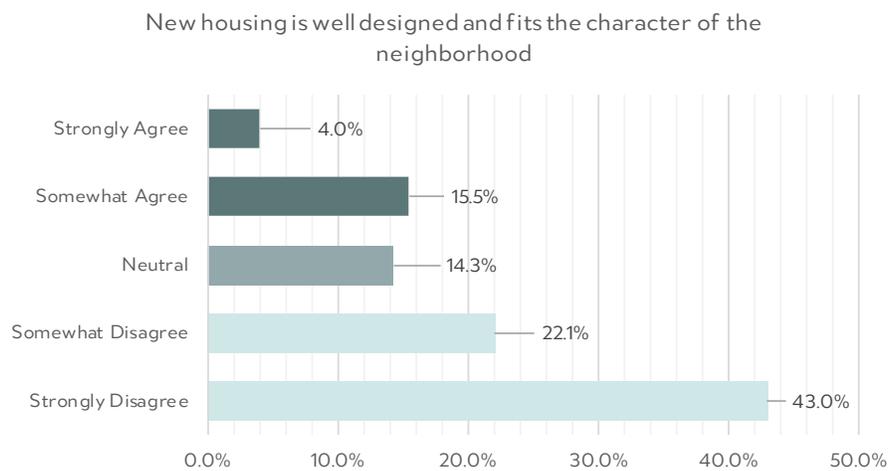
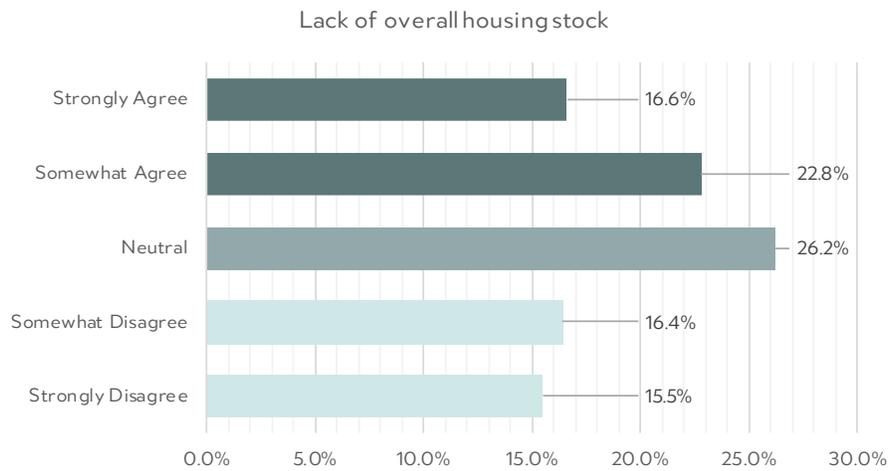
Appendix E | Community Survey

Which of these statements reflect Sammamish today? (continued)



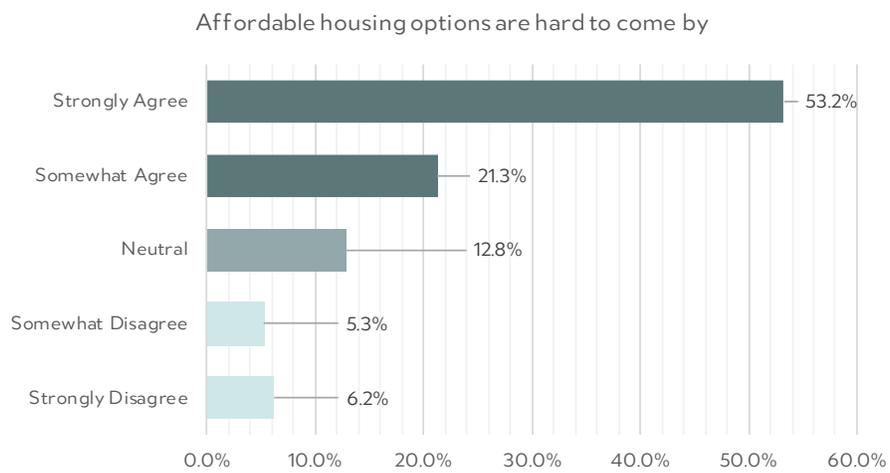
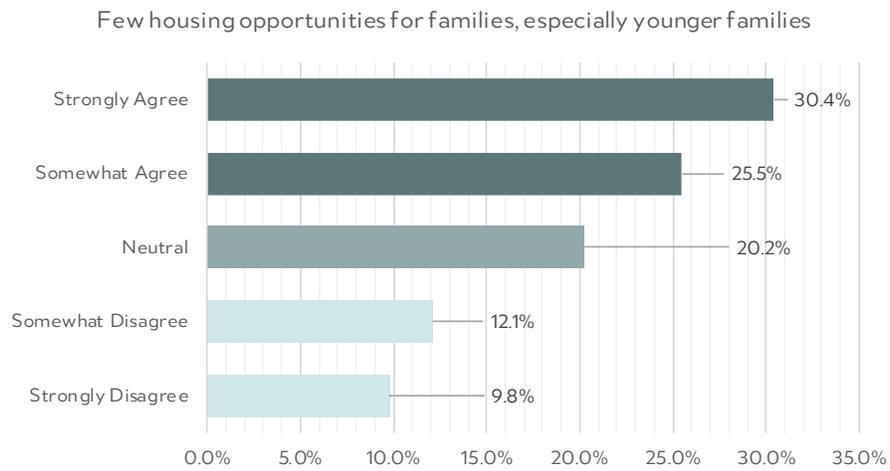
Appendix E | Community Survey

Which of these statements reflect Sammamish today? (continued)



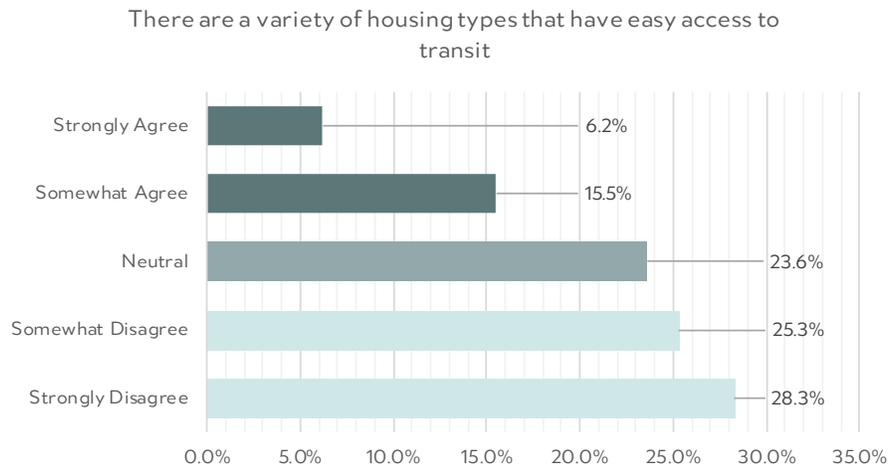
Appendix E | Community Survey

Which of these statements reflect Sammamish today? (continued)

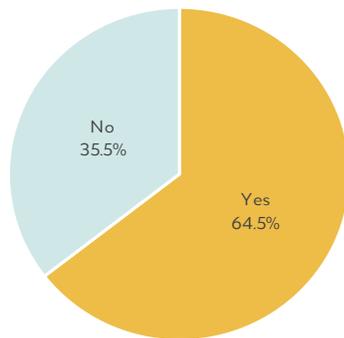


Appendix E | Community Survey

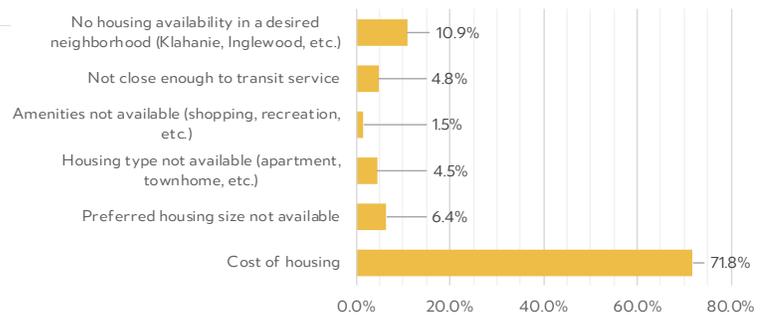
Which of these statements reflect Sammamish today? (continued)



Have you, or anyone you know, had trouble finding a place to live in Sammamish in the last five years?

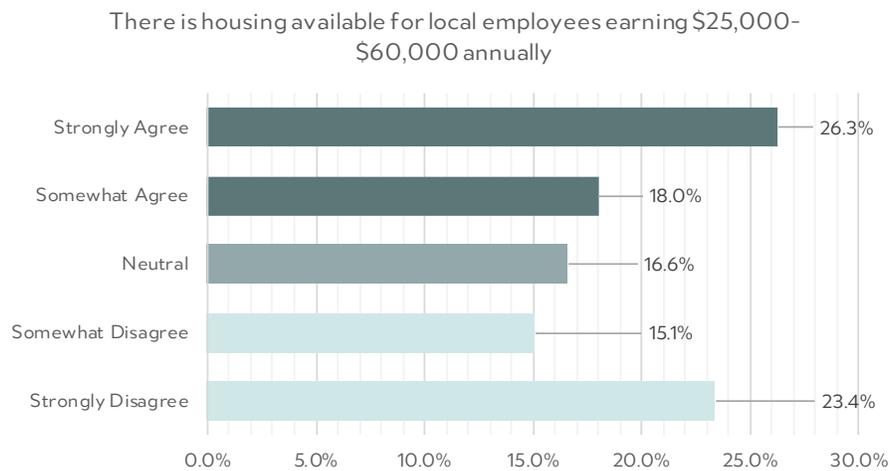
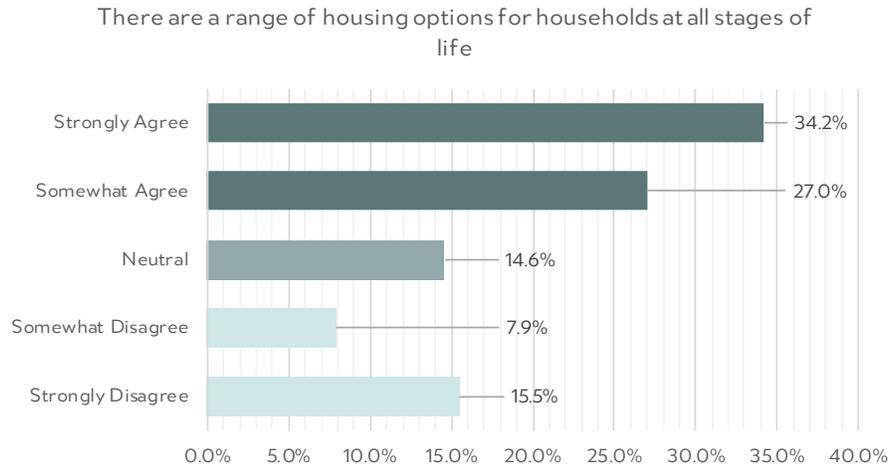


If yes, what kept you, or someone you know, from finding a place to live?



Appendix E | Community Survey

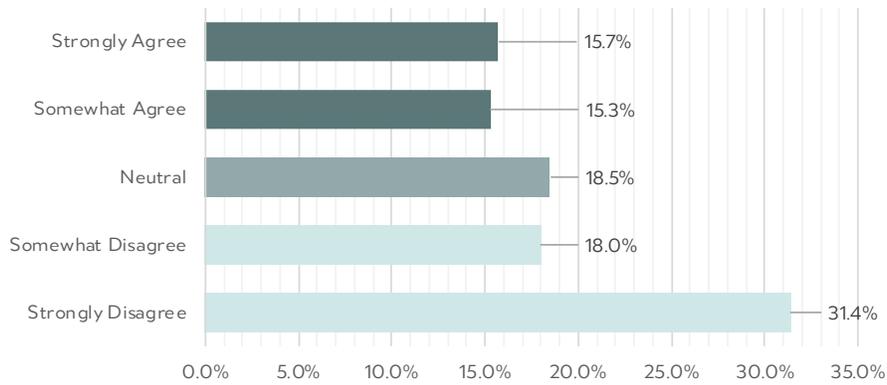
Which of these statements are successful outcomes for Sammamish in the next 20 years?



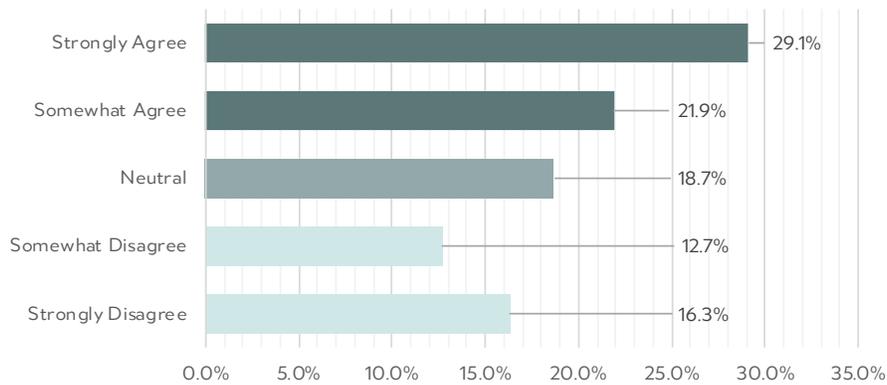
Appendix E | Community Survey

Which of these statements are successful outcomes for Sammamish in the next 20 years?

There is a range of housing affordable to a wide range of incomes, including lower incomes (less than \$25,000)

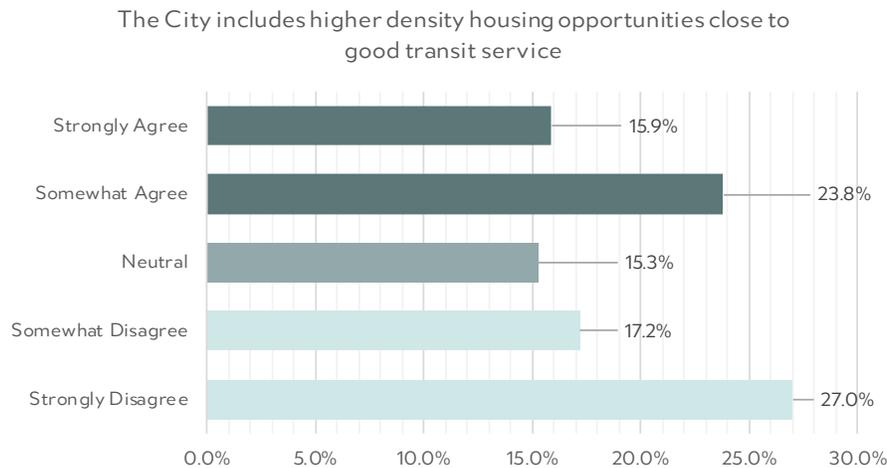
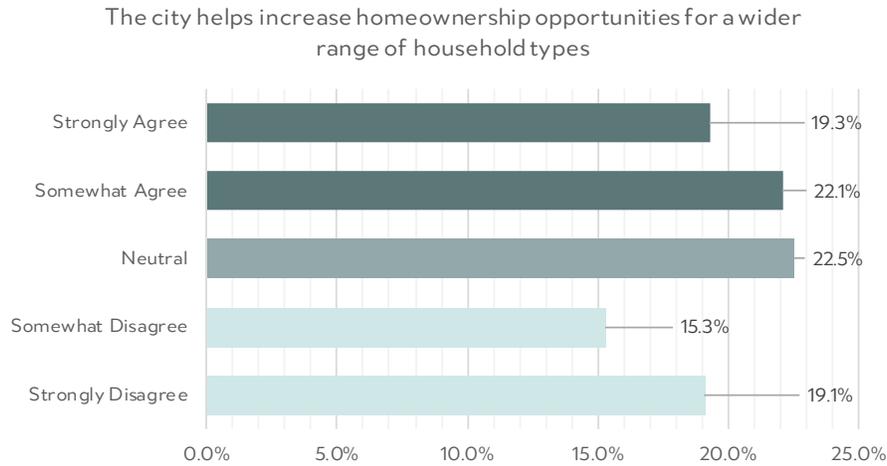


The city helps stabilize neighborhoods by preserving existing housing and maintaining its relative affordability



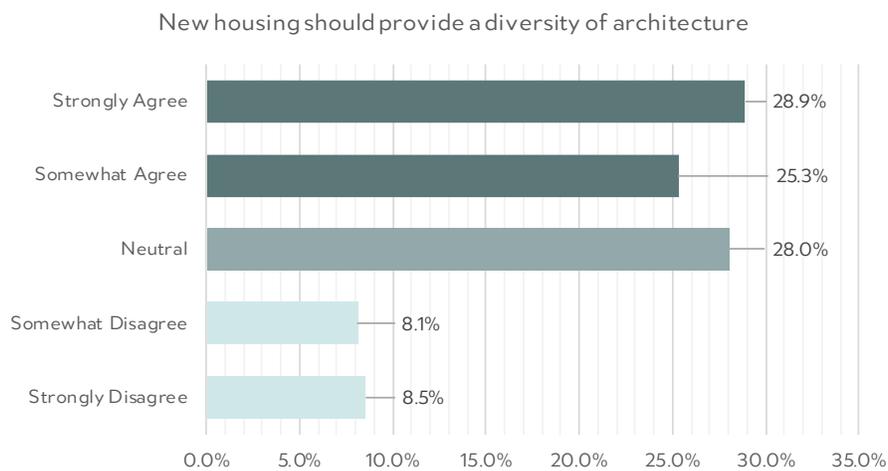
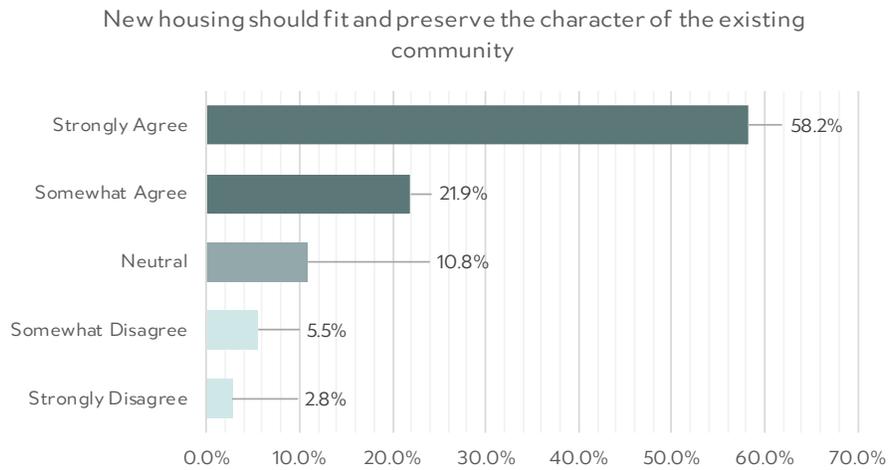
Appendix E | Community Survey

Which of these statements are successful outcomes for Sammamish in the next 20 years?



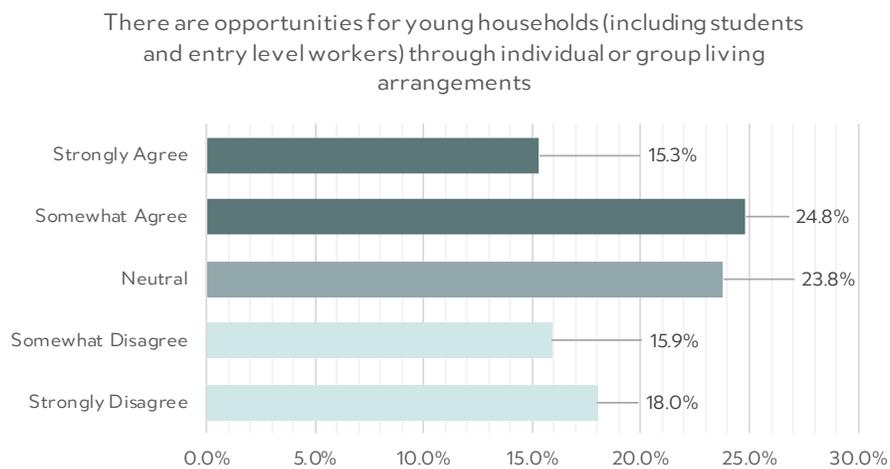
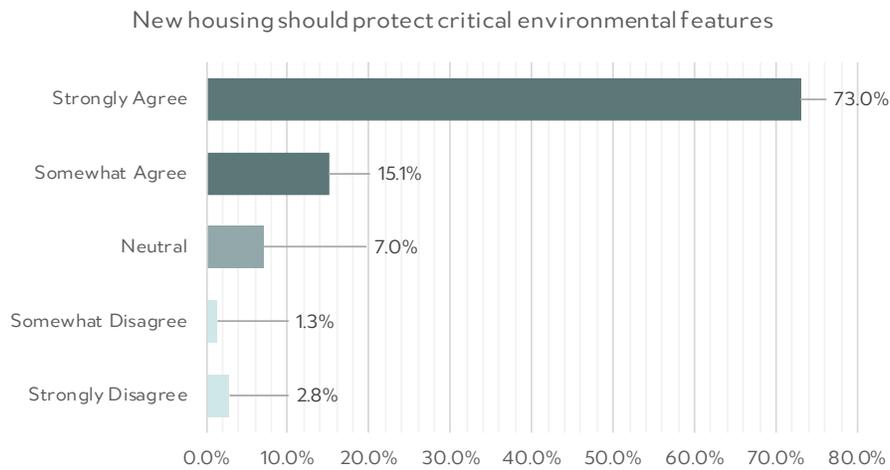
Appendix E | Community Survey

Which of these statements are successful outcomes for Sammamish in the next 20 years?



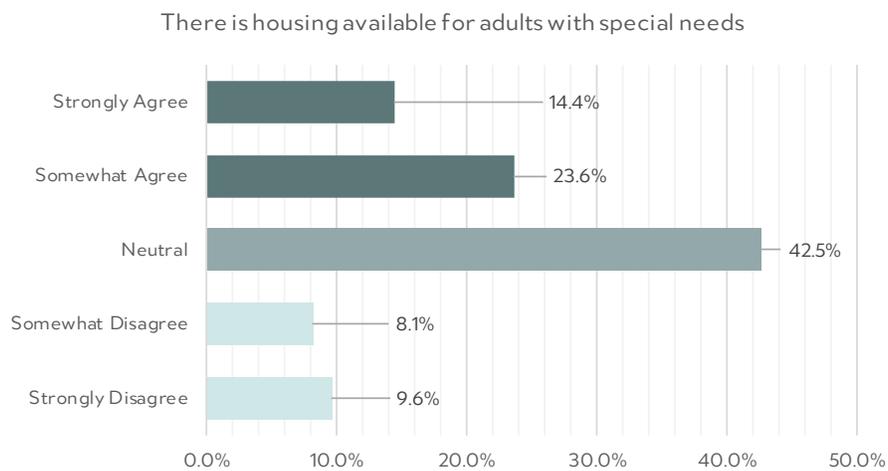
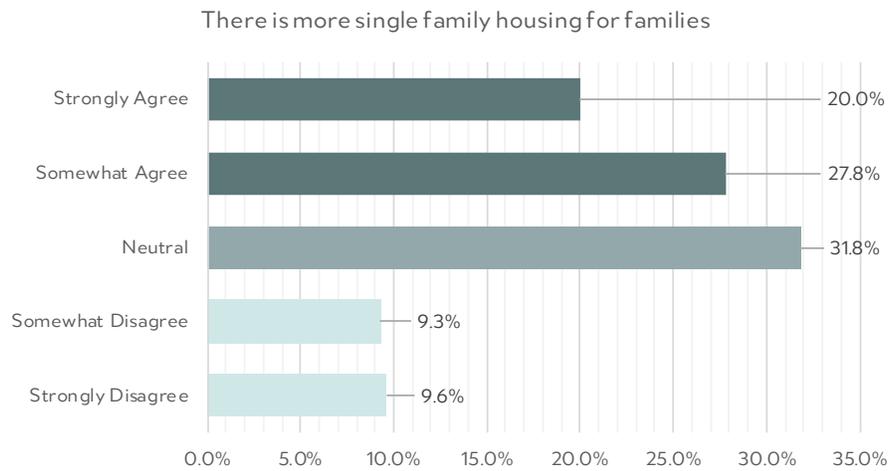
Appendix E | Community Survey

Which of these statements are successful outcomes for Sammamish in the next 20 years?



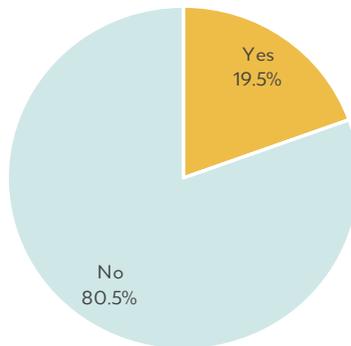
Appendix E | Community Survey

Which of these statements are successful outcomes for Sammamish in the next 20 years?

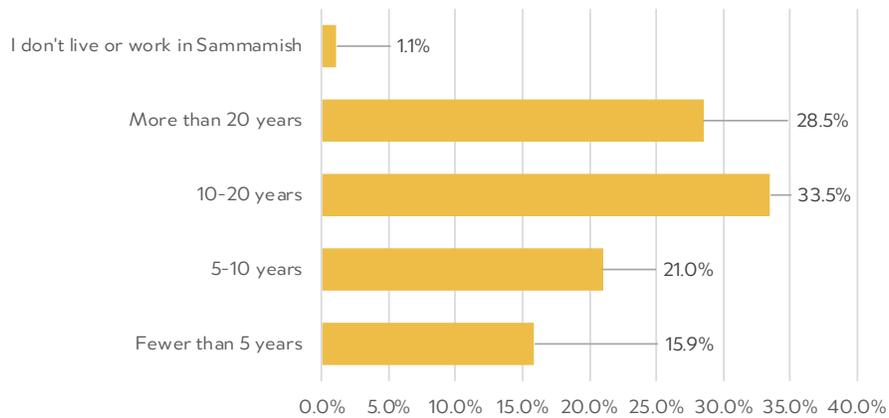


Appendix E | Community Survey

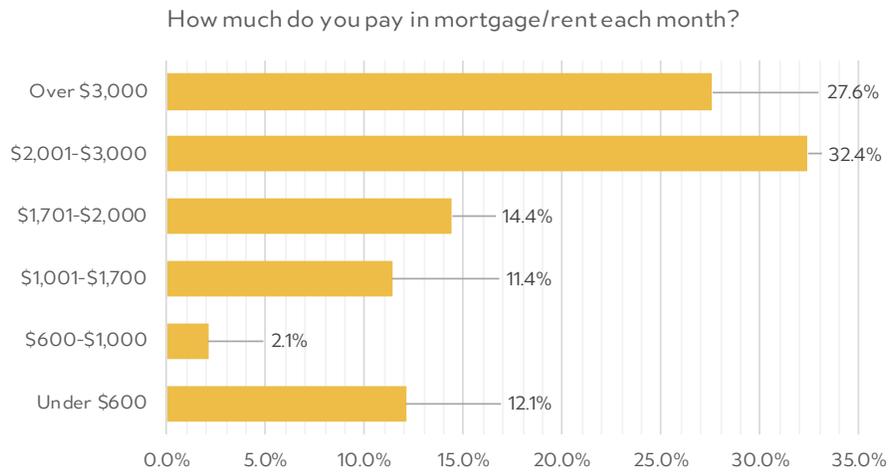
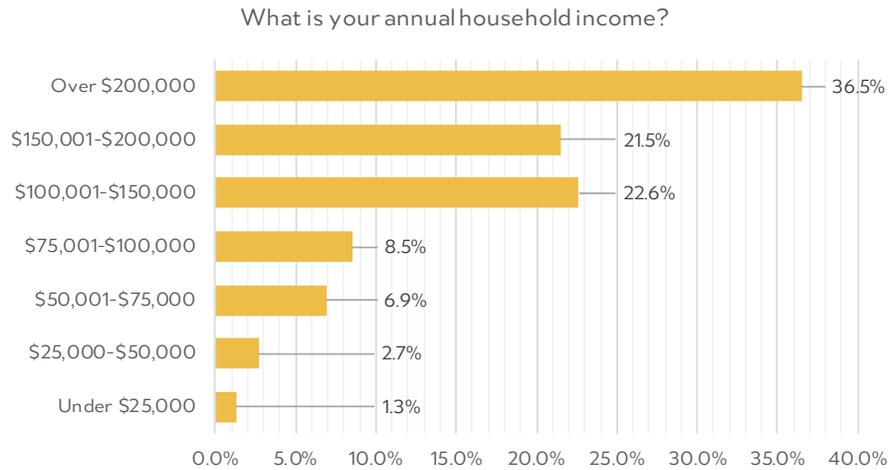
Do you work in Sammamish?



How long have you lived/worked in Sammamish?



Appendix E | Community Survey



Appendix F | Community Feedback

Public Comments

| | |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Feedback Method | Comment cards completed at Community Workshop on April 25, 2018, emails received, and presentations conducted during public comment at Planning Commission meetings |
| Summary | Residents shared a range of concerns, ideas, and suggestions related to housing needs, development standards, and transportation issues impacting Sammamish residents. |
| Sammamish's Biggest Housing Needs | <p>The needs of seniors in Sammamish was the most common area of concern among feedback received. This included concerns about the lack of housing options that allow seniors to age-in-place, as well as one-story housing options adaptable for seniors and those with disabilities. Additionally, there were comments about tax-relief for seniors with limited financial means.</p> <p>Transportation was another key theme. This included how Sammamish residents were going to access the light rail as well as concerns about traffic congestion on the Sammamish Plateau, particularly as it becomes more dense over time.</p> <p>Finally, there were concerns about the physical appearance of housing and commercial development. Some were concerned that the style of new construction didn't blend well with the area. Others were concerned about dense housing on small lots.</p> |
| Strategies to Address Housing Issues | <p>There were many suggestions for what the City could do to address housing and related needs in Sammamish. These included:</p> <ul style="list-style-type: none"> • Provide utility/property tax breaks for seniors with limited incomes; • Allow for larger Accessory Dwelling Units (ADUs); • Simplify and reduce the cost of permitting and mitigation for new construction; • Encourage the development of single floor condos with enhancements for seniors; • Create condos with elevators and secure parking for the elderly/disabled that are located near amenities; • Provide a range of housing options for seniors, recognizing that some seniors prefer to live in communities with a diverse range of ages; • Build housing on bigger lots to reduce density; • Develop architectural standards for all multi-family housing and commercial spaces to ensure the style reflects the area and that it has lasting appeal; • Focus on amending the Comprehensive Plan to increase density in Town Center and down-zone other neighborhoods; • Provide more transit-oriented housing options; and • Consider code changes or incentives that allow people to experiment with new technologies to address issues related to stormwater and other areas and allow construction in restricted areas. |

Appendix G | Gap Analysis

After the Sammamish Planning Commissioners and Sammamish Human Services Commissioners reviewed extensive demographic and housing data provided by A Regional Coalition for Housing (ARCH) and City staff, they asked City staff to use the data to identify unmet areas of housing need currently in Sammamish.

Using two charts, one of which compared Household Types and the other of which compared Housing Types, City staff noted categories that had a shortage of housing as well as categories that had an adequate supply. Once this was complete, ARCH and City Staff led the Planning Commissioners and Sammamish Human Services Commissioners in a Housing Gap Analysis to help provide some guidance as Commissioners prioritized the strategies to be included in Sammamish Home Grown.

City staff asked Commissioners to identify the top three categories in each chart that they felt were the most important to address in the Housing Strategy Plan. The results of this exercise can be seen on the following pages of Appendix G.

Following the exercise, Commissioners participated in a discussion on housing strategies that the City can use to address housing gaps throughout Sammamish.

Appendix G | Gap Analysis

| Household Type | Any Income | Very Low Income | Low Income | Moderate Income | Middle Income | Upper Income |
|--------------------------------------------------------------------------------------------------------------------|------------|-----------------|------------|-----------------|---------------|--------------|
| Living Alone Includes young adults & other singles 9% of Sammamish & 31% of King County | 1 | ☀️ | ☀️ | ☀️ | ☀️ | |
| Couples without Children Includes empty-nesters & other couples 32% of Sammamish & 26% of King County | 4 | ☀️ | ☀️ | ☀️ | | |
| Couples with Children Includes small families & large families 49% of Sammamish & 21% of King County | 2 | 1 | ☀️ | 3 | 1 | |
| Single Parent Households 5% of Sammamish & 7% of King County | 5 | 1 | ☀️ | ☀️ | ☀️ | |
| Seniors 1 or 2 person households 12% of Sammamish & 20% of King County | 11 | ☀️ | 1 | ☀️ | | |
| Extended Families Multi-generational households 1% of Sammamish & 2% of King County | 2 | ☀️ | ☀️ | ☀️ | | |
| Unrelated Roommates 6% of Sammamish & 16% of King County | | ☀️ | ☀️ | ☀️ | | |
| People with Disabilities Those needing on-site services | 4 | | | | | |
| People Experiencing Homelessness | 5 | | | | | |
| Transitional Populations | | | | | | |

2 Commissioner priority (including number of Commissioner votes)

5 Staff identified as shortage of housing & Commissioner priority (including number of Commissioner votes)

☀️ Staff identified as shortage of housing

Appendix G | Gap Analysis

| Housing Type | Any Income | Very Low Income | Low Income | Moderate Income | Middle Income | Upper Income |
|--------------------------------------------------------------------------------------------------------------|------------|-----------------|------------|-----------------|---------------|--------------|
| Single Family Detached Ownership 78% of Sammamish & 47% of King County | 10 | | | | | |
| Single Family Attached Ownership; townhomes, duplexes, etc. 4% of Sammamish & 4% of King County | | | | | | |
| Multi-family Rental | 8 | 1 | | 3 | 1 | |
| Homes Under 1,000 SF Ownership & rental; ADUs, cottages, etc. | 5 | 1 | | | | |
| Senior Housing Ownership & rental; independent & assisted living, nursing homes, etc. | 6 | | 1 | | | |
| Transit-Oriented Ownership & rental; located near bus routes | 1 | | | | | |
| Walkable to Services & Employment | 1 | | | | | |
| Emergency Shelter | 3 | | | | | |
| Group Homes | 3 | | | | | |
| College Student Housing | | | | | | |

2 Commissioner priority (including number of Commissioner votes)

5 Staff identified as shortage of housing & Commissioner priority (including number of Commissioner votes)

Staff identified as shortage of housing

Appendix H | Housing Strategy Matrix (Deleted)

| STRATEGY | EXAMPLES AND CONSIDERATIONS FOR FURTHER EVALUATION | TYPE OF ACTION (City) | RELATED COMP PLAN GOALS/ POLICIES | 30% AMI | 50% AMI | 80% AMI | 120% AMI | MARKET RATE | PUBLIC INPUT | TIMELINESS | PRIORITY |
|---------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|------------------------------------------|---------|---------|----------|-------------|--------------|------------|----------|
| A. Housing Theme - Neighborhood Vitality and Character | | | | | | | | | | | |
| A.1 | Community Design Standards - Develop community design standards to reflect the desired characteristics of each neighborhood planning area or designated community center. | <ul style="list-style-type: none"> • Design criteria for SF dwellings on individual lots. • Compatibility with surrounding uses. • Buildings of a scale and character appropriate to the site. • Personal safety and reduction of vandalism. • Landscape and open space requirements that residential development fit in with the natural landscape; protects the privacy of other residences; and maintains the character of the nearby neighborhoods. • Sidewalks and Trails Systems that connect neighborhoods internally and externally. • Streetscape (including arterials): How homes appear to motorists and pedestrians (looking like a small town, use artwork/discourage garage lined streets). • Promote public notification and community participation/input. • Protect critical environmental features. • Requirements for design variety (e.g. varied setback) while providing for designs with distinctive local character. | Regulatory | H.1.1, H.2.2, H.1.1, H.1.4, LU.1, LU.1.4 | | | | | Survey | | High |
| A.2 | Sub-Area Plans - Develop Subarea Plans for central neighborhoods (i.e. the Inglewood, Pine Lake, Klahanie Centers) as well as other neighborhoods. | <ul style="list-style-type: none"> • Reflect local geography and the environment including greenbelts, parks, and tree canopy considerations. • Provide zoning variety rather than blanket regulations. • Opportunity to pursue multiple housing strategies in one planning effort, such as B.1 Expanding Housing Choice. • Promote meaningful community participation to develop effective zoning and development regulations. • Use buffers and greenbelts to promote non-motorized linkages. • Encourage the use of TDRs to preserve areas of the City while focusing density in sub-area(s). • Target infrastructure improvements in sub-areas to allow for non-motorized enhancements and transit. • Increase the production of multi-family and condo development. • Consider future planning trends in the development of sub-area plans to meet neighborhood needs. • Require that all sub-area plans, Town Center, commercial centers, and residential neighborhoods be developed or evaluated along with the next Comprehensive Plan Update and shall include housing balance and densities that reflect future trends as well as the needs of local citizens. • Prioritize all planning, incentives and related City ordinance changes in a way that ensures any increases in total housing planning or required in the City are focused on multi-family housing in centers and planned neighborhood sub-areas, not in additional new single-family homes. • Focus on provision of net-zero buildings and building techniques in Sammamish. • Focus on community and environmental health in sub-area planning. | Regulatory | H.1.2, LU.1, LU.3.2 | | | | | | | High |
| A.3 | Subdivision Code Update | <p>Provisions related to home design:</p> <ul style="list-style-type: none"> • Adjacent residential structures provide design variety including façade variation, setback, and floor plan mix. • Utilize FAR requirements for Single Family Homes. • Reevaluation of dimensional standards related to home separation and height (e.g. the method for calculating maximum height). <p>Provisions related to neighborhood design:</p> <ul style="list-style-type: none"> • Allow clustering of new residential development as a means of protecting environmentally sensitive areas. • Pedestrian and/or transit connectivity improvements and enhanced public spaces. • Review street tree standards within neighborhoods. • Review minimum street widths. • Require variety of housing sizes in long subdivisions (e.g. for each 5BR there must be one 3BR). • Provide incentives to include sustainable options such as rain gardens, solar panels, pollinator friendly landscaping, etc. • Encourage community artwork in new neighborhoods via incentives or offsets. | Regulatory | H.1.1, LU.1.1 | | | | | | | High |

Appendix H | Housing Strategy Matrix (Deleted)

| STRATEGY | EXAMPLES AND CONSIDERATIONS FOR FURTHER EVALUATION | TYPE OF ACTION (City) | RELATED COMP PLAN GOALS/ POLICIES | 30% AMI | 50% AMI | 80% AMI | 120% AMI | MARKET RATE | PUBLIC INPUT | TIMELINESS | PRIORITY |
|--------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------|---------|---------|---------|----------|-------------|--------------|------------|----------|
| A. Housing Theme - Neighborhood Vitality and Character (continued) | | | | | | | | | | | |
| A.4 | Housing Repair and Preservation - Promote preservation of existing housing by City support of organizations and programs involved in housing repair and education. | <ul style="list-style-type: none"> Partner with the King County Housing Repair Program or non-profit organizations such as Rebuilding Together to assist low-income residents maintain and repair the health and safety features of their homes. Educating the community about Housing Repair programs through community fairs, brochures, City website etc. (including language resources). Revise property maintenance codes and/or increase enforcement. Explore if other community organizations can assist with housing repairs. Support the preservation of the City's historically significant housing. | Other Support/Regulatory H.1.2, H.1.3, LU.10.1, LU.10.3 | | | | | | Survey | | Medium |
| A.5 | Provide Infrastructure Improvements that contribute to Neighborhood Enhancement | <ul style="list-style-type: none"> Regular infrastructure maintenance in residential neighborhoods. Provide support for individuals and organizations that promote neighborhood enhancement and public art. Pedestrian and/or transit connectivity improvements and enhanced public spaces (e.g. create buffer green spaces around new developments). Implement a coordinated program with Sammamish Police to dedicate resources to neighborhood patrols with focus on speed enforcement. Work with PSE to review and correct locations with missing streetlights in residential neighborhoods. Consider that retention ponds be designed to enhance the natural surroundings and the proposed development, creating an amenity that is both safe and attractive. | Other Support/Funding H.1.2, H.1.4 | | | | | | | | Medium |
| A.6 | Compatible Infill in Transition Areas & Areas with Certain Services - Develop Community Design Standards for compatible infill, especially in areas which (1) transition between SF residential and other uses or densities; (2) are served by an arterial street system with sidewalks; (3) are located within one quarter mile of a neighborhood park or recreation area; (4) have nearby pedestrian access to public transit services; and (5) allow access by service alleys when compatible with topography. | <ul style="list-style-type: none"> Require that new developments that physically connect to existing neighborhoods maintain street types at connection. Natural speed and features must be maintained at connecting roadways. | Regulatory LU.1.2, LU.2.1, LU.2.8 | | | | | | | | |
| A.7 | Community Education/Awareness Activities to enhance neighborhood/community character. | <ul style="list-style-type: none"> Educational program for neighborhoods to encourage earthquake preparedness: bracing water heaters, preparedness kits, etc. Educational program for neighborhoods that may want to consider converting to secure deliver mailboxes. Allocate funding for neighborhood events that promote safety, education, and/or community celebrations. Where possible, include (as appropriate) a member of the Samm. PD, Eastside Fire, or City Representative to Develop and maintain a list of all active neighborhood associations including contact information. Require new developments to comply. | Other Support/Funding H.1.2 | | | | | | | | |

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| B. Housing Theme - Housing Supply and Variety | | | | | | | | | | | | |
| B.1 | Incentives to Expand Housing Choice - Provide incentives for diverse housing opportunities that meet community needs. | Housing to consider include: <ul style="list-style-type: none"> Diverse housing opportunities in City centers that may include MF, mixed use and mixed income residential located close to services and arterials (e.g. Inglewood, Pine Lake, the Sammamish Commons SSA, and properties along 228th that may be affected by the Sammamish Commons). Incentives may be considered for community friendly development in centers, such as innovative design, walkway connections, public open spaces, below grade parking and ground floor commercial. Affordable or Workforce Housing including Multi-Family close to services and arterials, such as near Inglewood Center, Pine Lake Center, and Sammamish Commons SSA. Incentives to consider include: <ul style="list-style-type: none"> Flexible development standards, e.g. reduced/flexible minimum lot area, setbacks, lot dimensions, height regulations or transitional area buffers. Provide residential density incentives where project demonstrates clear and compelling need and public benefit. Height incentives, e.g. allowing modified Type V wood frame construction up to 5 stories in R-6 & R-8 (current limits 35'); R-12 & R-18 (current limits 60'). Innovative parking designs. Strategic capital investments, infrastructure improvements. State provision (Chapter 84.14 RCW) to allow 10 year multifamily tax exemptions in Urban Centers. Permit expediting, streamlined administrative process. | Regulatory | H.2.2, H.2.5 | | | | | | Builders; Survey; Schools; Businesses; Human Srv. Orgs | | High |
| B.2 | ADUs - Track production of ADUs and evaluate effectiveness of land use regulations in encouraging production while balancing maintaining neighborhood compatibility. Explore other actions for encouraging additional creation. | <ul style="list-style-type: none"> Streamlined permits. Revise existing ADU regulations (more flexible, less restrictive, reduce procedural requirements) to encourage additional ADU creation while addressing neighborhood compatibility. Include evaluation of, and potentially reducing parking requirements. Make ADU permits available on mybuildingpermit.gov. Set goal for ADUs (e.g. 5% of single-family lots within 10 years). No separate utility hook-ups for ADUs. Develop education and community outreach efforts to increase awareness of ADUs. Look at VRBO and Airbnb and impact on ADUs. | Regulatory/ Other Support | H.2.6 | | | | | Affordable Housing Dev's | | High | |
| B.3 | Mixed Use Design Standards - Develop mixed use design standards and development regulations. | <ul style="list-style-type: none"> Attractive street fronts with human scale. Connecting walkways. Horizontal façade regulations to ensure variation in facade, rooflines and other building design features to give a residential scale and identity. Adaptive re-use of existing structures. Innovative design techniques. Promote public notification and community participation/input. | Regulatory | H.2.4, H.2.5, H.1.4, LU.3 | | | | | | | High | |
| B.4 | Transit Oriented Housing Development - Consider potential sites and appropriateness of land use regulations that could allow for Transit Oriented Housing Development (TOHD) near existing or planned transportation facilities. | | Regulatory | H.2.4, LU.2.8, LU.3.1 | | | | | Schools; Businesses; Human Srv. Orgs | | High | |
| B.5 | Criteria to Allow MF Zoning Increase - Establish criteria for evaluating rezone requests that would establish "demonstration of a clear and compelling need and public benefit"; as well as location criteria; e.g. should be located close to arterials served by public transit and within walking distance of commercial activities, parks and recreational | <ul style="list-style-type: none"> Improve docket process for screening rezone applications to based on community goals/needs. | Regulatory | H.2.3 | | | | | Schools; Businesses; Human Srv. Orgs | | Medium | |

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|-----------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|-----------------------------------|---------|---------|---------|----------|-------------|--------------------------------------|------------|-----------------|
| B. Housing Theme - Housing Supply and Variety (continued) | | | | | | | | | | | |
| B.6 | Innovative Housing - Provide regulatory flexibility to allow innovative housing compatible with SF neighborhoods or SF transition areas. Housing types may include accessory units, small lot SF, attached SF, carriage houses or cottages, townhouses, manufactured housing; and multiplexes ("great-house" that resembles a SF unit). | Regulatory | H.2.5, H.2.6, H.2.7 | | | | | | Builders; Schools | | Medium; Monitor |
| B.7 | Growth Phasing for Residential Development - Adopt residential development growth phasing that guides the location and timing of residential growth, recognizing environmental capacities and level of service standards, while providing for residential housing targets, including affordable housing. Account for on-going review. | Regulatory | H.2.1, LU.5 | | | | | | | | |
| B.8 | SEPA Planned Action EIS tool - Encourage the implementation of SEPA Planned Action EIS where appropriate to streamline development in denser areas of the City. | Regulatory | H.3.4 | | | | | | | | |
| B.9 | Minimum Density Requirements - Adopt minimum density requirements to the R-8, R-18, NB, CB and O zones. | Regulatory | H.2.10, LU.2.3 | | | | | | | | |
| B.10 | SEPA flexibilities - Review the allowed thresholds for categorical exemptions. | Regulatory | H.3.4 | | | | | | | | |
| B.11 | Construction Standards - Allow pre-fabricated and new building technologies, e.g. cross-laminated | Regulatory | H.2.8 | | | | | | | | |
| B.12 | Off-street Parking Policies and Standards - Review the benefits or impacts of transit access (using special studies). | Regulatory | H.2.8, LU.2.3 | | | | | | Builders | | |
| B.13 | Ground floor commercial requirements in mixed-use zones. | Regulatory | H.2.4 | | | | | | | | |
| B.14 | Capital Investments to Support Mixed-Use and Mixed Income Housing - Include investment strategies, e.g. planned and existing infrastructure, for Town Center planning area that adequately encourages mixed use and mixed income residential neighborhoods. | Funding | H.2.4, CF.4.7 | | | | | | Schools; Businesses; Human Srv. Orgs | | |
| B.15 | Technical Assistance and Education - Provide technical assistance to establish innovative and diverse housing concepts. | Other Support | H.3.5 | | | | | | | | |

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|-------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|-----------------------------------|---------|---------|---------|----------|-------------|--------------------------------------------------------------------------|------------|----------|
| C. Housing Theme - Housing Affordability | | | | | | | | | | | |
| REGULATORY | | | | | | | | | | | |
| C.1 | Dispersed Affordable Housing - Through zoning and subarea planning ensure that affordable housing is dispersed throughout the community. | Regulatory | H.3.7 | | | | | | Schools; Businesses; Human Srv. Orgs | | High |
| C.2 | Criteria for Rezones Requiring Affordable Housing - Establish standards and criteria for rezones to require the provision of affordable housing on- or off-site. | Regulatory | H.3.3 | | | | | | Builders; Affordable Housing Dev's; Schools; Businesses; Human Srv. Orgs | | High |
| C.3 | Zoning to Allow Range of Housing Affordability - Establish a range of residential densities to meet community housing needs and considering compatibility with the character of the City. | Regulatory | H.3, H.4.2, LU.1.1 | | | | | | Builders | | High |
| C.4 | Procedures and Regulations - Streamline review procedures and regulation to minimize unnecessary costs and time delays. Balance this objective with maintaining opportunities for public involvement and review, public safety, and other explicitly stated City policies. | Regulatory | H.2.8 H.2.12 H.3.4 | | | | | | Builders; Survey; Schools; Businesses; Human Srv. Orgs | | |
| C.6 | ARCH Housing Trust Fund - Participate in local, interjurisdictional programs, such as the ARCH Housing Trust Fund, to coordinate and distribute funding of affordable and special needs housing. | Funding | H.5.3 | | | | | | Affordable Housing Dev's; Human Srv. Orgs | | High |
| C.7 | Public Land Survey - Develop and maintain an inventory of surplus and underutilized public lands. Review survey to determine if such lands are suitable for housing and other public uses. | Other Support/ Funding | H.3.9 | | | | | | Builders; Affordable Housing Dev's; Human Srv. Orgs | | High |
| C.8 | Support the Preservation of Existing Affordable Housing - Identify the most strategic opportunities for preserving existing properties, e.g. location, condition, bank-owned, growth areas. | Other Support | H.3.2, H.3.6 | | | | | | Builders; Affordable Housing Dev's | | High |

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| C. Housing Theme - Housing Affordability (continued) | | | | | | | | | | | |
| DIRECT ASSISTANCE | | | | | | | | | | | |
| C.9 | Applications to Other Funders - Provide support for funding applications and other efforts by market and not-for-profit developers to build new or rehabilitate existing housing. Support efforts of affordable housing agencies and health and human service agencies to address housing needs for all economic segments of the population. | Other Support | H.3.6 | | | | | | Human Srv. Orgs | | Medium |
| C.10 | Identify New Revenue for Direct Assistance for affordable housing - Explore potential for a more dedicated revenue source that could be targeted toward affordable housing. | Funding | H.3.6 | | | | | | Builders; Human Srv. Orgs | | Medium |
| C.11 | Potential Uses of Local Resources | Funding | H.3.5, H.3.6 | | | | | | Human Srv. Orgs | | |
| C.12 | Support Ownership Opportunities - Support innovative programs to support ownership housing for low, moderate, and middle income households (e.g. owner-built housing, shared housing, 1st time homebuyer assistance programs, manufactured housing communities, price-restricted ownership, small lot and multiplex single-family). | Other Support/ Funding | H.3.2 | | | | | | Builders; Schools | | |
| C.13 | HUD Vouchers. Explore ways to increase the usage of HUD vouchers. | Regulatory | H.3.7 | | | | | | Affordable Housing Dev's | | |
| C.14 | Tenant Protections - Require longer notice to vacate when multiple tenants are to be displaced. | Regulatory | H.3.5, H.3.7 | | | | | | | | |
| C.15 | Tenant Counseling and Landlord Education - Provide technical assistance to tenants and landlords. | Other Support | H.3.5 | | | | | | | | |
| C.16 | Homebuyer Assistance - Promote homebuyer assistance programs offered by lenders and public agencies. | Other Support/ Funding | H.3.5 | | | | | | | | |
| C.17 | Partnerships with faith communities and other non-profits to develop underutilized land in their ownership. | Other Support | H.3.6 | | | | | | Affordable Housing Dev's; Human Srv. Orgs | | |

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|------------------------------------------------------|----------------------------------------------------|----------------------------------------------|-----------------------------------|---------|---------|---------|----------|-------------|--------------------------|------------|----------|
| C. Housing Theme - Housing Affordability (continued) | | | | | | | | | | | |
| DIRECT ASSISTANCE | | | | | | | | | | | |
| C.18 | Non-cash Subsidies. | • Credit enhancement education and programs. | Other Support | H.3.5 | | | | | Affordable Housing Dev's | | |

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|-----------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|-----------------------------------|---------|---------|---------|----------|-------------|-------------------------------------------|------------|----------|
| D. Housing Theme - Housing for People with Special Needs | | | | | | | | | | | |
| D.1 | Accessibility - Encourage Universal Design features that improve housing accessibility for people with disabilities. | Regulatory | H.4.3 | | | | | | | | High |
| D.2 | Senior Housing - Review senior housing land use regulations. Ensure that regulations support senior housing and recognize smaller household sizes. | Regulatory/ Other Support | H.4.1, H.4.2 | | | | | | Survey | | High |
| D.3 | Support organizations serving those with special housing needs. | Other Support/ Funding | H.4.3, H.4.5 | | | | | | Human Srv. Orgs | | High |
| D.4 | Dispersed Special Needs Housing - Through zoning and subarea planning, ensure special needs housing is dispersed throughout the community. | Regulatory | H.4.4 | | | | | | | | Medium |
| D.5 | Homeless Encampments - Review existing TUP regulations and consider criteria, process and conditions for homeless encampments. | Regulatory | H.4.5, H.5.2 | | | | | | | | |
| D.6 | Support public and private housing and services for people who are homeless - such as the Landlord Liaison/Rapid rehousing programs and development of new emergency and permanent | Funding | H.4.5, H.5.2 | | | | | | Affordable Housing Dev's; Human Srv. Orgs | | |

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|--------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|-----------------------------------|---------|---------|---------|----------|-------------|--------------------------|------------|----------|
| E. Housing Theme - Regional Collaboration | | | | | | | | | | | |
| E.1 | Federal and State Housing Legislation - Review, and as appropriate, provide comment on county, state and federal legislation affecting housing in Sammamish. | Advocacy | H.5.4 | | | | | | Affordable Housing Dev's | | High |
| E.2 | Housing Balance - Work cooperatively with other jurisdictions to achieve a regional fair share housing balance and maximize housing resources, e.g. ARCH. | Regulatory/ Other Support | H.3.1 | | | | | | Affordable Housing Dev's | | High |
| E.3 | Regional Housing Finance Strategy - Work with other jurisdictions to develop and implement a new regional housing finance strategy. | Other Support | H.5.1, H.6.2 | | | | | | Builders | | High |
| E.4 | Support a coordinated regional approach to homelessness. | Other Support | H.5.2 | | | | | | | | Medium |
| E.5 | Countywide Planning Policies - Coordinate with countywide housing policy and analysis, such as updates to Countywide Planning Policies. | Other Support | H.2.1 | | | | | | | | |

07R | Implementation Strategies

This section contains the strategies identified by elected and appointed officials as priority strategies (Table 1: Implementation Strategies) that will enhance the usability of Sammamish Home Grown.

Initial top strategies were selected by the Planning and Human Services Commissions after extensive research and discussion. This included reviewing data and information on housing gaps as well as existing housing strategies and listening to input from builders and affordable housing developers, local schools, social and human service providers, and local businesses. Commissioners also received public testimony through a public hearing.

Following this they held further discussion to come to consensus on the preferred priorities amongst the strategies in each housing category. Commissioners felt that each housing category necessitated an identification of the top three most important strategies for implementation; and these were the top strategies that were recommended to City Council for consideration.

City Council spent several months reviewing Sammamish Home Grown and learning about the Planning Commission's process and vision for the plan. They also received public testimony. Based on their input, the top strategies were amended by staff and brought back to City Council for prioritization.

Table 1: Implementation Strategies, shows the amended strategies and their prioritization by both Planning Commission and City Council. It also provides details for each strategy related to the time frame needed for completion and the investment needed.

Estimated Time Frame - Estimates the likely number of years required to complete the action. This ranges from less than one year (<1 year) to three to five years (3-5 years).

Estimated Investment - Acknowledges the need to balance priorities with resource availability and advance planning for high-investment actions.

\$ - **Low Investment:** Can be completed with current funding/staffing levels

\$\$ - **Moderate Investment:** Likely requires moderate increase in funding/ staffing

\$\$\$ - **High Investment:** Will require significant increase in funding/staffing

Priority - Ranks strategies as low, medium or high priority based on Planning Commission and City Council feedback. Strategies that were created after Planning Commission's consideration of Sammamish Home Grown are marked as N/A for Planning Commission priority.

Implementation Strategies

| TABLE 1: IMPLEMENTATION STRATEGIES | | | | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|----------------------|------------------------------|-----------------------|
| A. Housing Theme – Neighborhood Vitality and Character | | | | |
| AMENDED STRATEGY | ESTIMATED TIMEFRAME | ESTIMATED INVESTMENT | PLANNING COMMISSION PRIORITY | CITY COUNCIL PRIORITY |
| 1. Consider drafting sub-area plan policies during the 2023 Comprehensive Plan update for the future creation of Inglewood, Pine Lake and Klahanie commercial center sub-areas. | 3-5 years | \$\$\$ | High | Medium |
| 2. Evaluate and update subdivision codes to address resident concerns related to land use and building and enhance neighborhood character. | <1 year | \$ | High | Medium |
| B. Housing Theme – Housing Supply and Variety | | | | |
| AMENDED STRATEGY | ESTIMATED TIMEFRAME | ESTIMATED INVESTMENT | PLANNING COMMISSION PRIORITY | CITY COUNCIL PRIORITY |
| 1. Consider providing incentives for diverse housing opportunities that meet community needs in current and future subarea plans. | 3-5 years | \$ | High | Medium |
| 2. Track production of Accessory Dwelling Units (ADU's) and evaluate effectiveness of land use regulations in encouraging production while balancing maintaining neighborhood compatibility. | 3-5 years | \$\$ | High | Medium |
| 3. Evaluate existing mixed-use design standards & development regulations for Town Center and consider creating them for the Inglewood, Pine Lake and Klahanie Centers. | 3-5 years | \$\$\$ | High | Medium |

Implementation Strategies

| TABLE 1: IMPLEMENTATION STRATEGIES | | | | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|----------------------|------------------------------|-----------------------|
| C. Housing Theme – Housing Affordability (Regulatory) | | | | |
| AMENDED STRATEGY | ESTIMATED TIMEFRAME | ESTIMATED INVESTMENT | PLANNING COMMISSION PRIORITY | CITY COUNCIL PRIORITY |
| 1. Consider requiring affordable housing & creating incentives like a bonus pool for affordable housing in current and future mixed-use subareas. | <1 year | \$ | N/A | Medium |
| C. Housing Theme – Housing Affordability (Direct Assistance) | | | | |
| AMENDED STRATEGY | ESTIMATED TIMEFRAME | ESTIMATED INVESTMENT | PLANNING COMMISSION PRIORITY | CITY COUNCIL PRIORITY |
| 1. Continue to participate in local inter-jurisdictional programs, like the ARCH Housing Trust Fund , to coordinate & distribute funding of affordable and special needs housing. | Ongoing | \$ | High | Medium |
| 2. Consider conducting a public land survey to inventory surplus/ underutilized public lands and determine their suitability for housing and other public uses. | <1 year | \$ | High | Medium |
| 3. Begin to identify & seek out strategic opportunities for preserving existing affordable housing (e.g. older market-rate apartments) | <1 year | \$\$ | High | Medium |
| D. Housing Theme – Housing for People with Special Needs | | | | |
| AMENDED STRATEGY | ESTIMATED TIMEFRAME | ESTIMATED INVESTMENT | PLANNING COMMISSION PRIORITY | CITY COUNCIL PRIORITY |
| 1. Encourage Universal Design features that improve housing accessibility for people with disabilities. | <1 year | \$\$ | High | Medium |
| 2. Review senior housing land use regulations to assess if changes are needed to better support senior housing and smaller household sizes. | <1 year | \$ | High | Medium |

Implementation Strategies

| TABLE 1: IMPLEMENTATION STRATEGIES | | | | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|----------------------|------------------------------|-----------------------|
| D. Housing Theme – Housing for People with Special Needs (continued) | | | | |
| AMENDED STRATEGY | ESTIMATED TIMEFRAME | ESTIMATED INVESTMENT | PLANNING COMMISSION PRIORITY | CITY COUNCIL PRIORITY |
| 3. Continue to provide organizational support to organizations serving those with special housing needs (i.e. through the Human Services Bi-Annual Grant Program and the ARCH Housing Trust Fund). | ongoing | \$ | High | Medium |
| E. Housing Theme – Regional Collaboration | | | | |
| AMENDED STRATEGY | ESTIMATED TIMEFRAME | ESTIMATED INVESTMENT | PLANNING COMMISSION PRIORITY | CITY COUNCIL PRIORITY |
| 1. Continue to review, and as appropriate, provide comment on county, state and federal legislation affecting housing in Sammamish. | Ongoing | \$ | High | Medium |
| 2. Partner with neighboring jurisdictions to assess housing and service needs for our area & strategize about the best ways to address them. | 3-5 years | \$\$ | N/A | Medium |
| 3. Continue to work with other jurisdictions to develop & implement a new regional housing finance strategy . | Ongoing | \$\$ | High | Medium |

| No. | Page # | City Council Questions | Staff Response to Council Questions and Comments |
|-----|--------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | C-1 | <p>The population estimates chart is surprisingly off. It doesn't show the spike by 10,000+ people in 2016 with the annexation of Klahanie, and shows back in 2010 our population was "estimated" to be over 57,000. In 2010 our population was 45,810 according to the Census data. This chart should be revised to be more in line with actual populations (or estimates) than this chart.</p> | <p>The data previously included in the population chart in C-1 was pulled from American Factfinder's 2017 Population Estimates Program Annual Population Estimates (https://factfinder.census.gov/bkmk/table/1.0/en/PEP/2017/PEPANNRES/1620000US5361115) which re-adjusted population estimates based on the annexation of Klahanie. This means that instead of showing the population of Sammamish before and after annexation, the chart showed the overall growth for residents in Sammamish and Klahanie overtime. More information about the methodology behind how this data is pulled can be found at: https://www2.census.gov/programs-surveys/popest/technical-documentation/methodology/2010-2017/2017-su-meth.pdf</p> <p>We will add an amendment (see Amendment 6 in the Amendment Matrix) to update the data with population and land area estimates from the Washington State Office of Financial Management. Population estimates start in 2010 with calculations derived from adjusted federal census counts. The adjustments include: 1) controlling for annexations that occurred between January 1 and April 1 to account for boundary changes related to the timing of the federal census, 2) the substitution of state-certified special census counts in place of federal census counts, and 3) federal corrections to census counts. Land area estimates for Sammamish are derived from values included in our incorporation documents (excluding lakes and other water areas).</p> |
| 2 | C-1 | <p>The yellow box says our population has increased 12% since 2010, but based on census data, the actual increase is 40.99%. This of course includes the Klahanie PAA, but we don't seem to denote that anywhere, and so the 12% increase seems a bit misleading. Since our services cover a broader area now, the reality of our population should state the 41% increase with an explanation of the population spike in January 2016 with the annexation (and how many people were annexed at that time).</p> | <p>The 12% increase was based on the numbers pulled in the population estimate chart mentioned in Q1 above. We will add an amendment (see Amendment 7 in the Amendment Matrix) to adjust the numbers to correlate with the new population estimates mentioned in Q1 and note the annexation of Klahanie in 2016.</p> |

| No. | Page # | City Council Questions | Staff Response to Council Questions and Comments |
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| 3 | C-1 | <p>Race & Ethnicity pie chart. Since the yellow box and the age pie chart seem to correspond directly with census data, I couldn't figure out why there was a discrepancy with this chart with what I found on the census site.</p> <p>The breakdown on the Census website states: White 69.2%; Black 1.0%; American Indian/Alaska Native 0.0%; Asian 25.2%; Native Hawaiian/Pacific Islander 0.1%; 2+ races 4.1%; Hispanic/Latino 4.0%</p> <p>Why is our data different?</p> | <p>This data was pulled from the 2012-2016 American Community Survey 5-Year Estimates (see Race Alone or in Combination with One or More Other Races towards the middle of the page) in an attempt to provide a more up-to-date overview of Sammamish's demographics since the 2010 Census.</p> <p>All percentages were rounded and races that had low representation were combined under the "Some Other Race" Category. This included American Indian and Alaska Natives (0.5%), Native Hawaiians and Other Pacific Islanders (0.4%), and Some Other Race (0.9%).</p> |
| 4 | C-2 | <p>The data set from the "American Community Survey" is from 2015. Since this data is released annually, can we not update this with 2016 data? The 2017 data is due to be released in October 2018.</p> | <p>This was an error; the source on this chart should have been labeled as American Community Survey 5-year estimate for 2011-2015. We have updated all American Community Survey 5-year estimates for 2011-2015 to the 2012-2016 5-year estimates (see Amendment 8 in the Amendment Matrix).</p> <p>The 2017-5 year estimates will be released in early December and may be helpful to look at as work moves forward. (https://www.census.gov/programs-surveys/acs/news/data-releases/2017/release-schedule.html)</p> |
| 5 | C-2 | <p>The bottom data set in the chart says 2012. This data set runs in 4 year increments. Is this 2008-2012 data we are using here? The most updated version would be 2011-2015, this data is 3 sets older than the newest data available.</p> | <p>This was the 2008-2012 data set. Additionally, please see response below in Q6.</p> |
| 6 | C-3 | <p>We use 2016 data here, but from the same source we have data sets from an earlier year. Maybe all data points weren't available? Can we understand why we have the same source used throughout Appendix C, but it is not the same year consistently?</p> | <p>We apologize for the inconsistency. We will add an amendment to update all the charts using data from the American Community Survey to be from the 2012-2016 5-year estimates (see Amendment 8 in the Amendment Matrix). Similarly, we will add an amendment to update all the charts using the U.S. Department of Housing & Urban Development's Comprehensive Housing Affordability Strategy data to the 2011-2015 data set (see Amendment 9 in the Amendment Matrix).</p> |
| 7 | C-4 | <p>Data set date question again on both of the charts used here.</p> | <p>Please see response to Q6.</p> |

| No. | Page # | City Council Questions | Staff Response to Council Questions and Comments | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| 8 | C-5 | We reference ARCH data here from 2014, but in other places in this same appendix we have ARCH data from 2017. Is the data not available for all of these statistics in the ARCH data from 2017? I'm not a big fan of using data sets from different years, unless the data doesn't exist in that year. 4 year old data in this day and age may not be relevant. | ARCH's practice related to the Jobs-to-Housing Ratio has been to correlate this chart with the Buildable Lands and Comprehensive Plan targets instead of updating it annually because the goal is to show what cities have planned. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 9 | C-6 | Data set date again. | Please see response to Q6. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 10 | C-6 | I know we don't have the next buildable lands report yet, but we do know how many permits have been issued and constructed for the SFR & MFRs since 2014. It would be nice to have a more accurate picture of where we currently stand. When we issued the 10/3/17 moratorium, we had some 800+ applications in the pipeline alone. | <p>While the existing/remaining amounts would change, there shouldn't be much change to single-family and multi-family split. The information requested is as follows. If desired by Council, an amendment can be added to include this updated data in the chart.</p> <table border="1" data-bbox="1140 651 1766 849"> <thead> <tr> <th colspan="3" data-bbox="1140 651 1766 675">SFR PERMITS ISSUED</th> </tr> <tr> <th data-bbox="1140 675 1436 721">Year</th> <th data-bbox="1436 675 1589 721">Permits Issued</th> <th data-bbox="1589 675 1766 721">Permits Finaled</th> </tr> </thead> <tbody> <tr> <td data-bbox="1140 721 1436 747">2014</td> <td data-bbox="1436 721 1589 747">240</td> <td data-bbox="1589 721 1766 747">239</td> </tr> <tr> <td data-bbox="1140 747 1436 773">2015</td> <td data-bbox="1436 747 1589 773">182</td> <td data-bbox="1589 747 1766 773">178</td> </tr> <tr> <td data-bbox="1140 773 1436 799">2016</td> <td data-bbox="1436 773 1589 799">279</td> <td data-bbox="1589 773 1766 799">268</td> </tr> <tr> <td data-bbox="1140 799 1436 824">2017</td> <td data-bbox="1436 799 1589 824">358</td> <td data-bbox="1589 799 1766 824">280</td> </tr> <tr> <td data-bbox="1140 824 1436 849">2018 (Jan. - Aug)</td> <td data-bbox="1436 824 1589 849">169</td> <td data-bbox="1589 824 1766 849">7</td> </tr> </tbody> </table> <table border="1" data-bbox="1140 873 1766 1036"> <thead> <tr> <th colspan="3" data-bbox="1140 873 1766 898">MULTIFAMILY/APARTMENTS</th> </tr> </thead> <tbody> <tr> <td data-bbox="1140 898 1436 943">2016 - Plateau 120 Apartments</td> <td data-bbox="1436 898 1589 943">92 units</td> <td data-bbox="1589 898 1766 943">2017 Finaled under construction</td> </tr> <tr> <td data-bbox="1140 943 1436 989">2017- Sky Apartments</td> <td data-bbox="1436 943 1589 989">159 units</td> <td data-bbox="1589 943 1766 989">under construction</td> </tr> <tr> <td data-bbox="1140 989 1436 1036">2018 - Aurea Apartments</td> <td data-bbox="1436 989 1589 1036">41 units</td> <td data-bbox="1589 989 1766 1036">under construction</td> </tr> </tbody> </table> | SFR PERMITS ISSUED | | | Year | Permits Issued | Permits Finaled | 2014 | 240 | 239 | 2015 | 182 | 178 | 2016 | 279 | 268 | 2017 | 358 | 280 | 2018 (Jan. - Aug) | 169 | 7 | MULTIFAMILY/APARTMENTS | | | 2016 - Plateau 120 Apartments | 92 units | 2017 Finaled under construction | 2017- Sky Apartments | 159 units | under construction | 2018 - Aurea Apartments | 41 units | under construction |
| SFR PERMITS ISSUED | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Year | Permits Issued | Permits Finaled | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2014 | 240 | 239 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2015 | 182 | 178 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2016 | 279 | 268 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2017 | 358 | 280 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2018 (Jan. - Aug) | 169 | 7 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| MULTIFAMILY/APARTMENTS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2016 - Plateau 120 Apartments | 92 units | 2017 Finaled under construction | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2017- Sky Apartments | 159 units | under construction | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2018 - Aurea Apartments | 41 units | under construction | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 11 | C-7 | Pie Charts data set date question again | Please see response to Q6. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 12 | C-10 | Data set date question again | Please see response to Q6. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 13 | C-11 | There isn't a date on the ARCH data on either chart on this page. The last 20 years from 201? | Thank you for bringing this to our attention. The chart title included a typo and should have been 25 years. To provide added clarity and fix the typo, an amendment will be added (see Amendment 10 in the Amendment Matrix) to modify the chart title to "Affordable Housing Units Created from 1992-2017" so that it includes the date span and makes things more clear for the reader. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

| No. | Page # | City Council Questions | Staff Response to Council Questions and Comments |
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| 14 | H-1 Strategy A.2 (Sub-Area Plans) | How are we defining “central” neighborhoods? Should this be clarified to state “along transit routes”, because if we are talking increased multifamily/condo development as the example states, that should be near where transit is currently or will be. So stating where these sub-area plans might be is critical. | Great question. On page 15 of the redlined version of Sammamish Home Grown, in the revised Table 1: Implementation Strategies, we have modified this strategy and clarified that it would apply to the Town Center, Inglewood, Pink Lake, and Klahanie commercial center sub-areas. |
| 15 | H-1 Strategy A.2 (Sub-Area Plans) | I would like to further discuss the example of prioritizing “all planning, incentives and related City ordinance changes in a way that ensures any increases in total housing planning or required in the City are focused on multi-family housing in centers and planned neighborhood sub-areas, not in additional new single family homes”. Considering our lagging infrastructure in terms of roads, pushing all new development toward MFH over SFH is worthy of discussion, especially since this strategy is for the “short term”. | The examples provided in Appendix H were items for later discussion should that strategy be prioritized. Note that in the revised version of Sammamish Home Grown, Appendix H (including all the examples) will be deleted and the strategies themselves are amended to provide additional clarity. You can see the revised strategies in Table 1 of the redlined version of Sammamish Home Grown (pages 15-17). |
| 16 | H-1 Strategy A.3 (Subdivision Code Update) | I’m trying to understand the example about clustering to protect environmentally sensitive areas. We already allow clustering (in the R-1) and environmentally sensitive areas are protected already, so understanding this example would be helpful. | You’re correct that we do have regulatory requirements for environmentally sensitive areas and we do require clustering in the R-1 zone. Additionally, the Urban Forest Management Plan, once approved, may necessitate a review of our regulatory requirements in the future. As previously mentioned, the examples provided in Appendix H were items for later discussion should that strategy be prioritized and in the revised version of Sammamish Home Grown, Appendix H (including all the examples) will be deleted with amended strategies provided on pages 15-17 of the redlined version of Sammamish Home Grown. |
| 17 | H-1 Strategy A.3 (Subdivision Code Update) | What is the goal behind reviewing our street trees? We just did this within the last 2 or so years, were there issues identified with the new list? This entire section has no “public input” guiding it. | You’re correct, our Public Works Standards adopted in 2016 did include a complete review our street trees. As previously mentioned, the examples provided in Appendix H were items for later discussion should that strategy be prioritized and in the revised version of Sammamish Home Grown, Appendix H (including all the examples) will be deleted with amended strategies provided on pages 15-17 of the redlined version of Sammamish Home Grown. |

| No. | Page # | City Council Questions | Staff Response to Council Questions and Comments |
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| 18 | H-1 Strategy A.3 (Subdivision Code Update) | What is the goal behind reviewing minimum street widths? We just reviewed this recently too relative to allowed parking, etc. I'm just trying to understand the concern behind this. Again, no "public input" guided this goal. | The interim development regulations currently in place require street parking for new development without the need to modify street widths. Analysis of street parking is continuing as part of the development regulation update but there is no planned review of street widths at this time. Note that this example (along with rest of Appendix H) is being removed from Sammamish Home Grown and the strategy has been amended to provide additional clarity. |
| 19 | H-1 Strategy A.3 (Subdivision Code Update) | What type of "offsets" were behind the thoughts relative to art in new neighborhoods? Are we talking about reduced impact fees? Is that relative to something else? I'm not sure what offsets might be. | Potential offsets or incentives for public artwork could be permit fees, open space requirements, or other such code requirements. Another example is found in the code related to Town Center that allows for reduced building setbacks if the building's facade includes artwork that adds interest to the streetscape or other public benefits. Note that in the revised version of Sammamish Home Grown, Appendix H (including all the examples) will be deleted |
| 20 | H-2 Strategy A.5 (Infrastructure Improvements) | What type of regular infrastructure maintenance in residential neighborhoods aside from the pavement overlay that we already do & retention pond maintenance are we thinking of here? | Recently annexed areas have previously experienced severe lack of infrastructure maintenance. Additionally, this could also include public park infrastructure. Note that this example (along with rest of Appendix H) will be deleted in the revised version of Sammamish Home Grown. |
| 21 | H-2 Strategy A.5 (Infrastructure Improvements) | The final bullet is relative to retention ponds & I feel like this bullet was already covered with changes we recently made along these same lines. Was there something else identified? | The changes made do align with this example. Note that this example (along with rest of Appendix H) will be deleted in the revised version of Sammamish Home Grown. |
| 22 | H-3 Strategy B.1 (Incentives to Expand Housing Choices) | I'd like to understand how the current Town Center subarea plan will (or won't) meet the "community needs" as far as housing that is yet to come online. It may be hard to distinguish based on the questions in the survey if the TC plan will provide for this or not. The questions weren't phrased very well to ascertain this level of detail, which I think is imperative to understanding what the community is really asking for. | The intent of the community survey was to get high level input to understand the community's general thoughts related to housing and identify any themes for later discussion. We agree that if this strategy becomes a Council priority, additional and more detailed community input would be required. |
| 23 | H-3 Strategy B.1 (Incentives to Expand Housing Choices) | The incentive based examples are relative to MFH and SFH? They seem to contrast the Council adopted interim development regs on minimum lot size, setbacks, height. | Good question. You're correct that this example contrasts the interim development regulations. However, there is the option of legislative action in the future to create incentives for certain areas. This example could apply to SFH, MFH or both - it's something that would have to be discussed at a later date (assuming this strategy gets prioritized). Note that this example (along with rest of Appendix H) is being removed from Sammamish Home Grown and the strategy has been amended to provide additional clarity. |

| No. | Page # | City Council Questions | Staff Response to Council Questions and Comments |
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| 24 | H-3 Strategy B.1 (Incentives to Expand Housing Choices) | I don't understand how you can have 5 stories in the R-6 or R-8 zones, wouldn't this mean a different zoning for these? | You're correct that our current regulations wouldn't allow this in R-6 or R-8 zones. This example would require different zoning or some incentive with a specific criteria (like if the property abuts a major transit route or is adjacent to arterials. Again, this specific example (along with rest of Appendix H) is being removed from Sammamish Home Grown and the strategy has been amended to provide additional clarity. |
| 25 | H-3 Strategy B.5 (Criteria to Allow MF Zoning Increase) | You have an example under the strategy heading, shouldn't that be under the examples instead? | You're correct. This strategy, along with its examples, will not be included in the revised version of Sammamish Home Grown as Appendix H is being deleted. |
| 26 | H-4 Strategy B.6 (Innovative Housing) | This strategy appears to be in direct contrast to the interim development regulations recently passed (as far as the "small lot SF" portion). | While this does contract the interim development regulations, there is the option of future legislative action to incentivize options related to smaller lot square footage. However this strategy will not be included in the revised version of Sammamish Home Grown. |
| 27 | H-4 Strategy B.7 (Growth Phasing for Residential Development) | How can we legally dictate where "location" and when "timing" of new development? | While the City can't dictate the timing and location, there are things it can do to "ripen" certain areas sooner than others. This usually involves infrastructure and/or planning investments and deployments. For example, stormwater capital projects, roads capital projects, up zoning of property, development incentives, etc.). Note that this strategy will not be included in the revised version of Sammamish Home Grown. |
| 28 | H-4 Strategy B.9 (Minimum Density Requirements) | Am I reading this correctly that this strategy is to increase the floor area to limit low-density (SFH) development that would encompass the R-8 zone? If so, is that congruent with the interim development regulations in the R-8 zone as far as setbacks & building height? They would appear to be in contrast from sentiments from the community & what DCD has heard to draw them up. | Town Center has minimum density requirements but the rest of the zoning districts in the City outside of Town Center only have a maximum density requirement. This is something that could be considered for the future, however this specific strategy will not be included in the revised version of Sammamish Home Grown. |
| 29 | H-5 Strategy C.3 (Zoning to Allow Range of Housing Affordability) | This should be a discussion item relative not to the need for housing affordability, but rather zoning changes. | This strategy has been removed and replaced with a new strategy for Council consideration. You can find the new strategy on page 16 of the redlined version of Sammamish Home Grown. |

| No. | Page # | Source | Type | Proposed Amendment |
|-----|---------------------------------------------|--------------|----------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | 5 | Staff | Update | Update language to add City Council, replace "top strategies" with "implementation strategies", and remove reference to Appendix H. |
| 2 | 6 | Staff | Update | Update language to add City Council and replace "top strategies" with "implementation strategies". |
| 3 | 11, 12, 13, 14, 15, 16, 17 | Staff | Update to improve clarity | Replace Section 7: Top Strategies with Section 7R: Implementation Strategies to provide a more streamlined and clear path for the implementation of Sammamish Home Grown. |
| 4 | A-1, A-2, A-3 | Staff | Correction | Update the header of Appendix A to include City Council |
| 5 | A-3 | Staff | Update | Replaced placeholders with content to summarize City Council meetings where Sammamish Home Grown was discussed. |
| 6 | C-1 | City Council | Update to improve clarity | Update the population chart to the Population and Land Area Estimates from the Washington State Office of Financial Management. |
| 7 | C-1 | City Council | Update to improve clarity | Update the text of the call-out box to correlate with the above data source and note the annexation of Klahanie in 2016. |
| 8 | C-1, C-2, C-3, C-4, C-6, C-9 | City Council | Update to improve clarity | Update all charts using American Community Survey 5-year estimates for 2011-2015 to the 5-year estimates for 2012-2016. |
| 9 | C-2, C-4, C-7, C-8, C-10 | City Council | Update to improve clarity | Update all charts using the U.S. Department of Housing & Urban Development's Comprehensive Housing Affordability Strategy data for 2008-2012 to the 2011-2015. |
| 10 | C-11 | Staff | Correction & update to improve clarity | Modify the chart title from "Affordable Housing Units Created in the Past 20 Years" to "Affordable Housing Units Created from 1992-2017". |
| 11 | C-2, C-4 | Staff | Update to improve clarity | Update the text of the call-out box to correlate with the updated data source. |
| 12 | C-5 | ARCH | Correction | Modify chart title from "Household Growth" to "Housing Unit Growth". |
| 13 | C-11 | ARCH | Correction | Modify chart title from "Accessory Dwelling Units Constructed" to "Accessory Dwelling Units Permitted". |
| 14 | H-1, H-2, H-3, H-4, H-5, H-6, H-7, H-8, H-9 | Staff | Update | Added "Deleted" to the Appendix H header to indicate that in the finalized version of Sammamish Home Grown, Appendix H will not be included. |

Agenda Bill
 City Council Regular Meeting
 January 15, 2019



| | | | |
|------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|-------------------------------------|-------------------------------------|
| SUBJECT: | Resolution Appointing one member to the King County Landmarks Commission to represent the City of Sammamish. | | |
| DATE SUBMITTED: | January 11, 2019 | | |
| DEPARTMENT: | City Manager's Office | | |
| NEEDED FROM COUNCIL: | <input checked="" type="checkbox"/> Action <input type="checkbox"/> Direction <input type="checkbox"/> Informational | | |
| RECOMMENDATION: | Approve the resolution appointing one member to the King County Landmark Commission. | | |
| EXHIBITS: | 1. Exhibit 1 - Resolution | | |
| BUDGET: | | | |
| Total dollar amount | N/A | <input type="checkbox"/> | Approved in budget |
| Fund(s) | | <input type="checkbox"/> | Budget reallocation required |
| | | <input checked="" type="checkbox"/> | No budgetary impact |
| WORK PLAN FOCUS AREAS: | | | |
| <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 type="checkbox"/> Environmental Health & Protection | <input type="checkbox"/> Financial Sustainability | | |

NEEDED FROM COUNCIL:
 Shall the City Council appoint a member to represent Sammamish on the King County's Landmark Commission?

KEY FACTS AND INFORMATION SUMMARY:
 Section SMC 21.10.030 indicates the City Council shall appoint a special member to serve with King County Landmarks Commission which serves as the City of Sammamish's Landmarks Commission. The previous Commissioner, Doug Eglington, notified the City that he was resigning from the commission. This resolution will appoint a resident to represent the City of Sammamish on this board. The term will be for three (3) years from date of appointment.

Sammamish Municipal Code (SMC) Chapter 21.10 Protection and Preservation of Landmarks was passed by the City Council on December 16, 2008. SMC Chapter 21.10 was approved in order to implement the Comprehensive Plan Policy ECP-9.3 which stated, "The City should establish a Landmark Preservation Board," as well as other policies under Comprehensive Plan Goal LU-10, "Identify, protect, encourage and preserve historic, cultural and archaeological resources." Ordinance [O2008-240](#) adopting SMC 21.10 was established to provide a formal procedure in cooperation with King County to place historic cultural, engineering and archaeological objects, structures, sites, and districts on either local, county, state or federal registers. It also creates a procedure to formally recognize those structures, objects and sites and provide for tax incentives to owners of designated properties. The Sammamish representative is only called upon when the landmark designation request is for a structure in Sammamish.

FINANCIAL IMPACT:

N/A

OTHER ALTERNATIVES CONSIDERED:

The position could remain unfilled and Sammamish would not have representation on the commission.

**CITY OF SAMMAMISH
WASHINGTON
RESOLUTION NO. R2019-___**

**A RESOLUTION OF THE CITY OF SAMMAMISH
WASHINGTON APPOINTING OF ONE SPECIAL MEMBER
TO THE KING COUNTY LANDMARKS COMMISSION**

WHEREAS, the Sammamish City Council approved SMC Chapter 21.10.030 establishing a King County Landmarks Commission and setting forth the duties of said commission; and

WHEREAS, the City Council desires to appoint a local resident to the Sammamish Landmarks Commission for purposes of considering designation proposals in the City of Sammamish; and

WHEREAS, the City sought applicants for this Commission;

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

Section 1. Appointment of Special Commissioner: The City Council hereby appoints _____ as a Special Member to the King County Landmarks Commission.

Section 2. Term: The term will commence on date of appointment and will be for three years ending in January, 2022. The Special Member may request with one additional three-year term.

Section 2. Severability. Should any section, paragraph, sentence, clause or phrase of this Resolution, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this Resolution 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 Resolution or its application to other persons or circumstances.

**ADOPTED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF ON
THE ___ DAY OF JANUARY, 2019**

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: | January 11, 2019 |
| Passed by the City Council: | |
| Resolution No. | R2019-____ |

Agenda Bill
 City Council Regular Meeting
 January 15, 2019



| | | | |
|----------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|------------------------------------|----------------------------------------|
| SUBJECT: | A Resolution of the City of Sammamish, WA appointing three members to the Sammamish Arts Commission | | |
| DATE SUBMITTED: | January 11, 2019 | | |
| DEPARTMENT: | City Manager's Office | | |
| NEEDED FROM COUNCIL: | <input checked="" type="checkbox"/> Action | <input type="checkbox"/> Direction | <input type="checkbox"/> Informational |
| RECOMMENDATION: | Vote to appoint applicants to the Sammamish Arts Commission and approve the resolution. | | |
| EXHIBITS: | 1. Exhibit 1 - Resolution | | |
| BUDGET: | | | |
| Total dollar amount | <input type="checkbox"/> Approved in budget | | |
| Fund(s) | <input type="checkbox"/> Budget reallocation required | | |
| | <input checked="" type="checkbox"/> No budgetary impact | | |
| WORK PLAN FOCUS AREAS: | | | |
| <input type="checkbox"/> Transportation | <input type="checkbox"/> Community Safety | | |
| <input type="checkbox"/> Communication & Engagement | <input checked="" type="checkbox"/> Community Livability | | |
| <input checked="" type="checkbox"/> High Performing Government | <input checked="" type="checkbox"/> Culture & Recreation | | |
| <input type="checkbox"/> Environmental Health & Protection | <input type="checkbox"/> Financial Sustainability | | |

NEEDED FROM COUNCIL:

Should the City Council approve the resolution appointing members to the Arts Commission?

KEY FACTS AND INFORMATION SUMMARY:

The Arts Commission is very active and is in need of commissioners with diverse skills and backgrounds. In the past year they have sponsored such varied activities as art displays in City Hall, workshops for seniors, and many other community programs. Arts Commission members also represent Sammamish at regional and local meetings.

There will be three positions to fill on the Arts Commission. 1 three-year term and 2 four-year terms.

- Four-year term (2 positions)
- Three-year term (1 position)

A recruitment for Commissioners was opened on November 1, 2018 with a December 31, 2018 deadline to apply. The City received eight applications for the Arts Commission, two of which were from current Commissioners seeking reappointment. Five applicants were interviewed at an open public meeting on January 8, 2019 and one applicant was interviewed at an open public meeting on January 14, 2019:

- Claradell Shedd * (Interviewed on January 14)
- Priti Joshi*
- Lazarus Chernik
- Echo Chernik
- Ashley Arrington (Would also consider serving on the Parks & Recreation Commission)
- Thomas Thomson (Did not interview)
- Natalie Raines (Withdrew)
- Sarvinder Marwaha (Would also consider serving on the Parks & Recreation Commission)

On January 15, 2019, the City Council will discuss the qualifications of the candidates in a closed Executive Session. They will then return to open session and vote on the appointments to the Commission. All commission terms begin February 1, 2019.

*Current Commissioner

FINANCIAL IMPACT:

N/A

OTHER ALTERNATIVES CONSIDERED:

Council may elect to delay appointment to the Arts Commission and direct staff to continue the recruitment process. This would result in three vacancies on the Commission beginning in February, which would not be filled for several months.

RELATED CITY GOALS, POLICIES, AND MASTER PLANS:

N/A

**CITY OF SAMMAMISH
WASHINGTON
RESOLUTION NO. R2019-_____**

**A RESOLUTION OF THE CITY OF SAMMAMISH
WASHINGTON APPOINTING THREE MEMBERS TO
THE SAMMAMISH ARTS COMMISSION**

WHEREAS, the Sammamish City Council created a nine-member Arts Commission and established the duties of said Commission; and

WHEREAS, there are currently three vacancies on the Commission; and

WHEREAS, the City Council solicited applications for said positions;

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

Section 1. Appointment of Arts Commission. The City Council hereby appoints the following individual to the Sammamish Arts Commission for the designated terms hereafter set forth:

| | | |
|-------|-------------|-------------------------------|
| _____ | Position #3 | Term Expires January 31, 2022 |
| _____ | Position #5 | Term Expires January 31, 2023 |
| _____ | Position #6 | Term Expires January 31, 2023 |

Section 2. Severability. Should any section, paragraph, sentence, clause or phrase of this Resolution, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this Resolution 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 Resolution or its application to other persons or circumstances.

**ADOPTED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF ON THE
_____ DAY OF JANUARY, 2019.**

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: January 11, 2019
Passed by the City Council:
Resolution No. R2019-_____

Agenda Bill
City Council Regular Meeting
January 15, 2019



| | | | |
|----------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|-------------------------------------|-------------------------------------|
| SUBJECT: | A Resolution of the City of Sammamish, WA appointing two members to the Sammamish Human Services Commission | | |
| DATE SUBMITTED: | January 11, 2019 | | |
| DEPARTMENT: | City Manager's Office | | |
| NEEDED FROM COUNCIL: | <input checked="" type="checkbox"/> Action <input type="checkbox"/> Direction <input type="checkbox"/> Informational | | |
| RECOMMENDATION: | Vote to appoint applicants to the Sammamish Human Services Commission and approve the resolution. | | |
| EXHIBITS: | 1. Exhibit 1 - Resolution | | |
| BUDGET: | | | |
| Total dollar amount | N/A | <input type="checkbox"/> | Approved in budget |
| Fund(s) | | <input type="checkbox"/> | Budget reallocation required |
| | | <input checked="" type="checkbox"/> | No budgetary impact |
| WORK PLAN FOCUS AREAS: | | | |
| <input type="checkbox"/> Transportation | <input type="checkbox"/> Community Safety | | |
| <input type="checkbox"/> Communication & Engagement | <input checked="" type="checkbox"/> Community Livability | | |
| <input checked="" type="checkbox"/> High Performing Government | <input checked="" type="checkbox"/> Culture & Recreation | | |
| <input type="checkbox"/> Environmental Health & Protection | <input type="checkbox"/> Financial Sustainability | | |

NEEDED FROM COUNCIL:
Should the City Council approve the resolution appointing members to the Human Service Commission?

KEY FACTS AND INFORMATION SUMMARY:
There will be two four-year positions to fill on the Human Services Commission.

A recruitment for Commissioners was opened on November 1, 2018 with a December 31, 2018 deadline to apply. The City received six applications. The applicants were interviewed on January 8, 2019:

- Nushina Mir*
- Jodi Nishioka*
- Sherry Helppie (Withdrew)
- Bill Patterson (Would also consider serving on the Parks & Recreation Commission)
- Ahmed Khan (Would also consider serving on the Planning Commission)
- Jamie Hauser

On January 15, 2019, the City Council will discuss the qualifications of the candidates in a closed Executive Session. They will then return to open session and vote on the appointments to the Commission. All commission terms begin February 1, 2019.

*Current Commissioner

FINANCIAL IMPACT:

N/A

OTHER ALTERNATIVES CONSIDERED:

Council may elect to delay appointment to the Human Services Commission and direct staff to continue the recruitment process. This would result in three vacancies on the Commission beginning in February, which would not be filled for several months.

RELATED CITY GOALS, POLICIES, AND MASTER PLANS:

N/A

**CITY OF SAMMAMISH
WASHINGTON
RESOLUTION NO. R2019-___**

**A RESOLUTION OF THE CITY OF SAMMAMISH
WASHINGTON APPOINTING TWO MEMBERS TO THE
SAMMAMISH HUMAN SERVICES COMMISSION**

WHEREAS, the Sammamish City Council created a seven-member Human Services Commission and established the duties of said Commission; and

WHEREAS, there are currently two vacant Commission positions; and

WHEREAS, the City Council solicited applications for the Human Services Commission positions; and

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

Section 1. Appointment of Planning Commissioners. The City Council hereby appoints the following individuals to the Sammamish Planning Commission as hereafter set forth:

- | | | |
|-------|-------------|-------------------------------|
| _____ | Position #1 | Term Expires January 31, 2023 |
| _____ | Position #2 | Term Expires January 31, 2023 |

Section 2. Severability. Should any section, paragraph, sentence, clause or phrase of this Resolution, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this Resolution 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 Resolution or its application to other persons or circumstances.

ADOPTED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF ON THE _____ DAY OF JANUARY, 2019.

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: January 11, 2019
Passed by the City Council:
Resolution No. R2019-_____

Agenda Bill
City Council Regular Meeting
January 15, 2019



| | | | |
|----------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|-------------------------------------|-------------------------------------|
| SUBJECT: | A Resolution of the City of Sammamish, WA appointing three members to the Sammamish Planning Commission | | |
| DATE SUBMITTED: | January 11, 2019 | | |
| DEPARTMENT: | City Manager's Office | | |
| NEEDED FROM COUNCIL: | <input checked="" type="checkbox"/> Action <input type="checkbox"/> Direction <input type="checkbox"/> Informational | | |
| RECOMMENDATION: | Vote to appoint applicants to the Sammamish Planning Commission and approve the resolution. | | |
| EXHIBITS: | 1. Exhibit 1 - Resolution | | |
| BUDGET: | | | |
| Total dollar amount | N/A | <input type="checkbox"/> | Approved in budget |
| Fund(s) | | <input type="checkbox"/> | Budget reallocation required |
| | | <input checked="" type="checkbox"/> | No budgetary impact |
| WORK PLAN FOCUS AREAS: | | | |
| <input type="checkbox"/> Transportation | <input type="checkbox"/> Community Safety | | |
| <input type="checkbox"/> Communication & Engagement | <input checked="" type="checkbox"/> Community Livability | | |
| <input checked="" type="checkbox"/> High Performing Government | <input checked="" type="checkbox"/> Culture & Recreation | | |
| <input type="checkbox"/> Environmental Health & Protection | <input type="checkbox"/> Financial Sustainability | | |

NEEDED FROM COUNCIL:
Should the City Council approve the resolution appointing members to the Planning Commission?

KEY FACTS AND INFORMATION SUMMARY:
There will be three positions to fill on the Planning Commission.

- Four-year term (2 positions)
- Two-year term (1 position)

A recruitment for Commissioners was opened on November 1, 2018 with a December 31, 2018 deadline to apply. The City received eight applications. The applicants were interviewed at an open public meeting on January 14, 2019:

- Larry Crandall*
- Shanna Collins*
- Katelyn Shriber (Would also consider Human Services Commission)
- Josh Amato (Would also consider Human Services Commission)
- John Robinson
- Mark Lewis (Would also consider Parks & Recreation Commission)
- Will Gray (Would also consider Human Services Commission)
- Matt Howarth

On January 15, 2019, the City Council will discuss the qualifications of the candidates in a closed Executive Session. They will then return to open session and vote on the appointments to the Commission. All commission terms begin February 1, 2019.

*Current Commissioner

FINANCIAL IMPACT:

N/A

OTHER ALTERNATIVES CONSIDERED:

Council may elect to delay appointment to the Planning Commission and direct staff to continue the recruitment process. This would result in three vacancies on the Commission beginning in February, which would not be filled for several months.

RELATED CITY GOALS, POLICIES, AND MASTER PLANS:

N/A

**CITY OF SAMMAMISH
WASHINGTON
RESOLUTION NO. R2019-___**

**A RESOLUTION OF THE CITY OF SAMMAMISH
WASHINGTON APPOINTING THREE MEMBERS TO
THE SAMMAMISH PLANNING COMMISSION**

WHEREAS, the Sammamish City Council created a seven-member Planning Commission and established the duties of said Commission; and

WHEREAS, there are currently three vacant Commission positions; and

WHEREAS, the City Council solicited applications for the vacant Planning Commission positions; and

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

Section 1. Appointment of Planning Commissioners. The City Council hereby appoints the following individuals to the Sammamish Planning Commission as hereafter set forth:

- | | | |
|-------|-------------|-------------------------------|
| _____ | Position #3 | Term Expires January 31, 2023 |
| _____ | Position #4 | Term Expires January 31, 2023 |
| _____ | Position #5 | Term Expires January 31, 2021 |

Section 2. Severability. Should any section, paragraph, sentence, clause or phrase of this Resolution, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this Resolution 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 Resolution or its application to other persons or circumstances.

**ADOPTED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF ON
THE _____ DAY OF JANUARY, 2019.**

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: January 11, 2019
Passed by the City Council:
Resolution No. R2019-_____

Agenda Bill
 City Council Regular Meeting
 January 15, 2019



| | | | |
|----------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|-------------------------------------|-------------------------------------|
| SUBJECT: | A Resolution of the City of Sammamish, WA appointing three members to the Sammamish Parks & Recreation Commission | | |
| DATE SUBMITTED: | January 11, 2019 | | |
| DEPARTMENT: | City Manager's Office | | |
| NEEDED FROM COUNCIL: | <input checked="" type="checkbox"/> Action <input type="checkbox"/> Direction <input type="checkbox"/> Informational | | |
| RECOMMENDATION: | Vote to appoint applicants to the Sammamish Parks & Recreation Commission and approve the resolution. | | |
| EXHIBITS: | 1. Exhibit 1 - Resolution | | |
| BUDGET: | | | |
| Total dollar amount | N/A | <input type="checkbox"/> | Approved in budget |
| Fund(s) | | <input type="checkbox"/> | Budget reallocation required |
| | | <input checked="" type="checkbox"/> | No budgetary impact |
| WORK PLAN FOCUS AREAS: | | | |
| <input type="checkbox"/> Transportation | <input type="checkbox"/> Community Safety | | |
| <input type="checkbox"/> Communication & Engagement | <input checked="" type="checkbox"/> Community Livability | | |
| <input checked="" type="checkbox"/> High Performing Government | <input checked="" type="checkbox"/> Culture & Recreation | | |
| <input type="checkbox"/> Environmental Health & Protection | <input type="checkbox"/> Financial Sustainability | | |

NEEDED FROM COUNCIL:
 Should the City Council approve the resolution appointing members to the Parks and Recreation Commission?

KEY FACTS AND INFORMATION SUMMARY:
 There are vacancies on the Parks & Recreation Commission each year.
 There will be three positions to fill on the Parks & Recreation Commission.

- Four-year term (2 positions)
- Two-year term (1 position)

A recruitment for Commissioners was opened on November 1, 2018 with a December 31, 2018 deadline to apply. The City received two applications for the Parks and Recreation Commission. However, several applicants for other commissions have also expressed an interest in serving on this commission and were interviewed at open public meetings on January 8 and January 14, 2019:

- Eirlys Vanderhoff
- Seth Van Grinsven

On January 15, 2019, the City Council will discuss the qualifications of the candidates in a closed Executive Session. They will then return to open session and vote on the appointments to the Commission. All commission terms begin February 1, 2019.

FINANCIAL IMPACT:

N/A

OTHER ALTERNATIVES CONSIDERED:

Council may elect to delay appointment to the Parks & Recreation Commission and direct staff to continue the recruitment process. This would result in three vacancies on the Commission beginning in February, which would not be filled for several months.

RELATED CITY GOALS, POLICIES, AND MASTER PLANS:

N/A

**CITY OF SAMMAMISH
WASHINGTON
RESOLUTION NO. R2019 _____**

**A RESOLUTION OF THE CITY OF SAMMAMISH WASHINGTON
APPOINTING THREE MEMBERS TO THE SAMMAMISH PARKS AND
RECREATION COMMISSION**

WHEREAS, the City Council created a Parks and Recreation Commission consisting of nine members; and

WHEREAS, there are currently three vacant Commission positions; and

WHEREAS, the City Council solicited applications for the vacant Commission positions; and

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

Section 1. Appointment of Parks and Recreation Commissioners. The City Council hereby appoints the following individuals to the Sammamish Parks and Recreation Commission as hereafter set forth:

- _____ Position #1 Term Expires January 31, 2021
- _____ Position #6 Term Expires January 31, 2023
- _____ Position #7 Term Expires January 31, 2023

Section 2. Severability. Should any section, paragraph, sentence, clause or phrase of this Resolution, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this Resolution 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 Resolution or its application to other persons or circumstances.

ADOPTED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF ON THE _____ DAY OF JANUARY, 2019.

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: January 11, 2019
Passed by the City Council:
Resolution No. R2019-____

COUNCIL REPORT – CHRISTIE MALCHOW

JANUARY 15, 2019

PIC MEETING 1/9/2019

- Potential investments via the legislature include: \$200M to local culvert projects, \$3B for State culvert projects.
- Homelessness Response System Recommendations:
 - Theory of change that was given to PIC to consider, was met with discussion around the idea that this new entity needs to be addressing homelessness without a one size fits all. The theory of change as presented at PIC was:
“If we create a homelessness response system that centers customer voice, then we will be able to focus on responding to needs and eliminating inequities, in order to end homelessness for all.”
- *Feedback desired:* Regional Transit & Road Maintenance Planning – there is no funding plan for KC Metro, so is there an appetite for our voters to consider a levy? Seattle could run off and do their own levy & buy service off the top as they do now. I'd like to hear what our Council thinks about SCA's ask relative to a levy for the region on regional transit & road maintenance.
- King Co. Parks Levy – We had that presentation at a previous Council meeting (status quo versus enhancement options). Difference being keeping the current state (around .13/\$1000) or the enhanced (around .18/\$1000).
 - Kirkland is drafting a letter to the County related to this, cautioning on voter fatigue. They also suggested more dollars directly to cities (with flexibility on spending) if there is more than just the status quo that goes on the ballot.
 - SCA is likely to adopt a position, likely along the lines of minimize the levy, but give as much flexibility/money to cities.
 - Your *feedback* relative to status quo versus enhanced options is appreciated. Please reference your old packet or video relative to the County's presentation if you need a refresher.
- King Co. Charter Review – our City received an email/invitation to comment, who at the City received that (assume it was staff). Do we want to comment on it? Do we want to comment through SCA? The Charter Review happens once per decade; the Charter defines the powers of the executive and legislative branches of King Co., establishes financial procedures, sets qualifications & procedures for elections, defines the role of regional committees and other important policies that provide for the governance of King Co. and regional policy making. There are SCA representatives on the Charter Review committee, so we can comment via SCA if we don't want to do it on ourselves.

FYI

[SCA Dinner](#) is on January 30, 2019 at 5:30pm at Renton Pavillion, Gov. Inslee is the guest speaker.

Regional Board & Committee Appointees orientation (all appointees need to attend, not just new appointees): February 6th 6-8pm at SeaTac City Hall.



Memorandum

Date: January 15, 2019
To: Mayor Malchow and City Councilors
From: Larry Patterson, Interim City Manager
Re: City Manager's Report 1 15 19

1. **V/C** --- Council has a public hearing on the V/C component to the interim regulations this evening. Several of you have asked staff to make this a priority and bring forth a solution. Frankly, I am a little confused because I know all of us understood that approval for even the smallest developments could have issues in obtaining a concurrency certificate and certainly development as large as the Town Center would be very problematic. But we are here to serve, and staff are very capable of bringing you action(s) that can improve the window for development approvals.

Several of you have asked that consultants be present, and I have indicated one of our consultants is in D.C. Tuesday evening and will not be available. However, you do not need any consultant's present. The conversation we need is not to study the issue any longer. It is to direct staff at what type of solution you are looking for. Is it a construction solution to be included in the TIP to allow projects to move forward, is it an increase in the V/C, or is it to stay the course? If it is an increase of the V/C what type of approval window are you looking for? Primarily short plat residential developments, multi-family developments, or a window that allows full buildout or certain phases of the Town Center, or etc.?

If anyone who testifies, or the Council wants to more answers about the concurrency model or its various components then we need a study session and not a general discussion on direction. If so, we can add that to the next study session agenda, schedule a special study session or take it up at the retreat if we can get that scheduled.

I know you are feeling a sense of urgency, but the consequences of the tight V/C window of (1.1) adopted as part of your concurrency model were discussed prior to adoption and were anticipated to require future action and adoption of solutions as described above.

2. **Emergency Management** --- I have briefly discussed with each of you the concept of contracting our Emergency Management (EM) with Eastside Fire and Rescue (EF&R). Chief Clark and I have outlined a potential contract and what responsibilities each entity in such an arrangement would perform. Attached is a summary of that agreement. Since EF&R is not a political subdivision the contract will be with each party that forms the consortium of EF&R. Attached is a draft contract of what such a contract will look like. Tonight, requires no action.

The purpose tonight would be to discuss this arrangement, answer questions, and determine if this is a concept you wish me to pursue. If not, there is plan development and grant possibilities we have been moving slow on to see if this moves forward that we need to put in higher gear. The advantages in my mind of this arrangement are:

- a. Better oversight and management of the program;
 - b. Depth of resources for emergency management that we do not have;
 - c. Alignment with professional services that are in the business of emergency management;
 - d. Ability to address any large-scale emergency on a regional basis; and
 - e. Eventually perhaps some cost savings and abilities to contain budget for this service as our regions needs grow.
3. **Agenda Format** --- As you know we have had a contract working with Integris Performance Advisors to look at our packet preparation process to see if we could improve our methodology. We received that report last week. One of the items we discussed as a staff is a different agenda format. We discussed one that would make it easier to move items around and insure those with the most significance or public interest could be placed near the top. I am including a sample agenda for your review and consideration.
4. **Position and Wage Changes** --- Please see attached memo outlining changes I will be making in Parks and Recreation, unless you have objections to provide more efficient management.
5. **Steve Leniszewski** --- As I emailed you last week Mr. Leniszewski has accepted a position with the City of Duvall. We are excited for Steve but will miss his leadership and positive spirit. Ms. Paston will serve as Acting Public Works Director.
6. **Sound Transit** --- Sound Transit is presenting at the Chamber Luncheon on Thursday if anyone is interested in attending. If so, please let Debbie know and we can get you signed up. I believe we will have more information to share with you next week. I will keep you posted.
7. **Retreat** --- I have tentatively scheduled the retreat for the evening of Friday February 8th and Saturday February 9th. At this writing, I am still waiting to hear

from two more of you whether this works. I will update you as soon as I get confirmation on whether this is a go and the time.



Memorandum

Date: January 15, 2019
To: Mayor Malchow and City Councilors
From: Larry Patterson, Interim City Manager
Re: Contracting Out Emergency Management

A few weeks ago, I mentioned to you the possibility of contracting out emergency management to Eastside Fire and Rescue. My reasoning is:

- Better oversight and management of the program;
- Depth of resources for emergency management that we do not have;
- Alignment with professional services that are in the business of emergency management;
- Ability to address any large-scale emergency on a regional basis; and
- Eventually perhaps some cost savings and abilities to contain budget for this service as our regions needs grow.

Since that time, I have had two conversations with Chief Clark as to how such an agreement would work. Below is an outline of the concept. If you agree with this concept we can put this into a contract form and bring it back to you. The elements of this agreement are:

Emergency Management Agreement Scope

1. This will be a separate funding agreement with EFR;
2. City will transfer \$449,500 to EFR for 2019/20 biennial budget. This is the amount we have budgeted for Emergency Management in the biennium;
3. EFR will initially consider the employment of Mr. Stevens only and decide on whether to accept the transfer of Mr. Stevens and if not will make their own decision on who is the Emergency Manager;
4. This will be a two-year initial performance period;
5. As more partners determine they would like a similar service, a cost sharing agreement will be considered;

Services Provided by EFR

1. Annual exercise with staff;
2. Provide training opportunities required for City Staff to fulfill their EM role;
3. Provide EOP writing, adoption and maintenance;
4. Represent agency at all Regional EM meetings, including Sammamish Citizen Corps and VOAD's;
5. Provide opportunities for community engagement;
6. Integrate with existing volunteer activities;
7. In the event of an EOC activation, will get an EFR representative to the EOC;
8. Will provide consultation for proper EOC operations;
9. Provide Website information for the public; and,
10. Facilitate processes that support the City's development of Mitigation, Preparedness, Response and Recovery strategies.

Responsibilities of City of Sammamish

1. Maintains all charter authority and responsibilities;
2. Commit adequate staff time towards EM training and exercise activities;
3. Annually dedicate one meeting of the political body for participation in exercise and training;
4. Support staff training and certification of pertinent EM programs;
5. Designate and maintain a functional EOC; and,
6. Execution of City adopted mitigation, preparedness, response and recovery strategies.

Agenda

City Council Regular City Council Meeting

Monday January 15th, 2019 – 6:30 p.m.

City Hall at Sammamish Commons – Council Chambers

801 228th Ave SE, Sammamish, WA.

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **PLEDGE OF ALLEGIANCE**
4. **APPROVAL OF AGENDA**
5. **PUBLIC COMMENT**

Note: This is an opportunity for the public to address the Council. Three-minutes limit per person on 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 business day, to the City Clerk, Melonie Anderson at manderson@sammamish.us. Please be aware that Council meetings are videotaped and available to the public.

6. **PUBLIC HEARING:** Interim Development Regulations Ordinance Roadway V/C LOS Standards (60 minutes)
7. **RESOLUTIONS:** Appointing Members to the Arts, Parks, Human Services and Planning Commissions (15 minutes)
8. **RESOLUTION:** Housing Strategy Update (30 minutes)
9. **RESOLUTION:** Updating Committee Charters
10. **CONSENT AGENDA**
 - a. **Approval:** New vehicle purchase
 - b. **Approval:** Vehicle and Equipment Replacement
 - c. **Contract:** 2019 Sports Turf Maintenance Services/Rich
11. **COUNCIL REPORTS/COUNCIL COMMITTEE REPORTS**
12. **EXECUTIVE SESSION:** Potential Litigation pursuant to RCW 42.30.110(1)(i)
13. **ADJOURN**



Memorandum

Date: January 15, 2019
To: Mayor Malchow and City Councilors
From: Larry Patterson, Interim City Manager
Re: Wage and Position Changes in Parks & Recreation Department

I will be making the following changes to the Parks & Recreation Department in this memo on January 16th, unless the Council has any objections to these changes. The proposed changes will result in an approximate cost of \$50,000 per year. These additional costs will be covered by annual savings in the Parks & Recreation Department and if necessary, from general fund operations contingency.

| Action | Notes | 2019 | 2020 | TOTAL |
|-----------------------------------------------------|--------------------------------------------|------------------|------------------|--------------------|
| ELIMINATE: (2) Parks Maintenance Worker I (Grade F) | <i>Salary + Benefits (2 positions)</i> | \$ (187,678) | \$(196,136) | \$(383,814) |
| ADD: Lead Maintenance Worker - Parks (Grade J) | <i>Salary + Benefits</i> | \$ 114,804 | \$ 119,442 | \$ 234,246 |
| ADD: Management Analyst (Grade L) | <i>Salary + Benefits</i> | \$ 121,721 | \$ 126,805 | \$ 248,526 |
| Balance | | \$ 48,847 | \$ 50,111 | \$ 98,958 |

This reorganization gives us far better supervision oversight of our parks maintenance crews both in our peak and off-peak seasons and provides additional administrative and policy development work to occur within the department.

Parks should be able to absorb these costs within their departmental budget during the biennium, but if not we will need to transfer some funds from the operating contingency any additional costs not absorbed.

These changes will be implemented January 16, 2019.

Last printed 1/11/19

AGENDA CALENDAR

| Meeting Date | Packet Material Due | Time | Meeting Type | Topics |
|------------------|---------------------|---------|-----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Feb 2019 | | | | |
| Mon 2/4 | 1/30 | 6:30 pm | Study Session | Discussion: Development Regulations Update (120-minutes) Discussion: Human Services Strategic Plan (60-minutes) Presentation: Klahanie Park Master Plan Project (30 minutes) |
| Tues 2/5 | 1/30 | 6:30 pm | Regular Meeting | Proclamation: Children’s Dental Health Month (5 minutes) Presentation: George Davis Creek Fish Passage (Culvert) preliminary alternatives (30 minutes) Discussion: Issaquah Pine Lake Road Design (30-minutes) <u>Consent:</u> Contract: Klahanie Master Plan / HBB Contract: Stormwater Maintenance (Vactor) |
| Mon 2/11 | 1/6 | 6:30 pm | Special Meeting | Public Hearing / Ordinance: Development Regulations Update (120-minutes) Discussion: Hunting Regulations |
| Tues 2/12 | | | Study Session | Cancelled |
| Tue 2/19 | 1/13 | 6:30 pm | Regular Meeting | <u>Consent:</u> Resolution: Flashing Yellow Arrow Installation Project Acceptance Resolution: Minor Intersection Improvements Project Acceptance Resolution: Sahalee Way Stormwater Tightline Project Acceptance Resolution: ELSP Ditch and Culvert Maintenance Project Acceptance Resolution: Police Services Study |
| Mar 2019 | | | | |
| Mon 3/4 | 2/27 | 6:30 pm | Special Meeting | Selection: City Manager Finalists Discussion: Development Regulations Update (60-minutes) Discussion: Classification & Compensation Study |

Last printed 1/11/19

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| Tues 3/5 | 2/27 | 6:30 pm | Regular Meeting | Discussion: Stormwater Code Update (30 minutes) Ordinance: Development Regulations Update (60-minutes) Resolution: ARCH 2019 Budget and Work Program <u>Consent</u> Contract: ITS Phase 2 Design/TBD |
| Tues 3/12 | 3/6 | 6:30 pm | Study Session | Presentation: Klahanie Master Plan |
| Sat 3/16 | | TBA | Special Meeting | Interviews/Appointment: City Manager |
| Tues 3/19 | | 6:30 pm | Regular Meeting | Resolution: Classification & Compensation Study |
| Tues 3/26 | | 6:30 pm | Special Meeting | Approval: City Manager Contract |
| Apr 2019 | | | | |
| Mon 4/1 | 3/27 | 6:30 pm | Study Session | Discussion: Introduction to Zackuse Creek Basin Plan |
| Tues 4/2 | 3/27 | 6:30 pm | Regular Meeting | |
| Tues 4/9 | 4/3 | 6:30 pm | Study Session | Discussion: SMC Title 24 Update (60-minutes) |
| Tue 4/16 | 4/10 | 6:30 pm | Regular Meeting | Public Hearing / Ordinance: SMC Title 24 Update (30-minutes) |
| May 2019 | | | | |
| Mon 5/6 | 5/1 | 6:30 pm | Study Session | |
| Tues 5/7 | 5/1 | 6:30 pm | Regular Meeting | Proclamation: Affordable Housing Week 2019(May 13-17, 2019) Resolution: Zackuse Basin Plan Adoption |
| Tues 5/14 | 5/8 | 6:30 pm | Study Session | Discussion: Urban Forest Management Plan (120-minutes) |
| Tues 5/21 | 5/15 | 6:30 pm | Regular Meeting | Public Hearing / Ordinance: Urban Forest Management Plan (60-minutes) |
| June 2019 | | | | |
| Mon 6/3 | 5/29 | 6:30 pm | Study Session w/ Planning Commission | Discussion: Shoreline Master Program Update (60-minutes) Discussion: Urban Forest Management Plan (60-minutes) |
| Tues 6/4 | 5/29 | 6:30 pm | Regular Meeting | Public Hearing / Ordinance: Shoreline Master Program Update (60-minutes) |
| Tues 6/11 | 5/5 | 6:30 pm | Joint Meeting w/ Parks & Rec | Presentation: Klahanie Master Plan Discussion: Urban Forest Management Plan (60-minutes) |
| Tues 6/18 | 5/12 | 6:30 pm | Regular Meeting | Ordinance: Urban Forest Management Plan (60-minutes) |

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| July 2019 | | | | |
| Mon 7/1 | 6/26 | 6:30 pm | Study Session | |
| Tues 7/2 | 6/26 | 6:30 pm | Regular Meeting | |
| Tues 7/9 | 7/3 | 6:30 pm | Study Session | Discussion: Comprehensive Plan Amendments – Urban Forest Management Plan (60-minutes) Discussion: Comprehensive Plan Amendments – Technical Items (30-minutes) |
| Tues 7/16 | 7/10 | 6:30 pm | Regular Meeting | Public Hearing / Ordinance: Comprehensive Plan Amendments – Urban Forest Management Plan (30-minutes) Public Hearing / Ordinance: Comprehensive Plan Amendments – Technical Items (30-minutes) |
| Aug 2019 | | | | |
| NO MEETINGS | | | | |
| Sept 2019 | | | | |
| Mon 9/2 | | | | Labor Day |
| Tues 9/3 | 8/28 | 6:30 pm | Regular Meeting | |
| Tues 9/10 | 9/4 | 6:30 pm | Study Session | |
| Tues 9/17 | 9/11 | 6:30 pm | Regular Meeting | |
| Oct 2019 | | | | |
| Mon 10/7 | 10/2 | 6:30 pm | Study Session | |
| Tues 10/8 | 10/2 | 6:30 pm | Regular Meeting | |
| Tues 10/15 | 10/8 | 6:30 pm | Study Session | |
| Tues 10/22 | 10/16 | 6:30 pm | Regular Meeting | |
| Nov 2019 | | | | |
| Mon 11/4 | 10/30 | 6:30 pm | Study Session w/ Planning Commission | Discussion: Comprehensive Plan / Town Center Sub-Area Plan Amendments – Quality of Life Items (60-minutes) Discussion: Wireless / Small Cell Technology Regulations Update (60-minutes) |
| Tues 11/5 | 10/30 | 6:30 pm | Regular Meeting | Public Hearing / Ordinance: Comprehensive Plan / Town Center Sub-Area Plan Amendments – Quality of Life Items (60-minutes) Public Hearing / Ordinance: Wireless / Small Cell Technology Regulations Update (60-minutes) |
| Tues 11/12 | 11/6 | 6:30 pm | Study Session | |

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| Tues 11/19 | 11/13 | 6:30 pm | Regular Meeting | Ordinance: Comprehensive Plan / Town Center Sub-Area Plan Amendments – Quality of Life Items (60-minutes) Ordinance: Wireless / Small Cell Technology Regulations Update (60-minutes) |
| Dec 2019 | | | | |
| Mon 12/2 | 11/27 | 6:30 pm | Study Session | Discussion: 2020 Comprehensive Plan Amendments – Docket Requests (60-minutes) |
| Tues 12/3 | 11/27 | 6:30 pm | Regular Meeting | Public Hearing / Resolution: 2020 Comprehensive Plan Amendments – Docket Requests (60-minutes) <u>Consent:</u> Ordinance: Annual Amendments to the Comprehensive Plan |
| Tues 12/10 | 12/4 | 6:30 pm | Special Meeting | |
| Tues 12/17 | 12/11 | 6:30 pm | Regular Meeting | |
| | To Be Scheduled | | To Be Scheduled | Parked Items |
| | <ul style="list-style-type: none"> • Growth Centers • Internet Usage & Social Media Policies • <u>Discussion:</u> Issaquah Pine Lake Road Phase 1- Project Update (moved to 2019) • Parks Surveillance Camera Policy | | <ul style="list-style-type: none"> • Special Events Ordinance • Maintenance Safety Program Adoption • M&O Strategic Plan • Fleet Management Policy • Roadway Funding Strategy • Maintenance & Fire Station Facility Assessment • Franchise Agreement/SPWS • Comprehensive Solid Waste Plan | <ul style="list-style-type: none"> • Inner City Bus Service • Good Samaritan Law • Plastic Bags |