



AGENDA - REVISED

City Council Regular Meeting

6:30 PM - Tuesday, June 2, 2020

City Hall Council Chambers, Sammamish, WA

Page

Estimated
Time

CALL TO ORDER

6:30 pm

MEETING ACCESSIBILITY

Pursuant to the Governor's emergency Proclamation 20-25, the City is unable to provide an in-person location for the public to listen to the virtual City Council meeting this evening. Meetings are still accessible to the public and public comment is able to be submitted.

To View Live:

- **City Website:** www.sammamish.us/news-events/tv-21/
- **City Facebook:** www.facebook.com/CityofSammamishWA/
- **Comcast Channel 21** (within Sammamish only)

To View Later: Meeting videos are available the day after the meeting:

- **City Website:** www.sammamish.us/news-events/tv-21/
- **YouTube:**
www.youtube.com/channel/UCouPqQz1MSudhAdgiriLC8A
- **Comcast Channel 21** (within Sammamish only)

ROLL CALL

PLEDGE OF ALLEGIANCE

COVID-19 UPDATE

6:40 pm

1. **Emergency Management Update** - Andrew Stevens, Emergency Manager
2. **Human Services Update** -Rita Badh, Community Services

5 - 11

- Coordinator
[View Agenda Item](#)
- 12 - 19 3. **Parks & Recreation Update:** Phased Reopening Plan for Parks and Rental Facilities
[View Agenda Item](#)

APPROVAL OF AGENDA 7:20 pm

EXECUTIVE SESSION – IF NECESSARY

PUBLIC COMMENT 7:25 pm

Pursuant to the Governor’s emergency Proclamation 20-25, the City is unable to provide an in-person location for the public to listen to the virtual City Council meeting this evening. Meetings are still accessible to the public and public comment is able to be submitted.

Written Comment:

Written public comment will be accepted until 5:00 pm on the day of the meeting. Submit your written comments by email to the City Clerk at manderson@sammamish.us and citycouncil@sammamish.us.

Verbal Comment:

Up to 3 minutes of verbal public comment may be provided per person live during the meeting. Call the following number and input the access code when prompted by 6:30 pm the day of the meeting:

- Phone Number: **+1 (571) 317-3122**
- Access Code: **929-348-197**

Once you have joined, you will be placed on mute. The meeting operator will unmute you when it is your turn to comment. You will hear an automated voice say “unmuted” when that occurs, and the operator will ask you to begin your comment.

CONSENT CALENDAR 7:55 pm

4. **Payroll:** For the Period Ending May 15, 2020 For a Pay Date of May 20, 2020 in the Amount of \$451,345.58.
- 20 - 25 5. **Claims:** For Period Ending June 2, 2020 In The Amount Of \$2,937,838.81 For Check No. 57070 Through 57185.
[View Agenda Item](#)
- 26 - 62 6. **Resolution:** Granting Final Plat Approval for Gabrielle’s Lane Subdivision
[View Agenda Item](#)
- 63 - 91 7. **Resolution:** Granting Final Plat Approval Of Paxton Place Subdivision

- [View Agenda Item](#)
- 92 - 96 8. **Resolution:** Accepting The 228th Avenue Catch Basin Repairs Project As Complete
[View Agenda Item](#)
- 97 - 115 9. **Approval:** Contract Amendment Traffic Model Audit / Transportation Solutions, Inc.
[View Agenda Item](#)
- 116 - 121 10. **Minutes:** For the May 19, 2020 Regular Meeting
[View Agenda Item](#)

PRESENTATIONS / PROCLAMATIONS

8:00 pm

11. ***Proclamation:** Declaring the City Sammamish Stands Together Against All Discrimination, Including Racial Violence and Harassment
12. ***Proclamation:** COVID-19 Day of Mourning

PUBLIC HEARINGS

8:10 pm

- 122 - 131 13. **Resolution:** Adopting An Updated Six-Year Transportation Improvement Plan For 2021-2026
[View Agenda Item](#)

UNFINISHED BUSINESS

NEW BUSINESS

8:55 pm

- 132 - 133 14. **Approval:** Updates to the City Council Meeting Schedule
[View Agenda Item](#)
- 134 - 135 15. ***Discussion:** Business Recovery Task Force
[View Agenda Item](#)

COUNCIL REPORTS/ CITY MANAGER REPORT

EXECUTIVE SESSION

Potential Litigation and Pending Litigation pursuant to RCW 42.30.110(1)(i)

ADJOURNMENT

10:00 pm

* added Parks & Recreation report on phased Reopening Plan for Parks and Rentals

* added Proclamation: Declaring the City Sammamish Stands Together Against All Discrimination, Including Racial Violence and Harassment

* added Proclamation: COVID-19 Day of Mourning

* added Discussion: Business Recovery Task Force

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
June 02, 2020



SUBJECT:	Covid-19 Human Services Update		
DATE SUBMITTED:	May 22, 2020		
DEPARTMENT:	Human Services		
NEEDED FROM COUNCIL:	<input type="checkbox"/> Action	<input type="checkbox"/> Direction	<input checked="" type="checkbox"/> Informational
RECOMMENDATION:	Information only.		
EXHIBITS:	1. Exhibit 1 - Human Services Update - Week of 5/25		
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 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	

KEY FACTS AND INFORMATION SUMMARY:

During the City Council meeting on May 5, 2020, the Mayor requested an update on human services at the first Council meeting of every month. The purpose of this update is to keep the Council informed on community needs and other relevant news related to Covid-19.

Included as **Exhibit 1** is an update to the weekly Covid-19 Human Services Update. Staff will also provide a verbal report to the Council during the meeting on June 2, 2020.

COVID-19 Human Services Update

Reporting Period: 5/23/20 – 5/29/20

New information for this period is shown in red. Outdated information has been removed.

Actions

Ongoing

- Eastside cities HS Check-in call 2X/week (Redmond, Issaquah, Bellevue, Kirkland) – started 3/24/20
- Weekly reports and periodic check-ins with Emergency Manager – started 4/3/20
- Regular check-in calls with individual community organizations
- Assistance for residents looking for resources
- Assessment of resource needs of community providers
- Messaging to community regarding available services and programs

In-Progress

- Developing postcard with COVID-19 resources
- **Contracts signed with providers for City of Sammamish COVID-19 emergency funding**
- **Restarting Human Services Commission on June 10 to begin reviewing grant applications**
- **Updated Nourishing Network Card in partnership with Issaquah for residents in need; will be printed and distributed to police departments and non-profits.**

Updates from Community Organizations

St. Vincent de Paul:

- Provide emergency assistance for eviction, utilities and basic needs
- 90% of their funding comes from donations by parishioners through collections at mass, which has impacted them due to no church services.
- **From April 19 – May 28 served 53 unduplicated residents; total of \$7,579 given towards financial assistance, utilities and food**
- **Financial assistance requests down 35% compared to last year. Believes this is due to federal stimulus payments, enhanced unemployment benefits and eviction moratorium.**
- **Anticipate high demand for services once safeguards lifted**

Eastside Friends of Seniors:

- Volunteer transportation and information and referral provided for seniors
- Restructured volunteer transportation program for clients with critical hospital appointments.
- Establishing a telephone buddy program to address social isolation.
- \$25,000 estimated revenue loss due to 2 fundraising events being canceled.
- Little change from March to April in service numbers

- Made 75 resident check-in calls in March and April.
- Seeing increase in demand for volunteer transportation for medical appointments as some elective surgeries are now allowed, anticipate an increase in demand once in phase 2.
- Developing protocol for social distance visiting; seniors are missing face to face connection.

Issaquah Food & Clothing Bank:

- Food bank serving 98075 & 98029 zip codes (now temporarily delivering to 98074 as of 4/10)
- Currently unable to accept private donations, so asking folks to contribute to the emergency needs list or make a financial donation.
- Two weeks' worth of prepacked food provided to each client every other week.
- 25% increase in new clients.
- Due to social distancing, a higher # of people are requesting to use their emergency feeding program (food delivery service).
- Week of 4/13 served over 600 households, an increase of 100 households compared to last year
- In April, personal inventory was depleted and expenditures increased between \$8,000-\$10,000 above weekly budget
- Delivering to 31 Sammamish households (as of 5/1) for those unable to shop at the food bank in-person
- Donation impact (as of 5/1):
 - Pre-Covid: 125,000 lbs/week average (from stores, food drives, government, etc.)
 - Current: 30,000 lbs/week average (from online donation list only)
- No longer using National Guard due to changes in protocol

Hopelink:

- Food bank serving 98074 zip code (does not offer grocery delivery)
- Two weeks of prepacked food available for each client.
- Redmond Hopelink location distributed average of 500 food boxes per week since Covid-19 started. Not tracking details of who is receiving food boxes to reduce transmission and to speed up process.
- Received 10 requests from Sammamish households for emergency financial assistance.

Lifewire:

- Moved to remote operations for almost all their staff. A core group of necessary personnel continue to work at the main office.
- Transitional shelter still running, however no place to isolate if someone gets ill (they will work with the health department if this becomes the case).
- Need for diapers, wipes and formula, which is being provided by Eastside Baby Corner.
- 24-hour helpline still running; staff meet with clients virtually.
- DV survivors worried about loss of income, and ramification of social isolation.
- There is increased tension and violence in the home as survivors and families are forced into extended contact with abusers.
- Requests from survivors for emergency financial assistance (rent, food, utilities) has grown

Issaquah Community Services:

- Provide emergency rent and utility assistance to residents within Issaquah School District
- Starting to see an increase in requests from residents with regards to paying rent
- Their available budget is down \$25,000 compared to last year.
- \$7,188 provided for 17 households for rent and utilities
- In April alone, have served 23 households (this is more than the entire first quarters of 2019 and 2020 combined)

Friends of Youth

- The Landing is an emergency young adult shelter for youth between 18-24 in Redmond
- Only emergency shelter for youth on Eastside

The Sophia Way

- Provides homelessness services for women on Eastside
- Social distancing requirements required different sites
- All shelters have moved to Red Lion Inn, Bellevue

Crisis Connections:

- Crisis line has seen a 52% increase compared to last year; 211 line a 75% increase.
- 75% of 211 volunteers are working remotely, but crisis line volunteers are unable to work remotely as they need clinical supervision.

Washington Poison Control

- Provides free phone advice and assistance in cases of poisoning and toxic substance exposures
- 23% increase in number of calls related to accidental poisoning by household cleaners and disinfectants since the stay at home order

CrossPath

- New City-funded counselor started, offering free youth mental health and substance use screenings and referral appointments for youth

Alliance of Eastside Agencies

- Group of nonprofit agencies serving East King County that convene monthly
- Difficulties getting staff ramped up to work from home
- Nonprofit ED said “My stress is having to balance the danger of COVID versus the danger of not offering services; the simple math of just stay at home doesn’t work for folks who don’t have their basic needs met”

Sammamish Rotary Club:

- Rotary’s Community Services Committee has over \$100,000 in their budget to allocate to organizations in the community. They held their annual application process and received 15 requests, several of which are COVID specific.

Other Community Updates

Tent City 4

- Tent City 4's permit was extended by 30 days at the 4/21 Council meeting

Puget Sound Energy

- COVID Affected Customer Assistance Program (CACAP) for unemployed or people who are unable to work: <https://www.pse.com/Customer-Service/help-center/assistance-programs>
- Can receive up to \$1,000 in utility bill credits per household

Seattle Foundation

- Met with a Foundation representative to discuss needs of Eastside
- Provided feedback on need to elevate voice of smaller, grassroots organizations
- Clarification needed on where money is being spent by countywide organizations who received funding
- The Seattle Foundation has begun the second round of COVID relief funding, which will distribute \$6 million dollars as follows:
 - \$3 million to emergency financial assistance;
 - \$1.5 million to mental/behavioral health; and
 - \$1.5 million to childcare.

Applications are only being accepted for emergency financial assistance (due 5/29). Grants for the other two areas will be determined by an expert panel.

The grants will “focus on community-based organizations supporting vulnerable workers and families—people who face longstanding economic and racial inequities that have been made worse by the current crisis.” Phase 2 Priority Populations will be:

- People who will be missed by public funding opportunities, including undocumented immigrants and refugees
- People who are essential workers without health supports, childcare, and other necessary services
- People of color who are experiencing disparate health impacts

While there was no formal request for cities to provide input, the Human Services staff from Redmond, Kirkland, Bellevue, Sammamish and Issaquah jointly suggested the Foundation consider the following agencies in their review. These agencies provide a network of critical services for residents of East King County, and most serve Sammamish (highlighted green).

Emergency Financial Assistance

- [Attain Housing](#)
- [Bellevue LifeSpring](#)
- [India Association of Western WA](#)
- [Issaquah Community Services](#)
- [LifeWire](#)

- MAPS MCRC
- St. Vincent de Paul – St. Joseph Issaquah Conference

Mental and Behavioral Health

- ACRS
- Consejo Counseling and Referral
- IKRON of Greater Seattle
- Therapeutic Health Services
- Youth Eastside Services

Child Care

- Bellevue and Kirkland Boys and Girls Clubs
- Child Care Resources
- YMCA

King County

- King County Council approved a second emergency supplemental budget to provide additional resources related to the COVID-19 pandemic. Included in the legislation is \$1 million for the Office of Equity and Social Justice (OESJ) to expand funding for the COVID-19 Community Response Fund. Applications are due by 5pm, June 9, 2020.
- City will message the opportunity to providers

Updates from Eastside Cities

Issaquah

- Approved \$100,000 in emergency funding for the following rental assistance agencies:
 - Issaquah Community Services (\$40,000)
 - St. Vincent de Paul Issaquah Chapter (40,000)
 - Hopelink (20,000)
- Each qualifying household receives \$500 for three months, below 80% AMI
- Rental assistance (\$100,000) depleted at end of May.
- Approved a Proclamation of Emergency stating landlords shall not require payment of late fees due to delinquent payment of rent
- Implemented utility bill relief measures, including no water disconnections and flexible payment plans.

Redmond

- Staff approved to distribute \$80K in fund balance for COVID response, limited to currently contracted agencies. Funds distributed to 3 emergency shelters:
 - Sophia Way;
 - Catholic Community Services; and
 - Friends of Youth.
- Adopted anti-discrimination resolution on 4/21 rejecting stigma and bias related to COVID

- New funding allocated on 5/19: \$50,000 to Hopelink and \$50,000 to Muslim Community Resource Center

Bellevue

- The Mayor issued an emergency order for the City to increase its contracts with following human service providers by \$90,000 each (\$450,000 total):
 - Catholic Community Services
 - Hopelink
 - Lifewire
 - Salvation Army
 - Solid Ground.
- On 5/18 the council approved allocation of \$996,557 in Community Development Block Grant (CDBG) funding. Bellevue was awarded \$489,623 in newly available CDBG funds this year in response to COVID-19, to go with \$506,934 in unspent funds from prior years. Will be allocated as follows:
 - Bellevue School District (childcare subsidies) \$75,000
 - Childcare Resources \$75,000
 - Congregations for Homeless \$244,812
 - Consejo Counseling Services \$50,000
 - Eastside Legal Assistance Program \$50,000
 - Hopelink \$106,934
 - India Association of Western WA \$100,000
 - Lifewire \$50,000
 - Sophia Way \$244,811
- Adopted proclamation against bias and hate, particularly against the Asian American community

Kirkland

- Approved \$265,000 to be allocated to the following agencies serving emergency shelters, financial assistance, mental health and D.V.

Attain Housing	\$10,000
Catholic Community Services (CCS)	\$25,000
Congregations for Homeless (CFH)	\$50,000
Eastside Legal Assistance Program (ELAP)	\$25,000
Friends of Youth	\$25,000
Hopelink – emergency financial assistance	\$30,000
Hopelink – Food assistance	\$20,000
IKRON (mental health services)	\$10,000
Lifewire	\$10,000
Muslim Cultural Resource Center	\$25,000
Sophia Way	\$25,000

Agenda Bill

City Council Regular Meeting
June 02, 2020



SUBJECT:	Phased Reopening Plan for Parks and Rental Facilities		
DATE SUBMITTED:	June 01, 2020		
DEPARTMENT:	Parks, Recreation & Facilities		
NEEDED FROM COUNCIL:	<input checked="" type="checkbox"/> Action <input type="checkbox"/> Direction <input type="checkbox"/> Informational		
RECOMMENDATION:	Approve the Phased Reopening Plan for Parks and Rental Facilities		
EXHIBITS:	1. Exhibit A - Parks Phased Opening 2. Exhibit B - Park Rentals Phased Opening 3. Exhibit C - Memo to City Manager - Lifeguard Update - 05.11.2020		
BUDGET:			
Total dollar amount	N/A	<input type="checkbox"/>	Approved in budget
Fund(s)	N/A	<input type="checkbox"/>	Budget reallocation required
		<input type="checkbox"/>	No budgetary impact
WORK PLAN FOCUS AREAS:			
<input type="checkbox"/> Transportation	<input checked="" type="checkbox"/> Community Safety		
<input type="checkbox"/> Communication & Engagement	<input 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 approve the Phased Reopening Plan for Parks and Rental Facilities?

KEY FACTS AND INFORMATION SUMMARY:

This agenda bill is for City Council to review and approve the proposed Phased Reopening Plan for Parks (Exhibit A) and Rental Facilities (Exhibit B) in the City and note that the City is unable to offer the 2020 Lifeguard Program at Pine Lake Park, due to constraints as it relates to the current COVID-19 pandemic (Exhibit C).

On March 10, City Council passed a resolution ratifying the Proclamation of Emergency related to the COVID-19 Virus. On March 20, the City closed park playgrounds and the Sammamish Commons skate

park and on March 25, additional measures were taken to slow the spread of COVID-19. While parks and preserves have remained open to pedestrian access throughout this pandemic, most amenities have closed.

In response to the Governor's phased plan approach at re-opening Washington, the City is outlining the following phased re-opening plan for Sammamish parks. Since City Parks are much smaller than County Parks and State Parks, our amenities are opening in later phases. The health and safety of our community and our employees is our highest priority and the focus of the City's proposed phased reopening plan which may be modified as new or evolving information and new COVID-19 directives or guidelines are provided by the federal, state, and/or county governments.

Park Amenities

The Department continues to take measures to prevent the spread of COVID-19 in accordance with the Governor's orders and to ensure that social distancing measures (maintaining six feet of space between people) will be adhered to. As the City moves into Modified Phase 1 (recreating with 5 or fewer people outside of household), the City will be opening some additional park amenities. All Sammamish City parks and preserves continue to remain open to pedestrian and bicycle access with the following modifications:

Park amenities currently open

- Trails at all City Parks
- Evans Creek Preserve
- Beaver Lake Preserve
- Lower Sammamish Commons
- Sammamish Landing Park
- Parking lots to parks without gates (Klahanie Park, NE Sammamish Park, Big Rock Park, restrooms/sani-cans)

Park amenities projected for Modified Phase 1 opening:

- Athletic fields (City-owned)*
- Courts*
- Dog park (no water)
- Parking lots to the following parks with gates: East Sammamish Park, Ebright Creek Park, Beaver Lake Park (244th Ave. SE)

**Organized athletic games, practices, and pickup games are not permitted.*

Park amenities projected for Phase 3 opening:

- Parking lots to the following parks with gates: Beaver Lake Park (lakeside/lodge entrance), Pine Lake Park
- Beaches and docks used for fishing and swimming at Beaver Lake Park

Facility Rentals

Facility rentals currently open

None

Facility rentals projected for Phase 2 or Modified Phase 1

None

Facility rentals projects for Phase 3

- Allow rentals with 50 people or less at athletic fields
- Allow rentals with 50 people or less at picnic shelters and pavilion (one rental per day)

Facility rentals projected for Phase 4

- Allow normal rental use at athletic fields with no restrictions
- Allow normal rental use at picnic shelters with no restrictions
- Open Beaver Lake Lodge for rentals on September 1, 2020 only if King County is in Phase 4

FINANCIAL IMPACT:

There is a loss of revenue due to cancellations of rentals. There is also savings from cancellation of city events and from maintenance efforts associated with rentals and events. The impact on rental fees and department costs is uncertain due to the Governor's phased plan of re-opening Washington.

OTHER ALTERNATIVES CONSIDERED:

City Council could delay opening some of the amenities into future phases.

RELATED CITY GOALS, POLICIES, AND MASTER PLANS:

[Resolution: Ratifying the Proclamation of Emergency Related to the COVID-19 Virus](#)

 PHASES (ESTIMATED DATES)	 OPEN	 CLOSED
PHASE 1 (current)	<ul style="list-style-type: none"> • Parking lots to parks without gates: <ul style="list-style-type: none"> ○ Klahanie Park ○ NE Sammamish Park ○ Big Rock Park • Trails at all City Parks • Evans Creek Preserve • Beaver Lake Preserve • Lower Sammamish Commons • Sammamish Landing Park • Restrooms/Sani-cans 	<ul style="list-style-type: none"> • Athletic Fields—City Owned • Courts • Beaches-<i>NO Fishing/Swimming</i> • Docks-<i>NO Fishing/Swimming</i> • Dog Park • Park Gates • Playgrounds • Skate Park • Splash Pad • Drinking Fountains
PHASE 2 MODIFIED PHASE 1 (Est. June 1)	<ul style="list-style-type: none"> • Athletic Fields—City Owned • Courts • Dog Park <i>The associated parking lots for these amenities will be opened which includes East Sammamish Park, Ebright Creek Park and Beaver Lake Park (244th Ave SE).</i> • Parking lots to parks without gates: <ul style="list-style-type: none"> ○ Klahanie Park ○ NE Sammamish Park ○ Big Rock Park • Trails at all City Parks • Evans Creek Preserve • Beaver Lake Preserve • Lower Sammamish Commons • Sammamish Landing Park • Restrooms/Sani-cans 	<ul style="list-style-type: none"> • Remaining Park Gates <ul style="list-style-type: none"> ○ Beaver Lake Park - <i>Lakeside</i> ○ Pine Lake Park • Beaches-<i>NO Fishing/Swimming</i> • Docks-<i>NO Fishing/Swimming</i> • Playgrounds • Skate Park • Splash Pad • Drinking Fountains incl dog park
PHASE 3 (Est. June 22)	<ul style="list-style-type: none"> • Athletic Fields—City Owned • Courts • Beaches • Docks • Dog Park • Park Gates • Playgrounds • Skate Park • Trails at all City Parks • Restrooms/Sani-cans 	<ul style="list-style-type: none"> • Drinking Fountains incl dog park

As you plan your visit, remember to practice social distancing, avoid group gatherings, keep it moving to help prevent crowding, stay home if you are sick and follow the most current CDC guidelines.

For the latest updates, visit [City of Sammamish COVID-19 Information & Resources](#).

The City of Sammamish continues to take measures to prevent the spread of COVID-19 in accordance with the Governor's orders and to ensure that social distancing measures (maintaining six feet of space between people) will be adhered to. As we move into Phase 2, which is projected to begin June 1st, the City will be opening some additional park amenities. All Sammamish City parks and preserves continue to remain open to pedestrian and bicycle access with the following modifications:

Park amenities projected for Modified Phase 1 opening:

- Athletic Fields—City Owned*
- Courts*
- Dog Park—no water

The associated parking lots for these amenities will be opened, which include East Sammamish Park, Ebright Creek Park, and Beaver Lake Park (244th Ave SE).

** Organized athletic games, practices and pickup games are not permitted.*

The above openings will be added to the existing availability of parks/amenities below:

- Trails at all City Parks
- Evans Creek Preserve
- Beaver Lake Preserve
- Lower Sammamish Commons
- Sammamish Landing Park
- Parking lots to parks without gates:
 - Klahanie Park
 - NE Sammamish Park
 - Big Rock Park
 - Restrooms/Sani-cans

The following parks will continue to have parking lot gates closed until Phase 3:

- Beaver Lake Park *Lakeside /Lodge entrance—25101 SE 24th St*
- Pine Lake Park

The City of Sammamish will continue to keep the following beaches and docks closed to fishing and swimming until Phase 3:





Parks, Recreation and Facilities Department

801 - 228TH AVENUE SE • SAMMAMISH, WASHINGTON 98075 • TEL 425-295-0500 • FAX 425-295-0600 • WWW.SAMMAMISH.US

Governor's Phase Plan Approach	City of Sammamish - Rentals
Phase 1	No Rentals at City Facilities
Phase 2	No Rentals at City Facilities
Phase 3	<p>Allow rentals with 50 people or less at Athletic Fields - Any organization renting field space will be required to submit a plan detailing how they will keep players, coaches, support staff and spectators safe during field use. Organizations will also be required to sign indemnification contracts with the City. Failure to implement approved plans will result in the termination of rental agreements.</p>
	<p>Allow rentals with 50 people or less at Picnic Shelters and Pavilion with one rental per day allowed – individuals or groups renting shelter will be required to sign indemnification contract with the City</p>
	<p>Cancel all rentals at the Beaver Lake Lodge until September 1st because were not able to properly clean facility after each rental which would include individual tables and chairs. Also, we don't have appropriate trained staff to monitor the facility during the pandemic</p>
Phase 4	<p>Allow normal rental use at Athletic Fields and Picnic Shelters with no restrictions.</p>
	<p>Beaver Lake Lodge will open up for rentals on September 1, 2020, if the county is in phase 4</p>



Parks, Recreation and Facilities Department

801 - 228TH AVENUE SE • SAMMAMISH, WASHINGTON 98075 • TEL 425-295-0500 • FAX 425-295-0600 • WWW.SAMMAMISH.US

Date: May 11, 2020
 To: David Rudat, Interim City Manager
 From: Chris Jordan, Recreation Manager
 CC: Anjali Myer, Interim Director Park, Recreation & Facilities
 Lynne Handlos, Recreation Supervisor
 Subject: 2020 Lifeguard Program at Pine Lake Park

The city provides up to 18 part-time and full-time employees to lifeguard Pine Lake Monday through Sunday, from noon-7pm everyday through Labor Day (September 7). Hiring occurs in the Spring with a required preseason training prior to opening day (June 22). Below are constraints to the delivery of the program as it relates to the current COVID-19 pandemic.

- With the Governor's Stay at Home order still in effect, all aquatics facilities remain closed in the state of Washington, making training and certification of new staff extremely challenging (there are currently 8 returning staff). It is in Phase 3 of the Governor's re-opening plan that aquatics facilities are scheduled to re-open.
- While it has been proven that rescue breaths are beneficial when compared to compression-only CPR (American Heart Association), due to the current COVID-19 pandemic and the possible risk of transmission, it is recommended to not perform rescue breaths on a victim. The CDC has issued guidelines *specific to healthcare providers* when providing resuscitation care on a COVID-19 suspected or confirmed victim, including wearing Personal Protective Equipment (PPE) and confining to Airborne Infection Isolation Room (AIIRs). These guidelines have not been extended to lake rescuers.
- The innate job responsibilities of a lifeguard, along with managing a constricted swim area and working in a confined staff office, are not conducive to effectively following or reinforcing social distancing guidelines.

Cities of Redmond, Bellevue, Renton, and Maple Valley are facing the same issues and concerns. With public safety of utmost importance, **staff recommend the city cease offering lifeguard services at Pine Lake Park this season** but continue the lifejacket loaner program, implementing a strict hygiene protocol with wearing protective equipment and practicing social

distance guidelines. The hiring pool will consist of returning seasonal lifeguard staff based on their familiarity of facility use and knowing the rules of the park. Returning seasonal lifeguards would not be lifeguards or wear lifeguard equipment, but more park ambassadors, who promote social distancing and coordinating the life jacket rental program during the summer season.



MEMORANDUM

To: Melonie Anderson, City Clerk

From: Tracey, Finance Department

Date: May 21, 2020

Re: Claims for June 2nd, 2020

••0••

2,580,537.25 +
 279,551.23 +
 77,750.33 +
 2,937,838.81 *

	\$ 2,580,537.25
	\$ 279,551.23
	\$ 77,750.33
Check #57070 - 57185	\$ 2,937,838.81

Top 10 Over \$10,000 Payments

Vendor	Amount	Details
Marshbank Construction	\$ 1,341,380.71	SE 4th St
Eastside Fire & Rescue	\$ 659,422.67	May contribution
SCI Infrastructure	\$ 258,459.26	228th Ave catch basin repairs
ICMA401	\$ 56,638.61	Employee benefits
Western Systems	\$ 55,109.54	Signal cabinet/flashers
Pro-Vac	\$ 47,339.70	Street sweeping/vactoring
Issaquah School District	\$ 43,503.00	Impact fees
Patriot Maintenance	\$ 39,834.17	Janitorial services and supplies
Lake Washington School District	\$ 34,082.50	Impact fees
Kenyon Disend	\$ 27,842.52	Legal fees

Accounts Payable

Check Register Totals Only

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Check	Date	Vendor No	Vendor Name	Amount	Voucher
57070	05/08/2020	ATHLETES	Athletes for Kids	1,250.00	57,070
57071	05/08/2020	AUTODOC	Auto Doctor	3,082.92	57,071
57072	05/08/2020	BACKGROU	Background Source Intl	195.00	57,072
57073	05/08/2020	BEST	Best Parking Lot Cleaning, Inc	20,066.15	57,073
57074	05/08/2020	BRIGHTVI	BrightView Landscapes LLC	5,757.94	57,074
57075	05/08/2020	CARTMELT	Tracey Cartmel	59.00	57,075
57076	05/08/2020	CENTRALW	Central Welding Supply	601.83	57,076
57077	05/08/2020	COMCAST2	Comcast	378.31	57,077
57078	05/08/2020	CREATCIR	Creative Circle, LLC	3,823.75	57,078
57079	05/08/2020	DAILY	Daily Journal of Commerce	428.40	57,079
57080	05/08/2020	EVANS	David Evans & Associates, Inc	17,302.00	57,080
57081	05/08/2020	DRIFTMIE	Driftmier Architects, P.S.	2,966.98	57,081
57082	05/08/2020	EASTFIRE	Eastside Fire & Rescue	659,422.67	57,082
57083	05/08/2020	ENCOMPAS	Encompass NW	1,375.00	57,083
57084	05/08/2020	FASTENAL	Fastenal Industrial Supplies	39.39	57,084
57085	05/08/2020	FEDERICI	Nick Federici	2,000.00	57,085
57086	05/08/2020	FEHRPEER	Fehr & Peers	10,719.58	57,086
57087	05/08/2020	FIREPROT	Fire Protection, Inc.	1,961.52	57,087
57088	05/08/2020	GENERATO	Generator Services NW	1,617.11	57,088
57089	05/08/2020	GRAINGER	Grainger	377.03	57,089
57090	05/08/2020	HERMANSON	Hermanson Co LLP	660.00	57,090
57091	05/08/2020	HOMEDE	Home Depot	1,621.06	57,091
57092	05/08/2020	INDIA	India Assoc of Western Washington	1,350.00	57,092
57093	05/08/2020	ISSCHURC	Issaquah Community Services	750.00	57,093
57094	05/08/2020	ISD	Issaquah School District	43,503.00	57,094
57095	05/08/2020	ISSFOUND	Issaquah Schools Foundation	1,375.00	57,095
57096	05/08/2020	KCBAPROB	KCBA Pro Bono Services	300.00	57,096
57097	05/08/2020	KCRECORD	King County Records	2,500.00	57,097
57098	05/08/2020	LWSD	Lake Washington School Dist	34,082.50	57,098
57099	05/08/2020	LEXIS	Lexis Nexis Risk Data Mgmt	162.90	57,099
57100	05/08/2020	LongBAY	Long Bay Enterprises, Inc	2,081.75	57,100
57101	05/08/2020	MADRONA	Madrona Law Group, pllc	2,518.00	57,101
57102	05/08/2020	MALLORYS	Mallory Paint Store Sammamish	5.21	57,102
57103	05/08/2020	MARSHBAN	Marshbank Construction	1,341,380.71	57,103
57104	05/08/2020	MICROSOFT	Microsoft	6,572.51	57,104
57105	05/08/2020	MOUNTPAC	Mountain Pacific Bank	13,603.12	57,105
57106	05/08/2020	NAVIAPAY	Navia Benefit Solutions Client Pay	95.45	57,106
57107	05/08/2020	PATRIOT	Patriot Maintenance Inc	39,834.17	57,107
57108	05/08/2020	PROVAC	PRO-VAC	47,339.70	57,108
57109	05/08/2020	PSE	Puget Sound Energy	11,128.03	57,109
57110	05/08/2020	RHOMAR	Rhomar Industries, Inc	138.01	57,110
57111	05/08/2020	SCI	SCI Infrastructure, LLC	258,459.26	57,111
57112	05/08/2020	SITEONE	Site One Landscape Supply LLC	1,302.60	57,112
57113	05/08/2020	SMARSH	Smarsh	1,812.79	57,113
57114	05/08/2020	THORSTEI	David Thorsteinson	58.00	57,114
57115	05/08/2020	TREESOLU	Tree Solutions Inc	1,712.50	57,115
57116	05/08/2020	UTILITIE	Utilities Underground Location Ctr	396.03	57,116
57117	05/08/2020	VOYAGER	Voyager	2,930.23	57,117
57118	05/08/2020	WAPOISON	Wa Poison Center	625.00	57,118
57119	05/08/2020	WESTTILE	Western Tile & Marble Contractors Inc	24,997.50	57,119

Check	Date	Vendor No	Vendor Name	Amount	Voucher
57120	05/08/2020	XEROX	Xerox Financial Services	2,712.13	57,120
57121	05/08/2020	ZUMAR	Zumar Industries, Inc.	1,105.51	57,121
				2,580,537.25	
Check Total:				2,580,537.25	

Accounts Payable

Check Register Totals Only

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Check	Date	Vendor No	Vendor Name	Amount	Voucher
57122	05/15/2020	AGRI	AgriShop	238.90	57,122
57123	05/15/2020	AUTODOC	Auto Doctor	4,034.09	57,123
57124	05/15/2020	AUTOZONE	Auto Zone	162.49	57,124
57125	05/15/2020	BATTERIE	Batteries Plus	145.09	57,125
57126	05/15/2020	BRIGHTVI	BrightView Landscapes LLC	27,571.54	57,126
57127	05/15/2020	CADMAN	Cadman, Inc.	241.45	57,127
57128	05/15/2020	CERTIFIE	Certified Backflow Testing,Inc	199.50	57,128
57129	05/15/2020	CHENSTEV	Steven Chen	4.37	57,129
57130	05/15/2020	ISSCITY	City Of Issaquah	472.08	57,130
57131	05/15/2020	CREATCIR	Creative Circle, LLC	3,535.00	57,131
57132	05/15/2020	CURBPROS	Curb Pros, LLC	1,952.50	57,132
57133	05/15/2020	DAILY	Daily Journal of Commerce	1,215.90	57,133
57134	05/15/2020	EASTFRIE	Eastside Friends of Seniors	5,000.00	57,134
57135	05/15/2020	ECOLUBE	Ecolube Recovery	165.00	57,135
57136	05/15/2020	WAEMP	State of Wa Employment Security Dep	13,548.55	57,136
57137	05/15/2020	EEHEATAC	Evergreen Eastside Heat & AC	370.00	57,137
57138	05/15/2020	FASTENAL	Fastenal Industrial Supplies	62.75	57,138
57139	05/15/2020	FIDELIS	Fidelis, Inc	310.00	57,139
57140	05/15/2020	GLOBALRE	Global Rental Co, Inc	1,150.64	57,140
57141	05/15/2020	GRAINGER	Grainger	227.17	57,141
57142	05/15/2020	IMAGINE	Imagine Housing - Sammamish	3,750.00	57,142
57143	05/15/2020	INDIA	India Assoc of Western Washington	2,500.00	57,143
57144	05/15/2020	ISSFOOD	Issaquah Food & Clothing Bank	3,125.00	57,144
57145	05/15/2020	JCWILDLI	JC Wildlife Consultant	3,600.00	57,145
57146	05/15/2020	KENCO	Kenco Corp	3,375.00	57,146
57147	05/15/2020	KENYON2	Kenyon Disend PLLC	27,842.52	57,147
57148	05/15/2020	KINGFI	King County Finance A/R	1,776.23	57,148
57149	05/15/2020	KCRADIO	King Cty Radio Comm Svcs	1,115.40	57,149
57150	05/15/2020	KLEINFEL	Kleinfelder, Inc.	2,795.50	57,150
57151	05/15/2020	KOEHNEN	Amy Koehnen	38.73	57,151
57152	05/15/2020	LWSFOUND	Lake Wa Schools Foundation	1,875.00	57,152
57153	05/15/2020	LAKECONS	Lakeside Construction	14,829.87	57,153
57154	05/15/2020	MINUTE	Minuteman Press	1,237.27	57,154
57155	05/15/2020	MOBERLY	Lynn Moberly	9,741.07	57,155
57156	05/15/2020	NAPA	NAPA Auto Parts	350.33	57,156
57157	05/15/2020	NESCO	Nesco LLC	3,190.00	57,157
57158	05/15/2020	PACAIR	Pacific Air Control, Inc	3,869.80	57,158
57159	05/15/2020	PACSOIL	Pacific Topsoils, Inc	1,830.00	57,159
57160	05/15/2020	PLANTSCA	Plantscapes, Inc	11,666.00	57,160
57161	05/15/2020	PLATT	Platt Electric Supply	60.32	57,161
57162	05/15/2020	PLURALS1	Pluralsight LLC	5,489.02	57,162
57163	05/15/2020	PRECCON	Precision Concrete Cutting	2,339.84	57,163
57164	05/15/2020	PROVAC	PRO-VAC	9,550.62	57,164
57165	05/15/2020	PSE	Puget Sound Energy	9,832.34	57,165
57166	05/15/2020	QUAKEHOL	QuakeHOLD Industrial, Inc	6,560.35	57,166
57167	05/15/2020	ROCKMT	Rock Mountain Products LLC	70.82	57,167
57168	05/15/2020	SAM	Sammamish Plateau Water Sewer	1,301.99	57,168
57169	05/15/2020	SECURSAF	Security Safe & Lock Inc	408.65	57,169
57170	05/15/2020	SEQUOYAH	Sequoyah Electric, LLC	3,116.74	57,170
57171	05/15/2020	SIRENNET	Sirennet.Com	2,459.64	57,171

Check	Date	Vendor No	Vendor Name	Amount	Voucher
57172	05/15/2020	SITEIMPR	Siteimprove, Inc	12,239.08	57,172
57173	05/15/2020	SPRAGUE	Sprague Pest Solutions	914.10	57,173
57174	05/15/2020	staples	Staples Advantage	247.39	57,174
57175	05/15/2020	STEWARTT	Stewart Title Company	440.00	57,175
57176	05/15/2020	TRIANGLE	Triangle Associates, Inc	3,429.69	57,176
57177	05/15/2020	VERIZON	Verizon Wireless	5,568.28	57,177
57178	05/15/2020	VERIZ-NJ	Verizon Wireless - VSAT	60.00	57,178
57179	05/15/2020	NELSONCO	Walter E. Nelson Company	538.30	57,179
57180	05/15/2020	WAA&A	Washington Autism Alliance & Advoc	625.00	57,180
57181	05/15/2020	WATSONSE	Watson Security	74.98	57,181
57182	05/15/2020	WESTERNS	Western Systems Inc.	55,109.34	57,182
Check Total:				279,551.23	

Accounts Payable

Check Register Totals Only

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Check	Date	Vendor No	Vendor Name	Amount	Voucher
57183	05/20/2020	ICMA401	ICMA 401	56,638.61	57,183
57184	05/20/2020	ICMA457	ICMA457	19,296.59	57,184
57185	05/20/2020	NAVIA	Navia Benefits Solution	1,815.13	57,185
Check Total:				77,750.33	

Agenda Bill

City Council Regular Meeting
June 02, 2020



SUBJECT:	A Resolution approving the Final Plat for Gabrielle’s Lane Subdivision (formerly NE 25th Assemblage), FSUB2020-00178														
DATE SUBMITTED:	May 08, 2020														
DEPARTMENT:	Community Development														
NEEDED FROM COUNCIL:	<input checked="" type="checkbox"/> Action <input type="checkbox"/> Direction <input type="checkbox"/> Informational														
RECOMMENDATION:	Approve the resolution for the 14-lot Gabrielle’s Lane Subdivision, authorizing the Mayor to sign the final plat.														
EXHIBITS:	1. Exhibit 1 - Resolution 2. Exhibit 2 - Hearing Examiner Decision 3. Exhibit 3 - Conditions Compliance Matrix 4. Exhibit 4 - Final Plat Map/Document 5. Exhibit 5 - Vicinity Map														
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 type="checkbox"/> Communication & Engagement</td> <td><input 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 type="checkbox"/> Financial Sustainability</td> </tr> </table>			<input type="checkbox"/> Transportation	<input type="checkbox"/> Community Safety	<input type="checkbox"/> Communication & Engagement	<input type="checkbox"/> Community Livability	<input type="checkbox"/> High Performing Government	<input type="checkbox"/> Culture & Recreation	<input 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 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:

A resolution approving the Final Plat for Gabrielle's Lane, FSUB2020-00178

KEY FACTS AND INFORMATION SUMMARY:

Summary Statement

The developer of Gabrielle's Lane Subdivision is seeking to record the Final Plat, which will create 14 proposed single-family residential lots. Gabrielle's Lane Subdivision was created from four (4) existing tax parcels totaling approximately 5.69 acres zoned residential, four (4) units per acre (R-4).

Background

Gabrielle's Lane Subdivision preliminary application, PSUB2017-00599, was reviewed and granted preliminary approval by the Hearing Examiner on September 17, 2018 (Exhibit 2).

The subject property is located at the westerly end of NE 25th Street, west of 244th Avenue NE, in the northeast corner of the City. The subject property is an assemblage of four (4) existing legal parcels and a portion of one (1) existing parcels. The King County Assessor's parcel numbers associated with this project are: 2225069020, 2225069031, 2225069043 and 2225069099 and a portion of 2225069074 through a BLA (BLA2018-00593) which has been approved by the City, executed by the owners, and recorded with the King County Recorders' Office.

This preliminary subdivision application vested to the City of Sammamish Municipal Code in effect on August 2, 2017. The City has reviewed and approved the installation of the required infrastructure (drainage facilities, streets, sidewalks, etc.) improvements under site development permit SDP2018-05224. The improvements have been substantially completed and inspected or bonded for as detailed below.

Trees

Tree Retention:

The preliminary subdivision application was required to meet two tree retention rates: onsite stream and associated buffers (protected critical areas) at 100% retention and the remaining area unconstrained by critical areas at a retention rate of 35% ([SMC 21A.37.250](#)). A total of 66 significant trees were located within the onsite streams and associated buffers (protected critical areas), they are 100% retained within designated critical areas tracts. A total of 147 significant trees were located within the area unconstrained by critical areas and associated buffers, thereby requiring 51 significant trees (35%) to be retained under the standard retention methodology. However, the site contains heritage and landmark trees and is eligible for an alternative tree retention methodology as allowed by [SMC 21A.37.270](#).

In accordance with this Code authorized methodology, the project design retains 39 significant trees outside of any critical areas and associated buffers. This calculation method was proposed and approved as part of the preliminary subdivision approval in September of 2018 and with the site development permit issuance in June of 2019. The plattor used the earned retention credit ([SMC 21A.37.270](#)) from the preservation of heritage and landmark trees, with a retention credit of 58.25 as part of the preliminary approval and site development permit. Each significant tree retained counted as one, plus any applicable bonuses added on top of the retained number. The following retained trees received credits: eleven (11) landmark trees for 22 credits, eleven (11) heritage trees for 19.25 credits, and 17 significant trees for 17 credits for a total of 58.25 credits (22+19.25+17=58.25). Under this retention calculation methodology a total of 39 trees are retained and 108 trees are removed. A total

of 166 replacement trees are required to meet the tree replacement requirements for the removal of 108 trees.

Retained trees have been protected in tree retention tracts or when located on individual lots have been identified as retained and placed in a tree protection easement on the face of the final plat drawing (see Exhibit 4). The applicant has bonded for the balance of the required replacement trees that have not yet been installed. The final plat is compliant with tree retention requirements of [SMC 21A.37](#).

Critical Areas

Critical Areas Protection:

The project site contains streams and associated protective buffers as required by [SMC 21A.50](#). In accordance with [SMC 21A.50.190](#) the platlor has placed the site's stream and associated stream buffer in protective critical areas tracts and in accordance with [SMC 21A.50.170](#) the platlor is required to place a protective border fence with signage at the edge of the critical areas tract. This is shown on the face of the final plat drawing (see Exhibit 4).

Financial Guarantees

Performance Bond:

The applicant posted a bond for the installation of the remaining right-of-way improvements on June 17, 2019 in the amount of \$41,553.90.

Landscaping Bond:

The applicant posted a performance bond on April 22, 2020 for the landscaping and recreational improvements, including playground installation, in the amount of \$98,672.34.

Impact Fees

Street Impact Fees:

The applicant has elected to pay all of the required street impact fees at time of building permit issuance for 10 of the 14 new lots with credit given for 4 existing single-family residences. One (1) building permit (Lot 6) has been issued and paid the required \$14,204.27 street impact fee.

School Impact Fees:

The applicant has elected to pay all of the required school impact fees at time of building permit issuance for 10 of the 14 new lots with credit given for 4 existing single-family residences. One (1) building permit (Lot 6) has been issued and paid the required \$13,633.00 Lake Washington School District fee.

Park Impact Fees:

The applicant has elected to pay all of the required park impact fees at time of building permit issuance for 10 of the 14 new lots with credit given for 4 existing single-family residences. One (1) building permit (Lot 6) has been issued and paid the required \$6,739.00 park impact fee.

The applicant has demonstrated to the City of Sammamish that all of the preliminary plat approval conditions have either been met, or have been bonded for and will be met in a timely manner.

Financial Impact: N/A

Recommended Motion: Approve the resolution for the 14-lot Gabrielle's Lane Subdivision, authorizing the Mayor to sign the final plat.

FINANCIAL IMPACT:

N/A

**CITY OF SAMMAMISH
WASHINGTON
Resolution No. R2020-_____**

**A RESOLUTION OF THE CITY OF SAMMAMISH,
WASHINGTON, GRANTING FINAL PLAT APPROVAL OF
GABRIELLE’S LANE SUBDIVISION**

WHEREAS, the City Council has received a recommendation of approval for the final plat of Gabrielle’s Lane Subdivision; and

WHEREAS, the City Council has reviewed said plat and finds that it conforms to all terms of the preliminary plat approval and applicable land use laws and regulations; and

WHEREAS, the City Council desires to grant final approval to the 14-lot plat of Gabrielle’s Lane Subdivision;

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

Section 1. Adoption of Hearing Examiner’s Findings and Conclusions. The City Council hereby adopts the findings and conclusions included in the City of Sammamish Hearing Examiner’s decision of September 17, 2018 for the preliminary plat approval of Gabrielle’s Lane Subdivision, PSUB2017-00599.

Section 2. Grant of Approval. Based on its finding that the plat conforms to all terms of the preliminary plat approval and applicable land use laws and regulations, the City Council hereby grants final approval to the plat of Gabrielle’s Lane Subdivision (14-lots).

**PASSED BY THE CITY COUNCIL AT A SPECIAL MEETING THEREOF ON
THE _____ DAY OF MAY 2020.**

CITY OF SAMMAMISH

Mayor Karen Moran

ATTEST/AUTHENTICATED:

Melonie Anderson, City Clerk

Approved as to form:

Michael Kenyon, City Attorney

Filed with the City Clerk:
Passed by the City Council:
Resolution No.: R2020-_____

**BEFORE the HEARING EXAMINER for the
CITY of SAMMAMISH**

DECISION

FILE NUMBER: PSUB2017-00599

APPLICANT: CR Home Builders, LLC
14410 Bel-Red Road
Bellevue, WA 998007

TYPE OF CASE: Preliminary subdivision (*25th St. Assemblage*¹)

STAFF RECOMMENDATION: Approve subject to conditions

EXAMINER DECISION: GRANT subject to conditions

DATE OF DECISION: September 17, 2018

INTRODUCTION²

CR Home Builders, LLC (“CR Builders”), one of the Murray Franklyn family of companies (Testimony), seeks preliminary approval of *25th St. Assemblage*, a 14-lot single-family residential subdivision of a 5.69 acre site which is zoned R-4.

CR Builders filed a Base Land Use Application on July 27, 2017. (Exhibits 5; 6³) The Sammamish Department of Community Development (“Department”) deemed the application to be complete on August 2, 2017. (Exhibit 7) The Department issued a Notice of Application on August 9, 2017. (Exhibits 7; 8)

The subject property is located at the westerly end of NE 25th Street, approximately 700 feet west of 244th Avenue NE, in the northeast corner of the City.

The Sammamish Hearing Examiner (“Examiner”) viewed the subject property on September 5, 2018.

¹ Some documents in the file list the subdivision’s name as “*NE 25th Street Assemblage*.” The project name used on the proposed preliminary plat is “*25th St. Assemblage*.” (Exhibit 2) The Examiner has chosen to use the name as it appears on the proposed preliminary plat.

² Any statement in this section deemed to be either a Finding of Fact or a Conclusion of Law is hereby adopted as such.

³ Exhibit citations are provided for the reader’s benefit and indicate: 1) The source of a quote or specific fact; and/or 2) The major document(s) upon which a stated fact is based. While the Examiner considers all relevant documents in the record, typically only major documents are cited. The Examiner’s Decision is based upon all documents in the record.

HEARING EXAMINER DECISION
 RE: PSUB2017-00599 (25th St. Assemblage)
 September 17, 2018
 Page 2 of 19

The Examiner held an open record hearing on September 5, 2018. The Department gave notice of the hearing as required by the Sammamish Municipal Code (“SMC”). (Exhibit 30)

Subsection 20.05.100(1) SMC requires that decisions on preliminary subdivisions be issued within 120 net review days after the application is found to be complete. The open record hearing was held within the allowed review period. (Testimony)

The following exhibits were entered into the hearing record during the hearing:

- Exhibits 1 - 30: As enumerated in Exhibit 1, the Departmental Staff Report
- Exhibit 31: Critical Area Report, Revised March 20, 2018
- Exhibit 32: E-mail comment from Jay DeCoons, May 31, 2018
- Exhibit 33: Letter comment from Wendy Kelling and John Scannell, July 9, 2018
- Exhibit 34: Memorandum comment from John Scannell and Wendy Kelling, July 9, 2018
- Exhibit 35: Applicant responses to Exhibits 32 – 34, August 31, 2018 ⁴
- Exhibit 36: Applicant’s PowerPoint hearing presentation (10 slides), September 5, 2018
- Exhibit 37: Technical memorandum, Wildlife Reconnaissance, Raedeke Associates, Inc., August 31, 2018
- Exhibit 38: Sheet P06 of Exhibit 2 annotated to show trees along and within the NE 25th Street right-of-way

The action taken herein and the requirements, limitations and/or conditions imposed by this decision are, to the best of the Examiner’s knowledge or belief, only such as are lawful and within the authority of the Examiner to take pursuant to applicable law and policy.

FINDINGS OF FACT

1. CR Builders proposes to subdivide the approximately 5.69 acre assemblage (the “subject property”) into 14 lots for single-family residential development. The subject property is located at the westerly end of NE 25th Street and consists of all of four tax account parcels and a portion of a fifth tax account parcel: Parcels 222506-9099 and 222506-9031 (“Parcel 9099” and “Parcel 9031”) lying on the north side of NE 25th Street; Parcels 222506-9020 and 222506-9043 (“Parcel 9020” and “Parcel 9043”) lying on the south side of NE 25th Street opposite Parcels 9099 and 9031; and a small portion of Parcel 222506-9074 (“Parcel 9074”) abutting the west side of Parcel 9043. (Exhibit 2, Sheet P03)

The subject property does not exist as a legally subdivideable assemblage at this time because the portion of Parcel 9074 which is to be part of the proposed subdivision has not been legally separated from the portion which will not be part of the proposed subdivision. CR Builders and or the current owners of Parcels 9043 and 9074 intend to seek approval of a Boundary Line Adjustment (“BLA”) (an application has not yet been filed with the City) to carve out an irregularly shaped portion of the

⁴ Date of response given in testimony.

HEARING EXAMINER DECISION
 RE: PSUB2017-00599 (25th St. Assemblage)
 September 17, 2018
 Page 3 of 19

northern end of Parcel 9074 and attach it to Parcel 9043. (Testimony) If and when such BLA is approved by the City, the subject property will exist as a legally recognizable assemblage that can be subdivided.

2. The subject property is in a developing area near the northeast corner of the City. The subject property and the surrounding area within the City are zoned R-4; there is an area zoned R-1 some distance to the north, The land across 244th Avenue NE lies in unincorporated King County. (Exhibit 3)
3. The subject property is bordered on the north by a portion of *Gabrielle's Place* with acreage lots to its west. To the north of *Gabrielle's Place* are *Montecino Estates* and *Bradford Place*. All three of those subdivisions have been developed under the provisions of the R-4 zone. Approximately six unplatted and/or short platted lots lie between the subject property and 244th Avenue NE. The subject property is bordered on the south by *Cedar Hill*, a subdivision currently being developed under the R-4 zone, the residual of Parcel 9074, and an open space tract associated with a subdivision to the west. Finally, the subject property is bordered on the west by the residual of Parcel 9074 (which has a residence accessed from the west in its southwest corner) and a large open space tract associated with a subdivision to the west. (Exhibits 2, Sheet P03; 3; 36, Slide 6)
4. NE 25th Street currently exists as a 15' ± wide gravel road within a 50' wide public street right-of-way from 244th Avenue NE westerly to the west line (extended) of Parcel 9043. The street's alignment passes through a horizontal chicane to the north between approximately 180 and 440 feet west of 244th Avenue NE. (Exhibits 2, Sheet P03; 38)
5. The majority of the subject property exhibits a gentle southwesterly slope. A tributary to Evans Creek flows from the southeast to the northwest, cutting across a couple of the southwesterly corners of the subject property. The tributary flows through a steep-sided ravine whose slopes encumber portions of Parcels 9031 and 9074. (Exhibits 2, Sheet P03; 31; 36, Slide 6)

The Evans Creek tributary is a Type F stream. Type F streams must be protected with a 150-foot wide buffer under SMC regulations. (Exhibits 1; 31)

6. The subject property is designated on the City's adopted comprehensive plan R-4 and zoned R-4, residential development at a maximum density of four dwelling units per acre. The maximum permissible lot yield under the subject property's R-4 zoning, calculated in accordance with procedures spelled out in the SMC, is 14.04 or 14. (Exhibits 1; 15)
7. CR Builders proposes to subdivide the subject property into 14 lots for single-family residences⁵ plus approximately 1.5 acres set aside to protect the Evans Creek tributary (Proposed Tracts C and

⁵ CR Builders' original application proposed a 20-lot subdivision. (Exhibit 7, p. 2) The proposed yield was reduced to 14 when the Evans Creek tributary was classified as a Type F stream requiring a 150-foot wide buffer. (Exhibit 36, Slide 3; and testimony)

HEARING EXAMINER DECISION
 RE: PSUB2017-00599 (25th St. Assemblage)
 September 17, 2018
 Page 4 of 19

E), an approximate half-acre storm water control tract which will also provide a small active recreation area (Proposed Tract B), an approximate 8,000 square foot (“SF”) open space/tree retention tract (Proposed Tract A), and a short private road (Proposed Tract D). NE 25th Street within the limits of the proposed subdivision will be constructed to full City standards: 28’ of pavement, curb and gutter, bioswales, and 5’ concrete sidewalks. NE 25th Street between the subdivision and 244th Avenue NE will be improved to a 20-foot wide paved surface as required by the 2016 Public Works Standards (“2016 PWS”). A new 60-foot wide right-of-way (variously labelled “ROW 1” and “Road A” – “Road B”) will be dedicated between NE 25th Street and the north plat boundary; a public street will be constructed within that right-of-way. (Exhibit 2)

8. All proposed lots meet applicable zoning standards. (Exhibit 1)
9. ROW 1 (containing Road A/B) will abut *Gabrielle’s Place*. CR Builders was the developer of record for *Gabrielle’s Place*. (Official Notice: Examiner Decision, May 26, 2016, PSUB2015-00104, p. 1) Four different plat designs were considered during the public hearings on *Gabrielle’s Place*. The two considered during the last public hearing were called Option A and Option B. Both Option A and Option B proposed creation of Tracts A and F. Tract A in *Gabrielle’s Place* contains the subdivision’s stormwater control facilities; Tract F extends westerly along the south property line from the cul-de-sac bulb and ends at the southeast corner of Tract A. An easement was to encumber the southern portion of Tract A to provide access residences outside the plat to the west. (Exhibit 2, Sheet P03; official notice: Examiner Decision, May 26, 2016, PSUB2015-00104) The Examiner described the function of those tracts in his May 26, 2016, Decision granting preliminary subdivision approval for Option A of *Gabrielle’s Place*:

In Option A (Exhibit 31A), [the] public street [in the plat] would be a [southerly] cul-de-sac [extension of NE 26th Court] whose entire length, measured from 244th Avenue NE, would be approximately 520 feet. The existing private road east of the new cul-de-sac bulb would be abandoned. The remainder of the existing private road serving the lots to the west would be partially overlain by Tract F, a private road tract, and, within Tract A, by an access and turnaround easement.

In Option B (Exhibit 31B), that public street would make a 90° turn to the west and terminate at the west edge of proposed Lot 10 as a temporary stub. As with Option A, the existing private road east of the new street would be abandoned and the remainder of the existing private road serving the lots to the west would be partially overlain by Tract F, a private road tract, and, within Tract A, by an access and turnaround easement. (Exhibit 31B)

In both options, CR Builders suggests that Tract F be subject to a “dedicate on demand” requirement so that it could be converted to public right-of-way should such ever be required in the future. (See Tract F Note on both Exhibits 31A and 31B.) The Department, on the other hand, wants Tract F and the turnaround in Tract A to also

HEARING EXAMINER DECISION
 RE: PSUB2017-00599 (25th St. Assemblage)
 September 17, 2018
 Page 5 of 19

be encumbered with a public access easement to provide public access to the turnaround in Tract A. (Exhibit 32, p. 12, Recommended Condition 22; and testimony)

(Official notice: Examiner Decision, May 26, 2016, PSUB2015-00104, Finding of Fact 13, ¶¶ 3 - 5)

The Examiner approved Option A (Exhibit 31A):

The Examiner concludes that the likelihood of needing to extend the *Gabrielle's Place* street to the west as a full public street is remote and speculative. Both of the lots to the southwest that could arguably be subdivided and served by such a street could also be subdivided and served by NE 25th Street, an existing public street. Option A leaves open the possibility that a street could be extended westerly, but it provides a much better design than does Option B in the more likely event that such an extension is never required.

Further, Public Works' argument that the proposed turnaround in Tract A at the west end of Tract F could serve as the required turnaround for the end of the public street by simply placing a public use easement over Tract F is not supportable: It would essentially make Tract F a public street without requiring that it be improved to public street standards. Option A provides a fully compliant cul-de-sac bulb at the end of the public street, while leaving the turnaround in Tract A to serve only traffic going to and from Proposed Lots 13 and 14 on the private road.

The Examiner concludes that Option B does not create a "proper projection" of the internal street. Therefore, the Examiner concludes that Option A is preferable.

(Official notice: *Op. cit.*, Conclusion of Law 10)

The Examiner omitted Staff-Recommended Condition 22 from the approved conditions. (Official notice: *Op. cit.*, Conclusion of Law 16.F) Condition 10 of the preliminary approval of *Gabrielle's Place* required Tract F to be a private road. (Official notice: *Op. cit.*, Condition 10) The Examiner did not require removal of the Tract F "dedicate on demand" note on Exhibit 31A. (Official notice: *Op. cit.*, pp. 22 - 26)

Recommended Condition 15 in 25th St. Assemblage states that "[t]he Plat of Gabrielle's Place conveys to the City an easement over the entirety of Tract F for the purpose of future dedication as right-of-way if the City requires the area for roadway extension purposes." (Exhibit 1, p. 15) But even so, if Exhibit 2, Sheet P03 (prepared by a licensed surveyor) correctly depicts Tracts F and A in *Gabrielle's Place*, the rights-of-way (Tract F in *Gabrielle's Place* and ROW 1 in 25th St. Assemblage) will not abut. ROW 1 in 25th St. Assemblage will abut Tract A in *Gabrielle's Place*.

HEARING EXAMINER DECISION
 RE: PSUB2017-00599 (25th St. Assemblage)
 September 17, 2018
 Page 6 of 19

10. The Traffic Impact Analysis (“TIA”) for 25th St. Assemblage presumed that NE 25th Street would be the primary access and that NE 26th Court through *Gabrielle’s Place/Montecino Estates* would be the secondary vehicular access to 25th St. Assemblage. The TIA includes a schematic depicting a connection between Road A/B and the *Gabrielle’s Place* NE 26th Court cul-de-sac. The TIA projects that the ten new residences (14 lots – 4 existing residences to be removed = 10 net new residences) in 25th St. Assemblage will generate an additional 10 vehicle trips during the P.M. peak traffic hour, of which only one will use the NE 26th Court connection. Sight distance and Level of Service at the 244th Avenue NE/NE 25th Street intersection was found to meet or exceed City standards. The TIA notes that 244th Avenue NE is a minor arterial. (Exhibit 13)
11. Traffic conditions on NE 26th Court and at the 244th Avenue NE/NE 26th Court intersection were thoroughly evaluated during the *Gabrielle’s Place* hearings:

NE 26th Court is perfectly adequate as an access street to serve *Gabrielle’s Place*. It may have been designed and constructed to look like an off-center cul-de-sac, but the record of its creation makes clear that even back in 2005 the possibility that it would serve as access to the property to the south was understood. That the 26th Court Residents were not aware of that fact does not change that fact. That they may have been told something else by real estate salespersons also does not change that fact.

Further, NE 26th Court is physically adequate to serve as access for additional residences. It has adequate sight distance (admittedly minimal, but adequate nevertheless) at its intersection with 244th Avenue NE. It has adequate pavement width. With the sidewalk which will be built along its south side by the developer of *Gabrielle’s Place*, it will have sidewalks along both its sides. It presently handles only about 70 ADT; its classification and design is for a street capable of handling between 300 and 1,000 ADT. The additional 14 lots in *Gabrielle’s Place*, plus the two lots at the west end of the private road outside the subdivision which will now access 244th Avenue NE through the subdivision, will theoretically add another 160 ADT to NE 26th Court. The theoretical total would then be 230 ADT, still well below the design expectation. While the percentage traffic increase will be significant, the absolute increase will not be remarkable. (For example: An increase from 1 ADT to 5 ADT is a 500% increase, but an inconsequential absolute increase.)

(Official notice: Examiner Decision, May 26, 2016, PSUB2015-00104, Finding of Fact 5)

12. The Department of Public Works issued a Certificate of Concurrency (Traffic) for the original 20-lot version of 25th St. Assemblage on July 8, 2017. (Exhibit 14)
13. The record contains evidence that appropriate provisions have been made for open space (Exhibits 1; 2); drainage (Exhibits 1; 2; 20; 24); potable water supply (Exhibits 1; 2; 16); sanitary wastes

HEARING EXAMINER DECISION
 RE: PSUB2017-00599 (25th St. Assemblage)
 September 17, 2018
 Page 7 of 19

(Exhibits 1; 2; 16); parks and recreation (Exhibits 1; 2); playgrounds (Exhibits 1; 2); schools and schoolgrounds (Exhibits 1; 12; 26); and safe walking conditions for children who walk to school (Exhibits 1; 2; 26). The plat design does not require either alleys or other public ways. (Exhibit 2) Transit stops have not been requested.

14. Sammamish first enacted tree retention/preservation regulations in or around 2005. [Ordinance No. O2005-175] Those regulations were contained in former SMC 21A.35.210 - .240. In 2014 the City enacted emergency, interim revisions to those code sections. The interim regulations were in effect from October 14, 2014 to October 14, 2015. [Ordinance Nos. O2014-375 and O2015-390] Those interim regulations were repealed and replaced by Chapter 21A.37 SMC, Development Standards – Trees, effective October 14, 2015. [Ordinance No. O2015-395]

The subject application is vested to the current tree regulations.

15. 147 significant trees ⁶ were catalogued outside of critical area tracts on the subject property. ⁷ (Exhibits 2, Sheets P07 & P08; 18) Current tree retention regulations essentially require that 50% of significant trees located in certain erosion hazard areas be retained regardless of zoning classification or 35% of significant trees outside of critical areas and their buffers be retained in a development on land zoned R-4. [SMC 21A.37.250(1)(c)] Incentives are available for preservation of a greater number of trees in specified circumstances. [SMC 21A.37.270(4)] All significant trees that are removed must be replaced at specified ratios. [SMC 21A.37.280] CR Builders proposes to retain 39 significant trees (58.25 trees with retention credits counted), which equates to 39% retention when earned retention credits are applied. 166 significant trees are proposed to be removed, triggering the replacement requirements of SMC 21A.37.280. 166 replacement trees are proposed to be planted. Most of the retained trees outside of the critical areas are located in Proposed Tracts A and B; most of the replacement trees will be planted in Proposed Tracts A, B, C, and E. (Exhibit 2, Sheets P07 – P10)
16. Sammamish’s State Environmental Policy Act (“SEPA”) Responsible Official issued a threshold Determination of Nonsignificance (“DNS”) for 25th St. Assemblage on June 18, 2018. (Exhibit 11) The DNS was not appealed. (Testimony)
17. CR Builders submitted plans, reports, and analyses in support of its preliminary subdivision application. (Exhibits 2; 5; 10; 12; 13; 15 – 20; 22; 24; 29; 31; 35 – 38)

⁶ A “significant tree,” by definition, is “a tree that is in a healthy condition and is a noninvasive species, including those trees defined as a heritage tree and landmark tree, that is: (1) A coniferous tree with a diameter of eight (8) inches or more DBH [Diameter at Breast Height]; or (2) A deciduous tree with a diameter of twelve (12) inches or more DBH.” [SMC 21A.15.1333]

⁷ There are over 100 significant trees within the creek buffer. (Exhibit 2, Sheet P07)

HEARING EXAMINER DECISION
 RE: PSUB2017-00599 (25th St. Assemblage)
 September 17, 2018
 Page 8 of 19

18. The Department’s Staff Report (Exhibit 1) provides a detailed exposition of facts related to all criteria for preliminary subdivision approval. CR Builders concurred in full in the Findings and Analysis/Conclusions set forth in that report. (Testimony) The record contains no challenge to the content of that report. Therefore, the Findings and Analysis/Conclusions within the Staff Report are incorporated herein as if set forth in full with the following exceptions:
 - A. Page 2. CR Builders’ address contains a typographical error: “14110” should be “14410.” (Exhibit 9, p. 1⁸)
 - B. Page 7, § II.2.9. During the hearing the Department struck the next to last sentence in this paragraph (the “Tract B is located …” sentence). (Testimony)
 - C. Page 12, § III.F. During the hearing the Department struck the word “Interim” in the title of this section. (Testimony)
 - D. Page 13, § IV. The preliminary subdivision review criteria which the Examiner is required to apply are set forth at SMC 20.10.220.
19. The Department recommends approval of 25th St. Assemblage subject to 31 conditions. (Exhibit 1, pp. 14 - 16)
20. CR Builders has no objection to any of the recommended conditions. (Testimony)
21. The hearing record contains ten written comments from six families and one Indian tribe. (Exhibits 28.1 – 28.7; 32 – 34)

The Muckleshoot Indian Tribe and Bean disagreed with the initial classification of the Evans Creek tributary as Type Ns (non-fish bearing, seasonal). (Exhibits 28.4; 28.5) That concern was resolved when the stream was reclassified as Type F. The Muckleshoot Indian tribe also believes that CR Builders should employ “enhanced treatment methods” for stormwater control because the tributary to Evans Creek and Evans Creek support salmonids. (Exhibits 28.5; 28.7) CR Builders notes that it will be providing Level 2 Conservation Flow Control and Basic Water Quality Treatment as required by the 2016 King County Surface Water Design Manual (“2016 KCSWDM”) and the City’s Addendum thereto, both adopted by the City. (Exhibit 29, April 10, 2018, Technical memorandum)

Muniz and Kelling/Scannell object to the additional traffic that will be added to NE 25th Street; they would prefer that all traffic be required to use NE 26th Court in *Gabrielle’s Place/Montecino Estates*. (Exhibits 28.6; ; 34) DeCoons and Corriveau object to routing any traffic through *Gabrielle’s Place/Montecino Estates*. (Exhibit 32; and testimony))

⁸ The typographical error is understandable: CR Builders’ representative made the same mistake on Exhibit 5. The Examiner believes that the Exhibit 9 address which was hand-written by CR Builders’ hearing spokesperson is the more reliable of the several possible sources.

HEARING EXAMINER DECISION
 RE: PSUB2017-00599 (25th St. Assemblage)
 September 17, 2018
 Page 9 of 19

Kelling/Scannell also bemoan the loss of the “rural” character of NE 25th Street, the street on which they live. They believe that the City is ignoring its comprehensive plan by not protecting the small, “rural” enclave that currently uses NE 25th Street for access. If the development must be approved, they want it conditioned to protect the drip lines of trees on abutting properties that are near common property lines and to avoid as many trees within the NE 25th Street right-of-way as possible. (Exhibits 33; 34; and testimony) There are a number of significant trees within the portion of the NE 25th Street right-of-way between 25th St. Assemblage and 244th Avenue NE. With Public Works’ approval, CR Builders has tried to align its improvement to that section of NE 25th Street so as to avoid disturbing as many of those trees as possible. (Exhibit 38)

Corriveau also disputes CR Builders’ significant tree assessment. (Exhibits 28.2; 28.3) CR Builders’ tree assessment was performed by a licensed arborist. (Exhibit 18) Corriveau submitted no evidence to support her opinion.

A question was asked whether the improvements to NE 25th Street would increase runoff onto neighboring properties. CR Builders and Public Works testified that all runoff must be captured and treated before release. One person asked whether permeable pavement could be used. Public Works said such pavement was not allowed for public streets. (Testimony)

Gordon questioned whether an endangered species evaluation had been conducted on the subject property. (Testimony) CR Builders’ environmental consultant performed an on-site evaluation of the subject property on August 31, 2018. No endangered species were found during that evaluation. (Exhibit 37; and testimony)

- 22. Any Conclusion of Law deemed to be a Finding of Fact is hereby adopted as such.

LEGAL FRAMEWORK ⁹

The Examiner is legally required to decide this case within the framework created by the following principles:

Authority

A preliminary subdivision is a Type 3 land use application. [SMC 20.05.020, Exhibit A] A Type 3 land use application requires an open record hearing before the Examiner. The Examiner makes a final decision on the application which is subject to the right of reconsideration and appeal to Superior Court. [SMC 20.05.020, 20.10.240, 20.10.250, and 20.10.260]

The Examiner’s decision may be to grant or deny the application or appeal, or the examiner may grant the application or appeal with such conditions, modifications, and restrictions as

⁹ Any statement in this section deemed to be either a Finding of Fact or a Conclusion of Law is hereby adopted as such.

HEARING EXAMINER DECISION
 RE: PSUB2017-00599 (25th St. Assemblage)
 September 17, 2018
 Page 10 of 19

the Examiner finds necessary to make the application or appeal compatible with the environment and carry out applicable state laws and regulations, including Chapter 43.21C RCW and the regulations, policies, objectives, and goals of the interim comprehensive plan or neighborhood plans, the development code, the subdivision code, and other official laws, policies and objectives of the City of Sammamish.

[SMC 20.10.070(2)]

Review Criteria

Section 20.10.200 SMC sets forth requirements applicable to all Examiner Decisions:

When the examiner renders a decision . . . , he or she shall make and enter findings of fact and conclusions from the record that support the decision, said findings and conclusions shall set forth and demonstrate the manner in which the decision . . . is consistent with, carries out, and helps implement applicable state laws and regulations and the regulations, policies, objectives, and goals of the interim comprehensive plan, the development code, and other official laws, policies, and objectives of the City of Sammamish, and that the recommendation or decision will not be unreasonably incompatible with or detrimental to affected properties and the general public.

Additional review criteria for preliminary subdivisions are set forth at SMC 20.10.220:

When the examiner makes a decision regarding an application for a proposed preliminary plat, the decision shall include additional findings as to whether:

- (1) Appropriate provisions are made for the public health, safety, and general welfare and for such open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds and all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school; and
- (2) The public use and interest will be served by the platting of such subdivision and dedication.

Vested Rights

Sammamish has enacted a vested rights provision.

Applications for Type 1, 2, 3 and 4 land use decisions, except those that seek variance from or exception to land use regulations and substantive and procedural SEPA decisions shall be considered under the zoning and other land use control ordinances in effect on the date a complete application is filed meeting all the requirements of this chapter. The department's issuance of a notice of complete application as provided in this chapter, or the failure of the

HEARING EXAMINER DECISION
 RE: PSUB2017-00599 (25th St. Assemblage)
 September 17, 2018
 Page 11 of 19

department to provide such a notice as provided in this chapter, shall cause an application to be conclusively deemed to be vested as provided herein.

[SMC 20.05.070(1)] Therefore, this application is vested to the development regulations as they existed on August 2, 2017.

Standard of Review

The standard of review is preponderance of the evidence. The applicant has the burden of proof. [City of Sammamish Hearing Examiner Rule of Procedure 316(a)]

Scope of Consideration

The Examiner has considered: all of the evidence and testimony; applicable adopted laws, ordinances, plans, and policies; and the pleadings, positions, and arguments of the parties of record.

CONCLUSIONS OF LAW

1. Section 20.10.200 SMC requires the Examiner to consider a number of items, including “the interim comprehensive plan”. The Examiner’s ability to use the comprehensive plan in project review is constrained by state law which states that the comprehensive plan is applicable only where specific development regulations have not been adopted: “The review of a proposed project’s consistency with applicable development regulations or, in the absence of applicable regulations the adopted comprehensive plan” [RCW 36.70B.030(1)]

The state Supreme Court addressed that provision in *Citizens v. Mount Vernon* [133 Wn.2d 861, 947 P.2d 1208 (1997), *reconsideration denied*] in which it ruled that “[RCW 36.70B.030(1)] suggests ... a comprehensive plan can be used to make a specific land use decision. Our cases hold otherwise.” [at 873]

Since a comprehensive plan is a guide and not a document designed for making specific land use decisions, conflicts surrounding the appropriate use are resolved in favor of the more specific regulations, usually zoning regulations. A specific zoning ordinance will prevail over an inconsistent comprehensive plan. If a comprehensive plan prohibits a particular use but the zoning code permits it, the use would be permitted. These rules require that conflicts between a general comprehensive plan and a specific zoning code be resolved in the zoning code’s favor.

[*Mount Vernon* at 873-74, citations omitted] The City has adopted zoning, environmental protection, street standards, and other development regulations to implement its comprehensive plan. On topics where the City has adopted development regulations, comprehensive plan policies addressing the same subject can no longer be considered in reviewing a development application. Essentially, the concept in Washington State is that a comprehensive plan is a broad-brush policy document whose

HEARING EXAMINER DECISION
 RE: PSUB2017-00599 (25th St. Assemblage)
 September 17, 2018
 Page 12 of 19

primary purpose is to guide the formulation of development regulations. It is not a regulatory tool *per se*.

2. The Examiner understands the obviously sincere feelings and concerns of the current residents of NE 25th Street who participated in the development review process. Their area is a neighborhood, albeit a quite small neighborhood. And their little neighborhood is different from the newer suburban development which surrounds it and which, as they see it, is encroaching on it. But the reality is that their little neighborhood is a remnant of a former time and regulatory system. The City Council has zoned the entire area, including their little neighborhood, for residential development at up to four dwelling units per acre. The density of their little neighborhood is most likely about one-fourth of that target density. They live in an anachronism in a developing suburban area. As such, development of surrounding properties to a density consistent with the adopted zoning will have to be approved.
3. A brief word about preservation of trees within the NE 25th Street right-of-way. Rights-of-way are established to serve a public purpose. The purpose for street rights-of-way is current or future construction of public streets. If construction of a public street necessitates removal of trees from within a right-of-way, such removal should be expected. The safety and efficiency of the public street system would take precedence over preservation of trees within that right-of-way. In the present case, CR Builders is required by the 2016 PWS to provide only an interim improvement to the substandard condition of NE 25th Street. It appears that CR Builders and Public Works have been able to configure that temporary improvement so as to save many of the existing trees within the right-of-way. But the day will likely come when improvement to full City standard is necessary. At that time, the trees within the right-of-way may have to go.
4. Based upon all the evidence in the record, the Examiner concludes that 25th St. Assemblage meets the considerations within SMC 20.10.200. All evidence demonstrates compliance with Comprehensive Plan policies, to the extent they can be considered, and zoning code, subdivision code, and Environmentally Sensitive Areas regulations.
5. The proposed vehicular connection through *Gabrielle's Place/Montecino Estates* presents an interesting dilemma. City staff and CR Builders have apparently operated on the premise that a public connection across Tract F and over the easement on Tract A in *Gabrielle's Place* is available. But, when the Examiner reviewed his *Gabrielle's Place* Decision (after the hearing) he discovered that he had approved Tract F/Tract A easement as a private road, not a public right-of-way and the "dedicate-on-demand" note apparently pertains only to Tract F.

As noted in the Findings of Fact, it appears that *Gabrielle's Place* was recorded subject to a "dedicate-on-demand" note applying to Tract F. What is important here is that proposed public Road A/B may not provide a connection to a public right-of-way since it abuts only Tract A according to CR Builders' surveyor.

HEARING EXAMINER DECISION

RE: PSUB2017-00599 (*25th St. Assemblage*)

September 17, 2018

Page 13 of 19

The Examiner will not require redesign of the proposed plat for either or both of two reasons. First, it may be that Tract F and the Tract A easement in *Gabrielle's Place* are actually public rights-of-way or that (somehow) both are subject to a "dedicate-on-demand" requirement. If they are, then there should be a connection to that abutting right-of-way. Second, even if they are not presently public right-of-way, the 2016 PWS require connectivity. [2016 PWS 7.5] Redevelopment at some future time could ultimately change their status to a public right-of-way.

The Examiner will impose a condition to address these alternatives.

6. Gordon and Corriveau have concerns about the effect of *25th Street Assemblage* on their present sewage disposal and water supply systems. Both want the opportunity to connect to the public systems that CR Builders will install. (Exhibit 28.1; and testimony) Sewer and water system routing is within the purview of the agency which provides those services, in this case Sammamish Plateau Water ("SPWater"). Gordon and Corriveau need to continue their discussions with CR Builders and also talk with SPWater.
7. Given all the evidence in the record, the Examiner concludes that *25th St. Assemblage* complies with the review criteria of SMC 20.10.220(1). The proposed subdivision allows development at the density expected under the Comprehensive Plan, does not thwart future development of surrounding properties, and makes appropriate provision for all items listed in that code section.
8. Given all the evidence in the record, the Examiner concludes that *25th St. Assemblage* will serve the public use and interest and will thus comply with the review criteria of SMC 20.10.220(2).
9. The recommended conditions of approval as set forth in Exhibit 1 are reasonable, supported by the evidence, and capable of accomplishment with the following changes:
 - A. No development activity may occur until the subject property has been legally created. Until the anticipated BLA is approved and recorded, the property for which subdivision approval is sought will not legally exist. And until it exists as a legal development parcel, development cannot occur. A new condition will be added to require completion of the BLA before any development activity occurs.
 - B. Recommended Conditions 3 and 15. These conditions as proposed would require dedication of Tract F in *Gabrielle's Place* to provide a public right-of-way link between NE 26th Court in *Montecino Estates/Gabrielle's Place* and Road A/B in *25th Street Assemblage*. But unless Tract F in *Gabrielle's Place* as recorded was longer than as approved during the preliminary subdivision process (and longer than depicted on CR Builders' submitted plans for *25th St. Assemblage*), Tract F, even if dedicated, would not provide the envisioned public right-of-way connection: Tract F ends well to the east of the eastern end of the Road A/B right-of-way. The Examiner will revise these conditions.

HEARING EXAMINER DECISION
 RE: PSUB2017-00599 (25th St. Assemblage)
 September 17, 2018
 Page 14 of 19

- C. Recommended Conditions 12 and 13. The Examiner understands from hearing testimony that these recommended conditions were taken verbatim from a recommendation made by a special purpose district. Unfortunately, the wording of Recommended Condition 12 is not particularly clear and Recommended Condition 13 essentially repeats Recommended Condition 12. While City staff may not feel comfortable revising text proposed by a special purpose district, the Examiner has no such hesitation. Conditions of approval must be clear, understandable, and non-duplicative. When they aren't, they must be revised. The Examiner will revise Recommended Condition 12 and delete Recommended Condition 13.
- D. Recommended Conditions 25 and 30. Both of these conditions reference the 2016 KCSWDM. Storm water control regulations are generally not subject to vested rights. The reference in Recommended Condition 25 is open ended; the reference in Recommended Condition 30 includes a cut-off date (which the Examiner presumes relates to the City's NPDES permit). No change is needed to Recommended Condition 30; Recommended Condition 25 will be changed to simply refer to the "applicable" KCSWDM.
- E. A few minor, non-substantive structure, grammar, and/or punctuation revisions to Recommended Conditions 1, 3 - 5, 7, 13, 15, 16, and 23 - 30 will improve parallel construction, clarity, and flow within the conditions. Such changes will be made.

10. Any Finding of Fact deemed to be a Conclusion of Law is hereby adopted as such.

DECISION

Based upon the preceding Findings of Fact and Conclusions of Law, and the testimony and evidence submitted at the open record hearing, the Examiner **GRANTS** preliminary subdivision approval for 25th Street Assemblage **SUBJECT TO THE ATTACHED CONDITIONS.**

Decision issued September 17, 2018.



 John E. Galt
 Hearing Examiner

HEARING PARTICIPANTS ¹⁰

¹⁰ The official Parties of Record register is maintained by the City's Hearing Clerk.

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HEARING EXAMINER DECISION
 RE: PSUB2017-00599 (*25th St. Assemblage*)
 September 17, 2018
 Page 15 of 19

Ryan Harriman
 Scott Gordon
 Wendy Kelling
 Stephanie Sullivan
 Kolten Kusters

Gina Estep
 John Scannell
 Jill Corriveau
 Holli Headrin

NOTICE of RIGHT of RECONSIDERATION

This Decision is final subject to the right of any party of record to file with the Examiner (in care of the City of Sammamish, ATTN: Lita Hachey, 801 228th Avenue SE, Sammamish, WA 98075) a written request for reconsideration within 10 calendar days following the issuance of this Decision in accordance with the procedures of SMC 20.10.260 and Hearing Examiner Rule of Procedure 504. Any request for reconsideration shall specify the error which forms the basis of the request. See SMC 20.10.260 and Hearing Examiner Rule of Procedure 504 for additional information and requirements regarding reconsideration.

A request for reconsideration is not a prerequisite to judicial review of this Decision. [SMC 20.10.260(3)]

NOTICE of RIGHT of JUDICIAL REVIEW

This Decision is final and conclusive subject to the right of review in Superior Court in accordance with the procedures of Chapter 36.70C RCW, the Land Use Petition Act. See Chapter 36.70C RCW and SMC 20.10.250 for additional information and requirements regarding judicial review.

The following statement is provided pursuant to RCW 36.70B.130: “Affected property owners may request a change in valuation for property tax purposes notwithstanding any program of revaluation.”

HEARING EXAMINER DECISION
 RE: PSUB2017-00599 (25th St. Assemblage)
 September 17, 2018
 Page 16 of 19

CONDITIONS OF APPROVAL
25TH ST. ASSEMBLAGE
PSUB2017-00599

This Preliminary Subdivision is subject to compliance with all applicable provisions, requirements, and standards of the Sammamish Municipal Code, standards adopted pursuant thereto, and the following special conditions:

General Conditions:

1. Exhibit 2 is the approved preliminary plat (and supporting plans). Revisions to approved preliminary subdivisions are subject to the provisions of SMC 19A.12.040.
2. Prior to approval of any site development permits, site development work, and/or recordation of the final plat, whichever comes first, the subject property shall have been legally created by approval and recordation of an appropriate BLA between Parcel 222506-9043 and Parcel 222506-9074.
3. The Plator or subsequent owner(s) shall comply with the payment of street impact fees, impact fees for park and recreational facilities, and school impact fees for 10 new net lots in accordance with SMC Chapters 14A.15, 14A.20, and 21A.105, respectively, prior to building permit issuance.
4. The roadway intersection of Road A/B as depicted on the preliminary plat between *Gabrielle's Place* and *NE 25th St. Assemblage* shall provide neighborhood connectivity through an appropriate roadway connection, if the abutting private road in *Gabrielle's Place* is a dedicated right-of-way or is subject to a dedicate-on-demand provision. If neither of those conditions applies, then construction of Road A/B shall include bollards or the equivalent along the north edge of the road to prevent unauthorized access to a private road. Final design shall be reviewed through the Site Development Permit in accordance with the 2016 Public Works Standards (2016 PWS).
5. NE 25th Street is classified as a local street with existing right-of-way of 50-feet. Pursuant to 2016 PWS Table 9.2, right-of-way (ROW) dedication and frontage improvements on NE 25th Street along the project frontage within the plat boundary are required.
6. The roadway connection on NE 25th Street east of the proposed project shall be improved to provide at a minimum a 20-foot wide paved roadway (consistent with two travel lanes to serve for ingress and egress) pursuant to 2016 PWS 7.5 and 7.6.
7. The Plator shall work with the Lake Washington School District to determine the location of the school bus stop. The Plator shall provide a safe walking route to school bus stop. The

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HEARING EXAMINER DECISION

RE: PSUB2017-00599 (25th St. Assemblage)

September 17, 2018

Page 17 of 19

Plattor shall provide the City with documentation from the School District authorizing the bus stop location change.

8. Drainage plans, Technical Information Reports, and analysis shall comply with the *2016 King County Surface Water Design Manual* (2016 KCSWDM), the City of Sammamish Addendum to the 2016 KCSWDM, the City of Sammamish *Stormwater Management Comprehensive Plan*, the Evans Creek Basin Plan, and the Bear-Evans Watershed Temperature, Dissolved Oxygen and Fecal Coliform Bacteria Total Maximum Daily Load Water Quality Implementation Plan.
9. Illumination shall be provided in the plat local roads consistent with the City's standards for average foot candles and uniformity for a local road. Luminaires shall be full cut-off. Pole type and style shall be approved by Public Works.
10. All fire hydrants required to meet the code minimum fire flow for a structure shall be within the maximum distance allowed. For example, if two (2) fire hydrants are needed to meet the fire flow requirement of 1750 GPM for a home, both hydrants shall be located within 500 feet of the back wall of the home, as the Fire Code requires. The code does not allow one hydrant to be within 600 feet of the home and the other hydrant needed to meet fire flow to be located 600 feet from the first hydrant. Both hydrants needed shall be within the 600 foot distance. Unless this code requirement can be met, all homes larger than 3,600 square feet that cannot meet fire flow requirements shall have a fire sprinkler system installed.
11. Based on the fire flow calculations submitted to Eastside Fire and Rescue by the water purveyor which state the flow is 1000 GPM or more, the homes are limited to 3,600 square feet in size (this includes an attached garage) unless an alternative means of fire control is implemented. The installation of a fire sprinkler system is one alternative to not meeting minimum fire flow requirements for a large home and would allow construction of homes over 3,600 square feet.
12. Approved fire apparatus access roads shall be provided. Dead end roads over 150-feet long shall be provided with an approved fire apparatus turn around. (Please contact the Fire Prevention Bureau for more details (425) 313-3324 or 313-3322.)
13. An NFPA 13D fire sprinkler system will be required in any residence on a lot served by an access road exceeding 150 feet in length which lacks an approved fire department turnaround.
14. Private driveways or Tract roads shall not be used when determining the maximum distance of 150-feet from an approved road.

Prior to or Concurrent with Final Plat:

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HEARING EXAMINER DECISION

RE: PSUB2017-00599 (25th St. Assemblage)

September 17, 2018

Page 18 of 19

15. The Plat of *Gabrielle's Place* shall convey to the City an easement over the entirety of Tract F for the purpose of future dedication as right-of-way if the City requires the area for roadway extension purposes. The Plat shall initiate the process to have Tract F in *Gabrielle's Place* dedicated as public right-of-way if such dedication would overlap the Road A/B dedication in 25th St. Assemblage.
16. All frontage improvements and all offsite improvements shall be substantially completed, which includes storm water facilities operational and first base lift of asphalt. This includes but is not limited to the 20-foot paved roadway (1st lift asphalt only) along NE 25th Street between the new development and 244th Avenue NE. The balance of improvements not completed can be bonded for as allowed by city code.
17. Driveway aprons shall be completed or bonded for prior to final plat. Any joint use driveway shall be bonded for or constructed under the Site Development Permit.
18. Maintenance instructions and responsibility for low impact development flow control best management practices (LID BMPs) used in the plat shall be included in the Homeowners Association Covenants, Conditions, and Restrictions. When a Homeowner's Association is not created, maintenance of LID BMPs shall be a responsibility shared by the owners of the lots within the plat or specified to an individual homeowner. A declaration of covenant and grant of easement is required pursuant to the 2016 King County Surface Water Design Manual. Under no circumstances shall the City be responsible for maintenance of the plat or building permit required LID BMPs.
19. Signage for low impact development flow control best management practices (LID BMPs) shall be approved and installed.
20. Illumination shall be fully installed or bonded as approved by the City Engineer.

Conditions to appear on the face of the final plat (italicized words verbatim):

21. Covenant and easement language pertaining to individual lot and tracts with flow control BMPs shall be shown on the face of the final plat. Public Works shall approve the specific language prior to final plat.
22. Unless located within a recreation tract and public easements provided, all Surface Water Management Facilities required for this subdivision shall be contained within a separate tract of land and shall be dedicated to the City of Sammamish for inspection, maintenance, operation, repair, and replacement. Language to this effect shall be shown on the face of the final plat.

HEARING EXAMINER DECISION

RE: PSUB2017-00599 (25th St. Assemblage)

September 17, 2018

Page 19 of 19

23. *Maintenance of all landscape strips along the plat roads shall be the responsibility of the Homeowners Association or adjacent property owners. Under no circumstances shall the City bear any maintenance responsibilities for landscaping strips created by the plat.*
24. *Maintenance of landscaping within Tract B, including above the stormwater vault, shall be the responsibility of the Homeowners Association or jointly shared by the owners of the development.*
25. *Individual lot flow control BMP's in accordance with the applicable King County Surface Water Design Manual shall be provided with each single family residential building permit unless otherwise incorporated into the subdivision site development plans.*
26. *Maintenance of illumination along all local and private roads shall be the responsibility of the Homeowners Association or jointly shared by the owners of the development.*
27. *Maintenance of all low impact development flow control best management practices (LID BMPs) shall be the responsibility of the Homeowners Association or shared by the plat owners when they are located on commonly owned tracts. Where low impact development features are installed on individual lots, maintenance shall be the responsibility of the owner of the individual lots on which they have been installed. Under no circumstances shall the City be responsible for maintenance of the plat or building permit required LID BMPs.*
28. *The City of Sammamish is granted a public easement to inspect all low impact development flow control best management practices (LID BMPs) located on each individual lot or on commonly shared tracts in the plat.*
29. *The Homeowners Association or jointly shared by individual lot owners of the plat shall be responsible for maintenance of all recreation elements located on the plat, including, but not limited to, landscaping around stormwater facilities, trails, fences, and signage.*
30. *All building permits that start construction prior to 1/1/2022 shall be subject to the 2016 King County Surface Water Design Manual Appendix C to determine the best management practices for all surface water runoff. All connections of roof drains shall be constructed and approved prior to final building inspection approval.*

Prior to City Acceptance of Improvements:

31. *Prior to acceptance into the Maintenance and Defect period, project close-out documents including the final acceptance construction punch list, as-builts, and final corrected Technical Information Report shall be submitted to Public Works for approval.*

Gabrielle's Lane formerly 25th Street Assemblage

CR Home Buildings LLC
 FSUB2020-00178 - FSUB 2017-00599
 5/1/2020

No.	Comment	Response	City Comments	Response 2020/02/14	City Comments	Response 2020-03-23	City Comments
General Conditions:							
1	Exhibit 2 is the approved preliminary plat (and supporting plans). Revisions to approved preliminary subdivisions are subject to the provisions of SMC 19A.12.040.	Noted	Done	Done	Done	Done	Done
2	Prior to approval of any site development permits, site development work, and/or recordation of the final plat, whichever comes first, the subject property shall have been legally created by approval and recordation of an appropriate BLA between Parcel 222506-9043 and Parcel 222506-9074.	BLA has been recorded under recording number 20181108900025	Done	Done	Done	Done	Done
3	The Plator or subsequent owner(s) shall comply with the payment of street impact fees, impact fees for park and recreational facilities, and school impact fees for 10 new net lots in accordance with SMC Chapters 14A.15, 14A.20, and 21A.105, respectively, prior to building permit issuance.	Language Shown on sheet 2 of 6 on the final plat	Done	Done	Done	Done	Done
4	The roadway intersection of Road A/B as depicted on the preliminary plat between <i>Gabrielle's Place</i> and <i>NE 25th St.</i> Assemblage shall provide neighborhood connectivity through an appropriate roadway connection, if the abutting private road in <i>Gabrielle's Place</i> is a dedicated right-of-way or is subject to a dedicate-on-demand provision. If neither of those conditions applies, then construction of Road A/B shall include bollards or the equivalent along the north edge of the road to prevent unauthorized access to a private road. Final design shall be reviewed through the Site Development Permit in accordance with the 2016 Public Works Standards (2016 PWS).	Noted	Done	Done	Done	Done	Done
5	NE 25 th Street is classified as a local street with existing right-of-way of 50-feet. Pursuant to 2016 PWS Table 9.2, right-of-way (ROW) dedication and frontage improvements on NE 25 th Street along the project frontage within the plat boundary are required.	Right-of-way dedication is shown on sheets 4 and 5 of the final plat	Done	Done	Done	Done	Done
6	The roadway connection on NE 25 th Street east of the proposed project shall be improved to provide at a minimum a 20-foot wide paved roadway (consistent with two travel lanes to serve for ingress and egress) pursuant to 2016 PWS 7.5 and 7.6.	the roadway connection is shown on sheet 4 of 6 on the final plat	Done	Done	Done	Done	Done
7	The Plator shall work with the Lake Washington School District to determine the location of the school bus stop. The Plator shall provide a safe walking route to school bus stop. The Plator shall provide the City with documentation from the School District authorizing the bus stop location change.	The Plator will work with the Lake Washington School District to determine the location of the school bus stop. The Plator will provide a safe walking route to school bus stop. The Plator will provide the City with documentation from the School District authorizing the bus stop location change.	Planner to verify	Noted	Planner to verify	See document attached to the submittal named "FSUB_Safe Walk Route Exhibit" for the safe walking route to a school bus stop and email verification from the the school district.	Done
8	Drainage plans, Technical Information Reports, and analysis shall comply with the 2016 <i>King County Surface Water Design Manual</i> (2016 KCSWDM), the City of Sammamish Addendum to the 2016 KCSWDM, the City of Sammamish <i>Stormwater Management Comprehensive Plan</i> , the Evans Creek Basin Plan, and the Bear-Evans Watershed Temperature, Dissolved Oxygen and Fecal Coliform Bacteria Total Maximum Daily Load Water Quality Implementation Plan.	Drainage plans, Technical Information Reports, and analysis will comply with the 2016 King County Surface Water Design Manual (2016 KCSWDM), the City of Sammamish Addendum to the 2016 KCSWDM, the City of Sammamish Stormwater Management Comprehensive Plan, the Evans Creek Basin Plan, and the Bear-Evans Watershed Temperature, Dissolved Oxygen and Fecal Coliform Bacteria Total Maximum Daily Load Water Quality Implementation Plan.	Done	Done	Done	Done	Done
9	Illumination shall be provided in the plat local roads consistent with the City's standards for average foot candles and uniformity for a local road. Luminaires shall be full cut-off. Pole type and style shall be approved by Public Works.	Illumination will be provided in the plat local roads consistent with the City's standards for average foot candles and uniformity for a local road. Luminaires shall be full cut-off. Pole type and style will be approved by Public Works.	Done	Done	Done	Done	Done

No.	Comment	Response	City Comments	Response 2020/02/14	City Comments	Response 2020-03-23	City Comments
10	All fire hydrants required to meet the code minimum fire flow for a structure shall be within the maximum distance allowed. For example, if two (2) fire hydrants are needed to meet the fire flow requirement of 1750 GPM for a home, both hydrants shall be located within 500 feet of the back wall of the home, as the Fire Code requires. The code does not allow one hydrant to be within 600 feet of the home and the other hydrant needed to meet fire flow to be located 600 feet from the first hydrant. Both hydrants needed shall be within the 600 foot distance. Unless this code requirement can be met, all homes larger than 3,600 square feet that cannot meet fire flow requirements shall have a fire sprinkler system installed.	All fire hydrants required to meet the code minimum fire flow for a structure will be within the maximum distance allowed.	Done	Done	Done	Done	Done
11	Based on the fire flow calculations submitted to Eastside Fire and Rescue by the water purveyor which state the flow is 1000 GPM or more, the homes are limited to 3,600 square feet in size (this includes an attached garage) unless an alternative means of fire control is implemented. The installation of a fire sprinkler system is one alternative to not meeting minimum fire flow requirements for a large home and would allow construction of homes over 3,600 square feet.	Noted	Noted	Noted	Noted	Noted	Noted
12	Approved fire apparatus access roads shall be provided. Dead end roads over 150-feet long shall be provided with an approved fire apparatus turn around. (Please contact the Fire Prevention Bureau for more details (425) 313-3324 or 313-3322.)	Approved fire apparatus access roads will be provided. Dead end roads over 150-feet long will be provided with an approved fire apparatus turn around.	Done	Done	Done	Done	Done
13	An NFPA 13D fire sprinkler system will be required in any residence on a lot served by an access road exceeding 150 feet in length which lacks an approved fire department turnaround.	sprinklers will be provided in referenced instances	Not applicable at this time	Noted	Not applicable at this time	Noted	Noted
14	Private driveways or Tract roads shall not be used when determining the maximum distance of 150-feet from an approved road.	Private driveways or Tract roads were not be used when determining the maximum distance of 150-feet from an approved road.	Done	Done	Done	Done	Done
Prior to or Concurrent with Final Plat:							
15	The Plat of <i>Gabrielle's Place</i> shall convey to the City an easement over the entirety of Tract F for the purpose of future dedication as right-of-way if the City requires the area for roadway extension purposes. The Plat shall initiate the process to have Tract F in <i>Gabrielle's Place</i> dedicated as public right-of-way if such dedication would overlap the Road A/B dedication in <i>25th St. Assemblage</i> .	this condition is in process	Needs to be addressed before final plat approval. If plan is revised appropriately, easement will need review.	Noted	Needs to be addressed before final plat approval. If plan is revised appropriately, easement will need review.	The Applicant initiated the dedication process—and satisfied the condition—in 2018. The Applicant met with City staff multiple times, including on March 2, 2018, to address various title issues, the form of dedication deed, and a letter from the City to the Gabrielle's Place HOA to trigger the dedicate-on-demand provision of the Gabrielle's Place plat. The Applicant met with the District on March 7, 2018, to discuss the dedication, confirming the District's requirement for a franchise agreement with the City. The Applicant obtained releases of PSE easements on the tract at the City's request. The Applicant prepared the dedication deed to be executed by the HOA and discussed the dedication with the HOA's management in March and April 2018, pending demand and acceptance by the City. In short, the Applicant initiated the dedication process, prepared the relevant documents, and notified the relevant parties. At present, the City, District, and HOA exclusively control whether the dedication process initiated by the Applicant will be completed but the condition has been satisfied since the Applicant initiated this dedication sometime ago.	Done
16	All frontage improvements and all offsite improvements shall be substantially completed, which includes storm water facilities operational and first base lift of asphalt. This includes but is not limited to the 20-foot paved roadway (1" lift asphalt only) along NE 25 th Street between the new development and 244 th Avenue NE. The balance of improvements not completed can be bonded for as allowed by city code.	All frontage improvements and all offsite improvements will be substantially completed, which includes storm water facilities operational and first base lift of asphalt. This includes but is not limited to the 20-foot paved roadway (1st lift asphalt only) along NE 25 th Street between the new development and 244 th Avenue NE. The balance of improvements not completed can be bonded for as allowed by city code.	Pending input from project inspector.	Noted	Pending input from project inspector.	See attached signed Public Works Inspection Certificate	Done
17	Driveway aprons shall be completed or bonded for prior to final plat. Any joint use driveway shall be bonded for or constructed under the Site Development Permit.	Driveway aprons will be completed or bonded for prior to final plat. Any joint use driveway will be bonded for or constructed under the Site Development Permit.	Pending input from project inspector.	Noted	Pending input from project inspector.	See attached signed Public Works Inspection Certificate	Done

No.	Comment	Response	City Comments	Response 2020/02/14	City Comments	Response 2020-03-23	City Comments
18	Maintenance instructions and responsibility for low impact development flow control best management practices (LID BMPs) used in the plat shall be included in the Homeowners Association Covenants, Conditions, and Restrictions. When a Homeowner's Association is not created, maintenance of LID BMPs shall be a responsibility shared by the owners of the lots within the plat or specified to an individual homeowner. A declaration of covenant and grant of easement is required pursuant to the 2016 King County Surface Water Design Manual. Under no circumstances shall the City be responsible for maintenance of the plat or building permit required LID BMPs.	Maintenance instructions and responsibility for low impact development flow control best management practices (LID BMPs) used in the plat will be included in the Homeowners Association Covenants, Conditions, and Restrictions. Covenants will be provided	Pending Covenant Conditions and Restrictions.	Noted	Pending input from project inspector.	See attached CC&R's section 2.1	Done
19	Signage for low impact development flow control best management practices (LID BMPs) shall be approved and installed.	Signage for low impact development flow control best management practices (LID BMPs) will be approved and installed.	Signage for low impact development flow control best management practices (LID BMPs) will be approved and installed.	Signage will be installed	Submit example for review.	See educational materials included with this submittal	Done
20	Illumination shall be fully installed or bonded as approved by the City Engineer.	Illumination will be fully installed or bonded as approved by the City Engineer.	Pending input from project inspector.	Noted	Pending input from project inspector.	See attached signed Public Works Inspection Certificate	Done
Conditions to appear on the face of the final plat (italicized words verbatim):							
21	Covenant and easement language pertaining to individual lot and tracts with flow control BMPs shall be shown on the face of the final plat. Public Works shall approve the specific language prior to final plat.	Language Shown on sheet 2 of 6 on the final plat	Done	Done	Done	Done	Done
22	Unless located within a recreation tract and public easements provided, all Surface Water Management Facilities required for this subdivision shall be contained within a separate tract of land and shall be dedicated to the City of Sammamish for inspection, maintenance, operation, repair, and replacement. Language to this effect shall be shown on the face of the final plat.	Language Shown on sheet 2 of 6 on the final plat	Update Tract Note 2. to match text.	Updated	Done	Done	Done
23	<i>Maintenance of all landscape strips along the plat roads shall be the responsibility of the Homeowners Association or adjacent property owners. Under no circumstances shall the City bear any maintenance responsibilities for landscaping strips created by the plat.</i>	Shown on sheet 2 of 6 on the final plat	Done	Done	Done	Done	Done
24	<i>Maintenance of landscaping within Tract B, including above the stormwater vault, shall be the responsibility of the Homeowners Association or jointly shared by the owners of the development.</i>	Shown on sheet 2 of 6 on the final plat	Done	Done	Done	Done	Done
25	<i>Individual lot flow control BMP's in accordance with the applicable King County Surface Water Design Manual shall be provided with each single family residential building permit unless otherwise incorporated into the subdivision site development plans.</i>	Shown on sheet 2 of 6 on the final plat	Done	Done	Done	Done	Done
26	<i>Maintenance of illumination along all local and private roads shall be the responsibility of the Homeowners Association or jointly shared by the owners of the development.</i>	Shown on sheet 2 of 6 on the final plat	Done	Done	Done	Done	Done
27	<i>Maintenance of all low impact development flow control best management practices (LID BMPs) shall be the responsibility of the Homeowners Association or shared by the plat owners when they are located on commonly owned tracts. Where low impact development features are installed on individual lots, maintenance shall be the responsibility of the owner of the individual lots on which they have been installed. Under no circumstances shall the City be responsible for maintenance of the plat or building permit required LID BMPs.</i>	Shown on sheet 2 of 6 on the final plat	Done	Done	Done	Done	Done
28	<i>The City of Sammamish is granted a public easement to inspect all low impact development flow control best management practices (LID BMPs) located on each individual lot or on commonly shared tracts in the plat.</i>	Shown on sheet 2 of 6 on the final plat	Done	Done	Done	Done	Done
29	<i>The Homeowners Association or jointly shared by individual lot owners of the plat shall be responsible for maintenance of all recreation elements located on the plat, including, but not limited to, landscaping around stormwater facilities, trails, fences, and signage.</i>	Shown on sheet 2 of 6 on the final plat	Done	Done	Done	Done	Done

No.	Comment	Response	City Comments	Response 2020/02/14	City Comments	Response 2020-03-23	City Comments
30	All building permits that start construction prior to 1/1/2022 shall be subject to the 2016 King County Surface Water Design Manual Appendix C to determine the best management practices for all surface water runoff. All connections of roof drains shall be constructed and approved prior to final building inspection approval.	Shown on sheet 2 of 6 on the final plat	Done	Done	Done	Done	Done
Prior to City Acceptance of Improvements:							
31	Prior to acceptance into the Maintenance and Defect period, project close-out documents including the final acceptance construction punch list, as-builts, and final corrected Technical Information Report shall be submitted to Public Works for approval.	Prior to acceptance into the Maintenance and Defect period, project close-out documents including the final acceptance construction punch list, as-builts, and final corrected Technical Information Report will be submitted to Public Works for approval.	Not applicable at this time	Done	Not applicable at this time	Noted	Not applicable at this time

GABRIELLE'S LANE

A PLAT COMMUNITY
PORTION OF THE SE 1/4 OF THE SE 1/4,
SEC. 22, TWP. 25 N., RGE. 6 E., W.M.
KING COUNTY, WASHINGTON

DEDICATION/DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF INTEREST IN THE LAND HEREBY SUBDIVIDED, HEREBY DECLARE THIS PLAT TO BE THE GRAPHIC REPRESENTATION OF THE SUBDIVISION MADE HEREBY, AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS AND AVENUES NOT SHOWN AS PRIVATE HEREON AND DEDICATE THE USE THEREOF FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES, AND ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS AND TRACTS SHOWN THEREON IN THE ORIGINAL REASONABLE GRADING OF SAID STREETS AND AVENUES, AND FURTHER DEDICATE TO THE USE OF THE PUBLIC ALL THE EASEMENTS AND TRACTS SHOWN ON THIS PLAT FOR ALL PUBLIC PURPOSES AS INDICATED THEREON, INCLUDING BUT NOT LIMITED TO PARKS, OPEN SPACE, UTILITIES AND DRAINAGE UNLESS SUCH EASEMENTS OR TRACTS ARE SPECIFICALLY IDENTIFIED ON THIS PLAT AS BEING DEDICATED OR CONVEYED TO A PERSON OR ENTITY OTHER THAN THE PUBLIC, IN WHICH CASE WE DO HEREBY DEDICATE SUCH STREETS, EASEMENTS, OR TRACTS TO THE PERSON OR ENTITY IDENTIFIED AND FOR THE PURPOSE STATED.

FURTHER, THE UNDERSIGNED OWNERS OF THE LAND HEREBY SUBDIVIDED, WAIVE FOR THEMSELVES, THEIR HEIRS AND ASSIGNS AND ANY PERSON OR ENTITY DERIVING TITLE FROM THE UNDERSIGNED, ANY AND ALL CLAIMS FOR DAMAGES AGAINST THE CITY OF SAMMAMISH, ITS SUCCESSORS AND ASSIGNS WHICH MAY BE OCCASIONED BY THE ESTABLISHMENT, CONSTRUCTION, OR MAINTENANCE OF ROADS AND/OR DRAINAGE SYSTEMS WITHIN THIS SUBDIVISION OTHER THAN CLAIMS RESULTING FROM INADEQUATE MAINTENANCE BY THE CITY OF SAMMAMISH.

FURTHER, THE UNDERSIGNED OWNERS OF THE LAND HEREBY SUBDIVIDED, AGREE FOR THEMSELVES, THEIR HEIRS AND ASSIGNS TO INDEMNIFY AND HOLD THE CITY OF SAMMAMISH, ITS SUCCESSORS AND ASSIGNS, HARMLESS FROM ANY DAMAGE, INCLUDING ANY COSTS OF DEFENSE CLAIMED BY PERSONS WITHIN OR WITHOUT THIS SUBDIVISION TO HAVE BEEN CAUSED BY ALTERATIONS OF THE GROUND SURFACE, VEGETATION, DRAINAGE, OR SURFACE OR SUB-SURFACE WATER FLOWS WITHIN THIS SUBDIVISION OR BY ESTABLISHMENT, CONSTRUCTION OR MAINTENANCE OF THE ROADS WITHIN THIS SUBDIVISION. PROVIDED, THIS WAIVER AND INDEMNIFICATION SHALL NOT BE CONSTRUED AS RELEASING THE CITY OF SAMMAMISH, ITS SUCCESSORS OR ASSIGNS, FROM LIABILITY FOR DAMAGES, INCLUDING THE COST OF DEFENSE, RESULTING IN WHOLE OR IN PART FROM THE NEGLIGENCE OF THE CITY OF SAMMAMISH, ITS SUCCESSORS OR ASSIGNS.

THIS SUBDIVISION, DEDICATION, WAIVER OF CLAIMS AND AGREEMENT TO HOLD HARMLESS IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNERS.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS AND SEALS, THIS _____ DAY OF _____, 2020.

OR HOME BUILDERS LLC,
A WASHINGTON LIMITED LIABILITY COMPANY

BY: _____

ITS: _____

ACKNOWLEDGMENT

STATE OF WASHINGTON)
)SS
COUNTY OF _____)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____ IS THE PERSON THAT APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT; ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT; AND ACKNOWLEDGED IT AS _____ OF OR HOME BUILDERS LLC, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: _____, 2020.

PRINTED NAME: _____
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT _____

MY APPOINTMENT EXPIRES _____

LEGAL DESCRIPTION

PARCEL A: (222506-9031-06)

LOT 1, KING COUNTY SHORT PLAT NUMBER 880041-R, RECORDED UNDER RECORDING NUMBER 8209020604, IN KING COUNTY, WASHINGTON, BEING A PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 25 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON;

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER THE FOLLOWING LAND:

THAT PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 25 NORTH, RANGE 6, EAST, W.M., DESCRIBED AS FOLLOWS:
A STRIP OF LAND 50 FEET IN WIDTH LYING 25 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: BEGINNING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION; THENCE NORTH 02°05'09" EAST ALONG THE EASTERLY LIMIT OF SAID SUBDIVISION A DISTANCE OF 287.06 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 89°38'03" WEST PARALLEL TO THE SOUTHERLY LIMIT OF SAID SUBDIVISION 186.72 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 150.00 FEET AN ARC DISTANCE OF 129.45 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 150.00 FEET AN ARC DISTANCE OF 129.45 FEET; THENCE NORTH 89°38'03" WEST 625.00 FEET TO TERMINUS OF SAID LINE;

EXCEPT THE EASTERLY 30 FEET THEREOF OCCUPIED BY COUNTY ROAD, SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

PARCEL B: (222506-9099-02)

THAT PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 25 NORTH, RANGE 6 EAST, W.M., DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION;
THENCE NORTH 02°05'09" EAST, ALONG THE EASTERLY LIMIT OF SAID SUBDIVISION, A DISTANCE OF 656.72 FEET TO THE NORTHEAST CORNER OF SAID SUBDIVISION; THENCE NORTH 89°32'56" WEST, ALONG THE NORTHERLY LIMIT OF SAID SUBDIVISION, 667.82 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING NORTH 89°32'56" WEST, 250.00 FEET; THENCE SOUTH 02°05'09" WEST, PARALLEL TO THE EASTERLY LIMIT OF SAID SUBDIVISION, A DISTANCE OF 241.01 FEET;
THENCE SOUTH 89°38'03" EAST, PARALLEL TO THE SOUTHERLY LIMIT OF SAID SUBDIVISION, 250.00 FEET;
THENCE NORTH 02°05'09" EAST, 240.64 FEET TO THE TRUE POINT OF BEGINNING;

(ALSO KNOWN AS PARCEL I OF SURVEY, AS RECORDED UNDER RECORDING NO. 20050413900007, RECORDS OF KING COUNTY); SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

PARCEL C: (222506-9020-06)

LOT A OF CITY OF SAMMAMISH BOUNDARY LINE ADJUSTMENT NUMBER BLA2016-00125, RECORDED UNDER RECORDING NUMBER 20161012900011, IN KING COUNTY, WASHINGTON.

PARCEL D: (222506-9043-09)

LOT B, CITY OF SAMMAMISH BOUNDARY LINE ADJUSTMENT NO. BLA2018-00593, RECORDED UNDER RECORDING NO. 20181108900025, IN KING COUNTY, WASHINGTON;

TOGETHER WITH AN EASEMENT FOR ROADWAY AND UTILITY PURPOSES, OVER, THROUGH AND ACROSS A TRACT OF LAND DESCRIBED AS FOLLOWS:

THAT PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 25 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
A STRIP OF LAND 50 FEET IN WIDTH LYING 25 FEET ON EITHER SIDE OF FOLLOWING DESCRIBED CENTERLINE; BEGINNING AT SOUTHEAST CORNER OF SAID SUBDIVISION; THENCE NORTH 02°05'09" EAST ALONG EASTERLY LIMIT OF SAID SUBDIVISION A DISTANCE OF 287.06 FEET TO POINT OF BEGINNING;
THENCE NORTH 89°38'03" WEST PARALLEL TO SOUTHERLY LIMIT OF SAID SUBDIVISION 186.72 FEET;
THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 150.00 FEET AN ARC DISTANCE OF 129.45 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 150.00 FEET AN ARC DISTANCE OF 129.45 FEET;
THENCE NORTH 89°38'03" WEST 625.00 FEET TO TERMINUS;

EXCEPT THE EASTERLY 30 FEET THEREOF OCCUPIED BY COUNTY ROAD, SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

SHEET INDEX

- 1 COVER SHEET
- 2 FINAL PLAT LANGUAGE
- 3 FINAL PLAT OVERALL BOUNDARY
- 4 FINAL PLAT LOT DETAILS
- 5 FINAL PLAT LOT DETAILS
- 6 PRIVATE WATER AND DRAINAGE EASEMENTS

APPROVALS

EXAMINED AND APPROVED PER S.M.C. 19A.16 THIS _____ DAY OF _____ 2020.

DIRECTOR OF COMMUNITY DEVELOPMENT
CITY OF SAMMAMISH

CITY ENGINEER
CITY OF SAMMAMISH

MAYOR
CITY OF SAMMAMISH

KING COUNTY DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED THIS _____ DAY OF _____ 2020.

KING COUNTY ASSESSOR _____ DEPUTY KING COUNTY ASSESSOR _____

KING COUNTY TAX ACCOUNT NUMBERS: 2225069031, 2225069099, 2225069043, 2225069020

KING COUNTY FINANCE DIRECTOR'S CERTIFICATE

I HEREBY CERTIFY THAT ALL PROPERTY TAXES ARE PAID, THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS CERTIFIED TO THIS OFFICE FOR COLLECTION AND THAT ALL SPECIAL ASSESSMENTS CERTIFIED TO THIS OFFICE FOR COLLECTION ON ANY OF THE PROPERTY HEREIN CONTAINED, DEDICATED AS STREETS, ALLEYS OR FOR ANY OTHER PUBLIC USE ARE PAID IN FULL THIS _____ DAY OF _____ 2020.

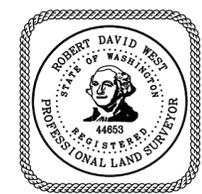
MANAGER, KING COUNTY OFFICE OF FINANCE

DEPUTY

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS FINAL PLAT OF GABRIELLE'S LANE CORRECTLY REPRESENTS IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 22, TOWNSHIP 25 NORTH, RANGE 6 EAST, W.M., THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY, THAT THE MONUMENTS WILL BE SET AND THE LOT CORNERS STAKED CORRECTLY ON THE GROUND FOLLOWING THE COMPLETION OF CONSTRUCTION OF THE SITE IMPROVEMENTS AND THAT I HAVE FULLY COMPLIED WITH THE PROVISION OF THE PLATING REGULATIONS.

ROBERT D WEST
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 44653



RECORDING CERTIFICATE

FILED FOR RECORD OF THE KING COUNTY COUNCIL THIS _____ DAY OF _____, 20____,
AT _____ MINUTES PAST _____ AND RECORDED IN VOLUME _____ OF PLATS, PAGE(S) _____
RECORDS OF KING COUNTY, WASHINGTON.

DIVISION OF RECORDS AND ELECTIONS

MANAGER

SUPERINTENDENT OF RECORDS

RECORDING NO. _____

PORTION OF THE SE 1/4 OF THE SE 1/4, SECTION 22, TWP. 25 N., RGE. 6 E., W.M.

JOB NO. 17045

SHEET 1 OF 7



CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
PLANNING
SURVEYING

12100 NE 195th St, Suite 300 Bothell, Washington 98011 425.885.7877

CITY OF SAMMAMISH FILE NO. FSUB2020-

GABRIELLE'S LANE

A PLAT COMMUNITY
PORTION OF THE SE 1/4 OF THE SE 1/4,
SEC. 22, TWP. 25 N., RGE. 6 E., W.M.
KING COUNTY, WASHINGTON

CITY OF SAMMAMISH PUBLIC DRAINAGE EASEMENT AND COVENANT

ALL DRAINAGE EASEMENTS WITHIN THIS PLAT, NOT SHOWN AS "PRIVATE", ARE HEREBY GRANTED AND CONVEYED TO THE CITY OF SAMMAMISH, A POLITICAL SUBDIVISION OF THE STATE OF WASHINGTON, FOR THE PURPOSE OF CONVEYING, STORING, MANAGING AND LOCATING STORM AND SURFACE WATER PER THE ENGINEERING PLANS APPROVED FOR THIS PLAT BY THE CITY OF SAMMAMISH, TOGETHER WITH THE RIGHT OF REASONABLE ACCESS (INGRESS AND EGRESS), TO ENTER SAID DRAINAGE EASEMENT FOR THE PURPOSE OF INSPECTING, OPERATING, MAINTAINING, REPAIRING AND IMPROVING THE DRAINAGE FACILITIES CONTAINED THEREIN. NOTE THAT EXCEPT FOR THE FACILITIES WHICH HAVE BEEN FORMALLY ACCEPTED FOR MAINTENANCE BY THE CITY OF SAMMAMISH, MAINTENANCE OF DRAINAGE FACILITIES ON PRIVATE PROPERTY IS THE RESPONSIBILITY OF THE PROPERTY OWNER.

THE OWNERS OF SAID PRIVATE PROPERTY ARE REQUIRED TO OBTAIN PRIOR WRITTEN APPROVAL FROM THE CITY OF SAMMAMISH, AND ANY REQUIRED PERMITS FROM THE CITY OF SAMMAMISH FOR ACTIVITIES SUCH AS CLEARING AND GRADING, PRIOR TO FILLING, PIPING, CUTTING OR REMOVING VEGETATION (EXCEPT FOR ROUTINE LANDSCAPE MAINTENANCE SUCH AS LAWN MOWING) IN OPEN VEGETATED DRAINAGE FACILITIES (SUCH AS SWALES, CHANNELS, DITCHES, PONDS, ETC.) OR PERFORMING ANY ALTERATIONS OR MODIFICATIONS TO THE DRAINAGE FACILITIES, CONTAINED WITHIN SAID DRAINAGE EASEMENT.

THIS EASEMENT IS INTENDED TO FACILITATE REASONABLE ACCESS TO THE DRAINAGE FACILITIES. THIS EASEMENT AND COVENANT SHALL RUN WITH THE LAND AND IS BINDING UPON THE OWNERS OF SAID PRIVATE PROPERTY, THEIR HEIRS, SUCCESSORS AND ASSIGNS.

THE OWNER(S) OF THE BURDENED LOT SHALL NOT ERECT OR MAINTAIN ANY BUILDINGS OR STRUCTURES WITHIN THE EASEMENT. ALSO THE OWNER(S) OF THE BURDENED LOT SHALL NOT PLANT TREES, SHRUBS OR VEGETATION HAVING DEEP ROOT PATTERNS WHICH MAY CAUSE DAMAGE TO OR INTERFERE WITH SAID UTILITIES. ALSO THE OWNER(S) OF THE BURDENED LOT SHALL NOT DEVELOP OR BEAUTIFY THE EASEMENT AREAS IN SUCH A WAY TO CAUSE EXCESSIVE COST TO THE OWNER(S) OF LOT BENEFITED PURSUANT TO ITS RESTORATION DUTIES HEREIN

UTILITY EASEMENT PROVISION

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF SAMMAMISH, PUGET SOUND ENERGY COMPANY, THE REGIONAL TELEPHONE COMPANY, THE REGIONAL CABLE TELEVISION COMPANY, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THOSE EASEMENTS IDENTIFIED AS PUBLIC UTILITY EASEMENTS, THE EXTERIOR 10 FEET, PARALLEL WITH AND ADJOINING THE PUBLIC STREET FRONTAGE OF ALL LOTS AND TRACTS, IN WHICH TO LAY, INSTALL, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDER GROUND CONDUITS, MAINS, CABLES AND WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC TELEPHONE, T.V. AND GAS SERVICE, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES FOR THE PURPOSE HEREIN STATED, THESE EASEMENTS ENTERED UPON FOR THESE PURPOSES SHALL BE RESTORED AS NEAR AS POSSIBLE TO THEIR ORIGINAL CONDITION BY THE UTILITY. NO LINES OR WIRES FOR THE TRANSMISSION OF ELECTRIC CURRENT, TELEPHONE, OR CABLE T.V. SHALL BE PLACED OR BE PERMITTED TO BE PLACED UPON ANY LOT UNLESS THE SAME SHALL BE UNDERGROUND OR IN CONDUIT ATTACHED TO A BUILDING.

S.P.W.S.D. WATER AND SEWER EASEMENT PROVISION

AN EASEMENT IS HEREBY DEDICATED AND CONVEYED, UPON THE RECORDING OF THIS PLAT, TO THE SAMMAMISH PLATEAU WATER AND SEWER DISTRICT OR ITS SUCCESSORS AND ASSIGNS, OVER, UNDER, THROUGH AND UPON THE EASEMENTS SHOWN ON THIS PLAT DESCRIBED AS "SANITARY SEWER EASEMENT" OR "WATER EASEMENT" AND AS DESCRIBED BELOW:

- THE EXTERIOR 10.00 FEET, PARALLEL WITH AND ADJACENT THE PUBLIC STREET FRONTAGE OF NE 25TH STREET AND 240TH COURT NE OF LOTS 1 THROUGH 10, 12, 13, 14, TRACTS A AND D.
- THE EAST 18.75 FEET OF LOTS 11 AND 12
- COMMENCING AT THE SOUTHWEST CORNER OF TRACT D;
THENCE S89°40'08"E, ALONG THE SOUTH LINE OF SAID TRACT, 3.39 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING S89°40'08"E 15.20 FEET;
THENCE S08°53'36"E 30.34 FEET;
THENCE S00°13'58"W 64.85 FEET;
THENCE S13°09'09"E 3.89 FEET TO THE SOUTH LINE OF LOT 9;
THENCE S89°38'14"E, ALONG SAID SOUTH LINE, 7.47 FEET;
THENCE S78°19'05"E, ALONG SAID SOUTH LINE, 19.81 FEET;
THENCE S00°00'00"W 12.30 FEET;
THENCE N89°39'37"W 31.71 FEET TO THE WEST LINE OF LOT 10;
THENCE N22°16'11"W, ALONG SAID WEST LINE, 10.83 FEET;
THENCE N89°38'14"W 5.03 FEET;
THENCE N13°09'09"W 8.42 FEET;
THENCE N00°13'58"E 65.41 FEET;
THENCE N08°53'36"W 31.58 FEET TO THE POINT OF BEGINNING.

TRACT D

IN WHICH TO INSTALL, LAY, CONSTRUCT, MAINTAIN, INSPECT, REPLACE, REPAIR, REMOVE, RENEW, USE, AND OPERATE WATER AND SEWER SYSTEMS AND APPURTENANCES FOR THIS SUBDIVISION AND OTHER PROPERTY, TOGETHER WITH THE RIGHT TO ENTER UPON THE EASEMENTS AT ALL TIMES WITH ALL NECESSARY MAINTENANCE AND CONSTRUCTION EQUIPMENT FOR THE PURPOSES STATED. THE GRANTEE COVENANTS THAT NO STRUCTURES SHALL BE CONSTRUCTED OR ERECTED OVER, UPON OR WITHIN THESE EASEMENTS, INCLUDING FENCES OR ROCKERIES, AND NO TREES, BUSHES OR OTHER SHRUBBERY SHALL BE PLANTED IN THE AREA OF GROUND FOR WHICH THE EASEMENT IN FAVOR OF SAMMAMISH PLATEAU WATER AND SEWER DISTRICT HAS BEEN APPROVED.

FOR EASEMENTS ACROSS LOTS 9, 10, AND 11, TRACT A AND TRACT D, THE DISTRICT SHALL NOT BE RESPONSIBLE FOR ANY COSTS OF PAVEMENT REPLACEMENT OR REPAIR NECESSITATED BY DAMAGE INCURRED THROUGH THE NORMAL OPERATION OR MAINTENANCE OF THE WATER AND/OR SEWER FACILITIES, EXCEPT THAT IN THE EVENT THAT THE SURFACING IS REMOVED BY THE GRANTEE FOR ANY UNDERGROUND CONSTRUCTION, UNDERGROUND REPAIR OR REPLACEMENT OF THE WATER AND/OR SEWER LINES, THE SURFACING SHALL BE RESTORED AS NEARLY AS REASONABLY POSSIBLE TO ITS CONDITIONS PRIOR TO PLACEMENT OF THE WATER OR SEWER.

EXCEPTIONS CONTAINED IN TITLE

- THIS SITE IS SUBJECT TO RESERVATIONS AND RECITALS CONTAINED IN DEED RECORDED UNDER RECORDING NUMBER 3011665. (NOTED HERE, NOT PLOTTABLE)
- THIS SITE IS SUBJECT TO AN EASEMENT(S) TO PUGET SOUND POWER AND LIGHT COMPANY, A WASHINGTON CORPORATION FOR UNDERGROUND ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 7904190749. (SHOWN HEREON)
- THIS SITE IS SUBJECT TO AN AGREEMENT AND THE TERMS AND CONDITIONS THEREOF REGARDING A DRAINFIELD EASEMENT AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 8006180605. (NOTED HEREON, THIS EASEMENT BENEFITS TPN 222506-9043 AND BURDENS TPN 222506-9074)
- THIS SITE IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 8209020604. (NOTED HERE, NOT PLOTTABLE)
- THIS SITE IS SUBJECT TO A ROAD MAINTENANCE AGREEMENT THE TERMS AND CONDITIONS THEREOF AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 8308310805. (NOTED HERE, NOT PLOTTABLE) NOTE: THE DEED TO KING COUNTY FOR NE 25TH STREET, RECORDED UNDER RECORDING NO. 9811031754 CONTAINS THE FOLLOWING RECITAL: THE PROPERTIES HEREIN ARE ACQUIRED FOR PUBLIC BENEFIT, HOWEVER, KING COUNTY DOES NOT ACCEPT ANY RESPONSIBILITY TO MAINTAIN OR IMPROVE ROADWAYS LOCATED ON THE HEREIN DESCRIBED PROPERTIES.

EXCEPTIONS CONTAINED IN TITLE

- THIS SITE IS SUBJECT TO AN AGREEMENT THE TERMS AND CONDITIONS THERE REGARDING WATER SYSTEM OWNERSHIP AND EASEMENT AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBERS 9207300327 (NOTED HERE, NOT PLOTTABLE)
- THIS SITE IS SUBJECT TO THE RIGHTS INCIDENTAL TO AN EASEMENT FOR ROAD AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 9811031754. (NOTED HERE-NOT PLOTTABLE)
- THIS SITE IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20000406800009. (NOTED HERE, NOT PLOTTABLE)
- THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF A REIMBURSEMENT AGREEMENT AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20020412001170. (NOTED HERE)
- THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF AN AGREEMENT FOR GRINDER PUMP AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20020412001172. (NOTED HERE)
- THIS SITE IS SUBJECT TO AN AGREEMENT AND THE TERMS AND CONDITIONS THEREOF REGARDING FUTURE WATER CONNECTIONS AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20041201000043. (NOTED HERE, NOT PLOTTABLE)
- THIS SITE IS SUBJECT TO AN AGREEMENT AND THE TERMS AND CONDITIONS THEREOF REGARDING A REIMBURSEMENT AGREEMENT AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20050322001247. (NOTED HERE, NOT PLOTTABLE)
- THIS SITE IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20050413900007. (NOTED HERE, NOT PLOTTABLE)
- THIS SITE IS SUBJECT TO A NOTICE OF ON-SITE SEWAGE AGREEMENT AND THE TERMS AND CONDITIONS THEREOF AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 200501012001309. (NOTED HERE, NOT PLOTTABLE)
- THIS SITE IS SUBJECT TO A NOTICE OF ON-SITE SEWAGE SYSTEM OPERATION AND MAINTENANCE REQUIREMENTS AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20081023000116. (NOTED HERE, NOT PLOTTABLE)
- THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF AN AGREEMENT FOR FUTURE SEWER CONNECTION AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20131209000584. (NOTED HERE)
- THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF AN AGREEMENT FOR FUTURE WATER CONNECTION AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20131209000585. (NOTED HERE)
- THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF A DECLARATION OF COVENANT FOR INDIVIDUAL WATER SUPPLY AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20140107000715. (NOTED HERE) (APPEARS TO HAVE BEEN VACATED PER PLAT OF ASTERA)
- THIS SITE IS SUBJECT TO A NOTICE OF ONSITE SEWAGE SYSTEM OPERATION AND MAINTENANCE REQUIREMENTS AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20140930000980. (NOTED HERE)
- THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF A NO-PROTEST AGREEMENT FOR ANNEXATION AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 2015022000235. (NOTED HERE)
- THIS SITE IS SUBJECT TO NOTICE OF OBLIGATION TO CONSTRUCT DEVELOPER EXTENSION AGREEMENT WATER AND SEWER IMPROVEMENTS PURSUANT TO CHAPTER 57.22 RCW, AND THE TERMS AND CONDITIONS THEREOF AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20151117001514. (NOTED HERE)
- THIS SITE IS SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, AS DISCLOSED BY BLA RECORDED UNDER RECORDING NUMBER 20161012900011. (NOTED HERE)
- THIS SITE IS SUBJECT TO A MEMORANDUM OF DEVELOPER EXTENSION AGREEMENT AND NOTICE OF OBLIGATION TO CONSTRUCT WATER AND SEWER EXTENSION IMPROVEMENTS AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20170927000963. (NOTED HERE)
- THIS SITE IS SUBJECT TO A NO-PROTEST AGREEMENT FOR ANNEXATION, INCLUDING THE TERMS AND CONDITIONS THEREOF AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20170922000162. (NOTED HERE)
- THIS SITE IS SUBJECT TO A NO-PROTEST AGREEMENT FOR ANNEXATION, INCLUDING THE TERMS AND CONDITIONS THEREOF AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20170927000956. (NOTED HERE)
- THIS SITE IS SUBJECT TO A NO-PROTEST AGREEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20170922000161. (NOTED HERE)
- THIS SITE IS SUBJECT TO A NO-PROTEST AGREEMENT FOR ANNEXATION, INCLUDING THE TERMS AND CONDITIONS THEREOF AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20170927000955. (NOTED HERE)
- THIS SITE IS SUBJECT TO A NO-PROTEST AGREEMENT FOR ANNEXATION, INCLUDING THE TERMS AND CONDITIONS THEREOF AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20170922000226. (NOTED HERE)
- THIS SITE IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, AS DISCLOSED BY BLA RECORDED UNDER RECORDING NUMBER 20181108900025. (NOTED HERE)
- THIS SITE IS SUBJECT TO NOTICE OF CONNECTION CHARGERS AS DISCLOSED BY INSTRUMENTS RECORDED UNDER RECORDING NUMBERS 9307301617, 9811051363, 9901150609, 20040414002865, 20041201000040, 20050503000993, 20060126001770.
- THIS SITE IS SUBJECT TO A SAMMAMISH PLATEAU WATER AND SEWER DISTRICT REIMBURSEMENT AGREEMENT AS DISCLOSED BY INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NUMBER 20191231001921. (NOTED HERE)
- THIS SITE IS SUBJECT TO AN EASEMENT FOR WATER LINES AND APPURTENANCES AS DISCLOSED BY INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NUMBER 20200114000711. (SHOWN HEREON)

RESTRICTIONS FOR ENVIRONMENTALLY CRITICAL AREAS AND CRITICAL AREA BUFFERS

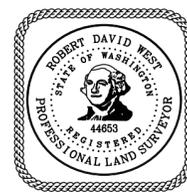
DEDICATION OF A CRITICAL AREA TRACT/CRITICAL AREA AND BUFFER CONVEYS TO THE PUBLIC A BENEFICIAL INTEREST IN THE LAND WITHIN THE TRACT/CRITICAL AREA BUFFER. THIS INTEREST INCLUDES PRESERVATION OF NATIVE VEGETATION FOR ALL PURPOSES THAT BENEFIT THE PUBLIC HEALTH, SAFETY AND WELFARE, INCLUDING CONTROL OF SURFACE WATER AND EROSION, MAINTENANCE OF SLOPE STABILITY, AND PROTECTIONS OF PLANT AND ANIMAL HABITAT. THE CRITICAL AREA TRACT/CRITICAL AREA BUFFER IMPOSES UPON ALL PRESENT AND FUTURE OWNERS AND OCCUPIERS OF THE LAND SUBJECT TO THE TRACT/CRITICAL AREA AND BUFFER THE OBLIGATION, ENFORCEABLE ON BEHALF OF THE PUBLIC BY THE CITY OF SAMMAMISH, TO LEAVE UNDISTURBED ALL TREES AND OTHER VEGETATION WITHIN THE TRACT/CRITICAL AREA AND BUFFER AND MAY NOT BE CUT, PRUNED, COVERED BY FILL, REMOVED OR DAMAGED WITHOUT APPROVAL IN WRITING FROM THE CITY OF SAMMAMISH OR ITS SUCCESSOR AGENCY, UNLESS OTHERWISE WISE PROVIDED BY LAW.

CONDITIONS OF APPROVAL

- ALL INDIVIDUAL LOTS AND TRACTS HAVE STORMWATER BMP'S PER THE CITY OF SAMMAMISH REQUIREMENTS FOR USE OF SMALL LOT FLOW CONTROL, AND ARE HEREBY GRANTED AND CONVEYED TO THE INDIVIDUAL LOT OWNERS AND THE HOME OWNERS ASSOCIATION RESPECTIVELY. MAINTENANCE OF BMP'S WITHIN SAID LOTS SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNERS AND MAINTENANCE OF SAID BMP'S WITHIN SAID TRACTS SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION. EACH LOT WITH A BMP SHALL HAVE A RECORDED COVENANT IN PLACE PRIOR TO APPROVAL OF A BUILDING PERMIT.
- THE PLATTOR OR SUBSEQUENT OWNER(S) SHALL COMPLY WITH THE PAYMENT OF STREET IMPACT FEES, IMPACT FEES FOR PARK AND RECREATIONAL FACILITIES, AND SCHOOL IMPACT FEES FOR 10 NEW NET LOTS IN ACCORDANCE WITH SMC CHAPTERS 14A.15, 14A.20, AND 21A.105, RESPECTIVELY, PRIOR TO BUILDING PERMIT ISSUANCE.
- MAINTENANCE OF ALL LANDSCAPE STRIPS ALONG THE PLAT ROADS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION OR ADJACENT PROPERTY OWNERS. UNDER NO CIRCUMSTANCES SHALL THE CITY BEAR ANY MAINTENANCE RESPONSIBILITIES FOR LANDSCAPING STRIPS CREATED BY THE PLAT.
- MAINTENANCE OF LANDSCAPING WITHIN TRACT B, INCLUDING ABOVE THE STORMWATER VAULT, SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION OR JOINTLY SHARED BY THE OWNERS OF THE DEVELOPMENT.
- INDIVIDUAL LOT FLOW CONTROL BMP'S IN ACCORDANCE WITH THE APPLICABLE KING COUNTY SURFACE WATER DESIGN MANUAL SHALL BE PROVIDED WITH EACH SINGLE FAMILY RESIDENTIAL BUILDING PERMIT UNLESS OTHERWISE INCORPORATED INTO THE SUBDIVISION SITE DEVELOPMENT PLANS.
- MAINTENANCE OF ILLUMINATION ALONG ALL LOCAL AND PRIVATE ROADS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION OR JOINTLY SHARED BY THE OWNERS OF THE DEVELOPMENT.
- MAINTENANCE OF ALL LOW IMPACT DEVELOPMENT FLOW CONTROL BEST MANAGEMENT PRACTICES (LID BMP'S) SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION OR SHARED BY THE PLAT OWNERS WHEN THEY ARE LOCATED ON COMMONLY OWNED TRACTS. WHERE LOW IMPACT DEVELOPMENT FEATURES ARE INSTALLED ON INDIVIDUAL LOTS, MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE INDIVIDUAL LOTS ON WHICH THEY HAVE BEEN INSTALLED. UNDER NO CIRCUMSTANCES SHALL THE CITY BE RESPONSIBLE FOR MAINTENANCE OF THE PLAT OR BUILDING PERMIT REQUIRED LID BMP'S.
- THE CITY OF SAMMAMISH IS GRANTED A PUBLIC EASEMENT TO INSPECT ALL LOW IMPACT DEVELOPMENT FLOW CONTROL BEST MANAGEMENT PRACTICES (LID BMP'S) LOCATED ON EACH INDIVIDUAL LOT OR ON COMMONLY SHARED TRACTS IN THE PLAT.
- THE HOMEOWNERS ASSOCIATION OR JOINTLY SHARED BY INDIVIDUAL LOT OWNERS OF THE PLAT SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL RECREATION ELEMENTS LOCATED ON THE PLAT, INCLUDING, BUT NOT LIMITED TO, LANDSCAPING AROUND STORMWATER FACILITIES, TRAILS, FENCES, AND SIGNAGE.
- ALL BUILDING PERMITS THAT START CONSTRUCTION PRIOR TO 1/1/2022 SHALL BE SUBJECT TO THE 2016 KING COUNTY SURFACE WATER DESIGN MANUAL APPENDIX C TO DETERMINE THE BEST MANAGEMENT PRACTICES FOR ALL SURFACE WATER RUNOFF. ALL CONNECTIONS OF ROOF DRAINS SHALL BE CONSTRUCTED AND APPROVED PRIOR TO FINAL BUILDING INSPECTION APPROVAL.
- THE GABRIELLE'S LANE HOME OWNERS ASSOCIATION WAS ESTABLISHED WITH THE SECRETARY OF STATE ON JULY 26, 2019. LOTS 1 THROUGH 14 IN THIS SUBDIVISION ARE SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS FOR GABRIELLE'S LANE HOME OWNERS ASSOCIATION, RECORDED UNDER KING COUNTY RECORDING NUMBER

TRACT NOTES

- TRACT A, AN OPEN SPACE/TREE RETENTION TRACT, IS HEREBY GRANTED AND CONVEYED, TOGETHER WITH ALL MAINTENANCE OBLIGATIONS FOR SAID TRACT TO THE GABRIELLE'S LANE HOME OWNERS ASSOCIATION UPON THE RECORDING OF THIS PLAT. SHOULD THE GABRIELLE'S LANE HOME OWNERS ASSOCIATION FAIL TO PROPERLY MAINTAIN SAID TRACT, THE OWNERS OF LOTS 1 THROUGH 14 OF THIS PLAT SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE OF THE OPEN SPACE FACILITIES WITHIN SAID TRACT.
- TRACT B, A STORM DRAINAGE DETENTION/TREE RETENTION TRACT, IS HEREBY GRANTED AND CONVEYED TO THE CITY OF SAMMAMISH FOR ACCESS, INSPECTION, MAINTENANCE AND REPAIR OF THE STORMWATER FACILITIES WITHIN SAID TRACT. THE CITY OF SAMMAMISH SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL PUBLIC STORMWATER FACILITIES LYING WITHIN SAID TRACT. MAINTENANCE OF LANDSCAPING STRIPS ALONG THE STORMWATER VAULT PERIMETER SHALL BE THE RESPONSIBILITY OF THE GABRIELLE'S LANE HOME OWNERS ASSOCIATION.
- TRACT C, A CRITICAL AREA TRACT, IS HEREBY GRANTED AND CONVEYED, TOGETHER WITH ALL MAINTENANCE OBLIGATIONS FOR SAID TRACT TO THE GABRIELLE'S LANE HOME OWNERS ASSOCIATION UPON THE RECORDING OF THIS PLAT. SHOULD THE GABRIELLE'S LANE HOME OWNERS ASSOCIATION FAIL TO PROPERLY MAINTAIN SAID TRACT, THE OWNERS OF LOTS 1 THROUGH 14 OF THIS PLAT SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE OF THE CRITICAL AREA FACILITIES WITHIN SAID TRACT.
- TRACT D, AN ACCESS AND UTILITIES TRACT, IS HEREBY GRANTED AND CONVEYED, TOGETHER WITH ALL MAINTENANCE OBLIGATIONS FOR SAID TRACT TO THE GABRIELLE'S LANE HOME OWNERS ASSOCIATION UPON THE RECORDING OF THIS PLAT. SHOULD THE GABRIELLE'S LANE HOME OWNERS ASSOCIATION FAIL TO PROPERLY MAINTAIN SAID TRACT, THE OWNERS OF LOTS 1 THROUGH 14 OF THIS PLAT SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE OF THE OPEN SPACE FACILITIES WITHIN SAID TRACT.
- TRACT E, A CRITICAL AREA TRACT, IS HEREBY GRANTED AND CONVEYED, TOGETHER WITH ALL MAINTENANCE OBLIGATIONS FOR SAID TRACT TO THE GABRIELLE'S LANE HOME OWNERS ASSOCIATION UPON THE RECORDING OF THIS PLAT. SHOULD THE GABRIELLE'S LANE HOME OWNERS ASSOCIATION FAIL TO PROPERLY MAINTAIN SAID TRACT, THE OWNERS OF LOTS 1 THROUGH 14 OF THIS PLAT SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE OF THE CRITICAL AREA FACILITIES WITHIN SAID TRACT.
- TRACT F, AN OPEN SPACE/TREE RETENTION TRACT, IS HEREBY GRANTED AND CONVEYED, TOGETHER WITH ALL MAINTENANCE OBLIGATIONS FOR SAID TRACT TO THE GABRIELLE'S LANE HOME OWNERS ASSOCIATION UPON THE RECORDING OF THIS PLAT. SHOULD THE GABRIELLE'S LANE HOME OWNERS ASSOCIATION FAIL TO PROPERLY MAINTAIN SAID TRACT, THE OWNERS OF LOTS 1 THROUGH 14 OF THIS PLAT SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE OF THE OPEN SPACE FACILITIES WITHIN SAID TRACT.



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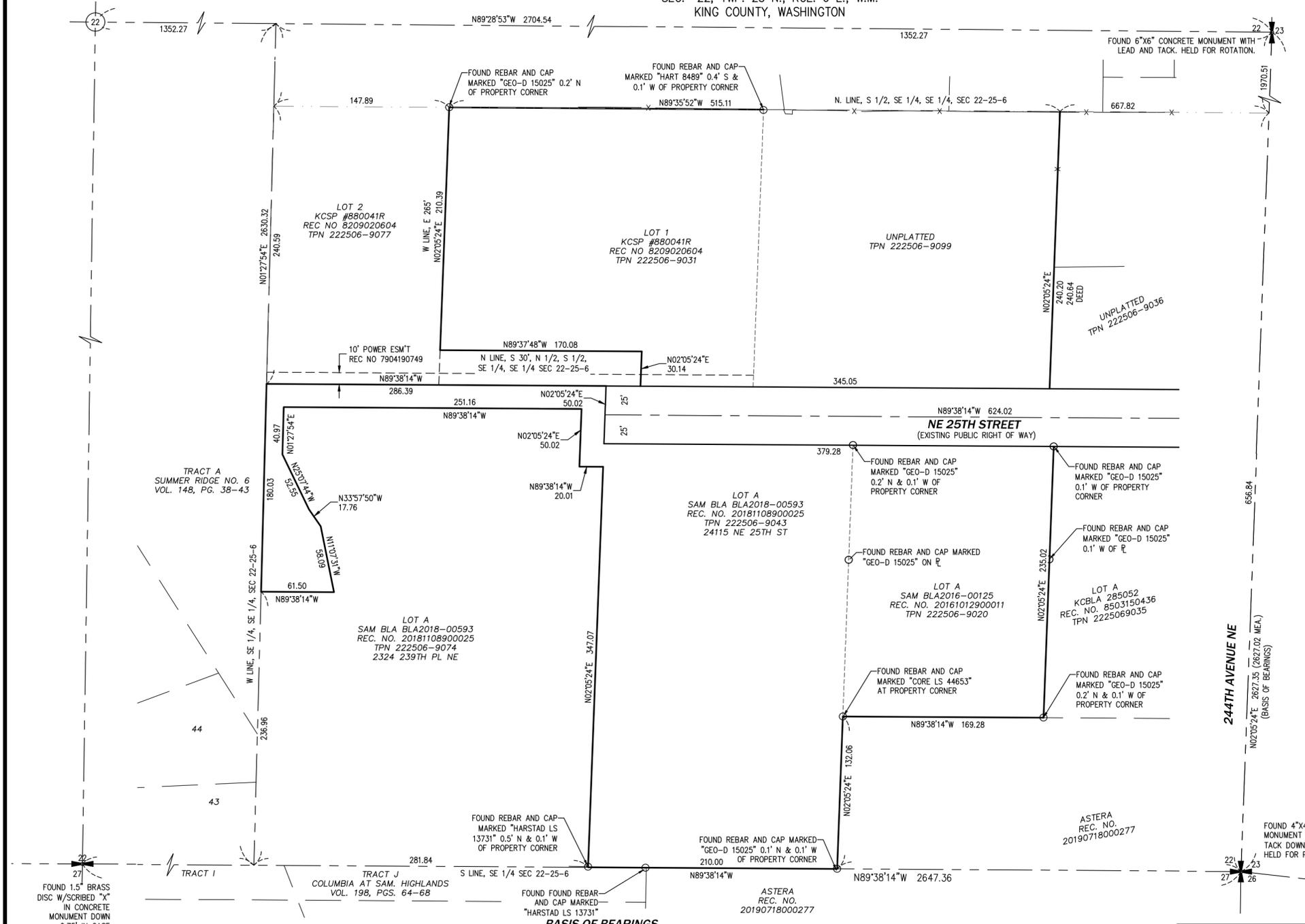
JOB NO 17045

SHEET 2 OF 7

GABRIELLE'S LANE

A PLAT COMMUNITY
 PORTION OF THE SE 1/4 OF THE SE 1/4,
 SEC. 22, TWP. 25 N., RGE. 6 E., W.M.
 KING COUNTY, WASHINGTON

VOL/PG

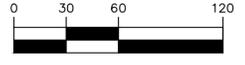


SURVEYOR'S NOTES

1. ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM CHICAGO TITLE COMPANY GUARANTEE NUMBER 015249-16 DATED MARCH 20, 2020. IN PREPARING THIS MAP, CORE DESIGN, INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS CORE DESIGN, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY THE REFERENCED COMMITMENT NUMBERS. CORE DESIGN, INC. HAS RELIED WHOLLY ON CHICAGO TITLE COMPANY'S REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE CORE DESIGN, INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
2. THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON APRIL 01, 2017. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN AUGUST, 2013.
3. PROPERTY AREA = 247,851± SQUARE FEET (5.6898± ACRES). (INCLUDES BLA AREA)
4. ALL DISTANCES ARE IN FEET.
5. THIS IS A FIELD TRAVERSE SURVEY. A LEICA TS-12 THREE SECOND COMBINED ELECTRONIC TOTAL STATION WAS USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WAC 332-130-090. ALL MEASURING INSTRUMENTS AND EQUIPMENT ARE MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS.



SCALE: 1" = 60'

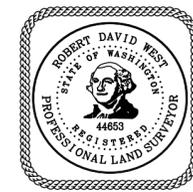


BASIS OF BEARINGS

WASHINGTON STATE PLANE, NORTH ZONE. (4601) N02°05'24"E, BETWEEN THE SOUTHEAST CORNER AND THE EAST QUARTER CORNER OF SECTION 22, TOWNSHIP 25 NORTH, RANGE 6 EAST, W.M.

REFERENCES

1. PLAT OF BROADMOORE AS RECORDED IN VOLUME 147 OF PLATS, AT PAGES 33 THROUGH 40, UNDER RECORDING NUMBER 8908150482.
2. MONTECINO ESTATES SHORT PLAT, CITY OF SAMMAMISH SHORT PLAT NO. PLN2005-00001, AS RECORDED IN VOLUME 292 OF SHORT PLATS, AT PAGES 97 THROUGH 98, UNDER RECORDING NUMBER 20121022900001.
3. KING COUNTY SHORT PLAT NUMBER 682078, AS RECORDED UNDER RECORDING NUMBER 8407311185.
4. KING COUNTY SHORT PLAT NUMBER 1082011, AS RECORDED UNDER RECORDING NUMBER 8410170804.



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SHEET 3 OF 7

CITY OF SAMMAMISH FILE NO. FSUB2020-

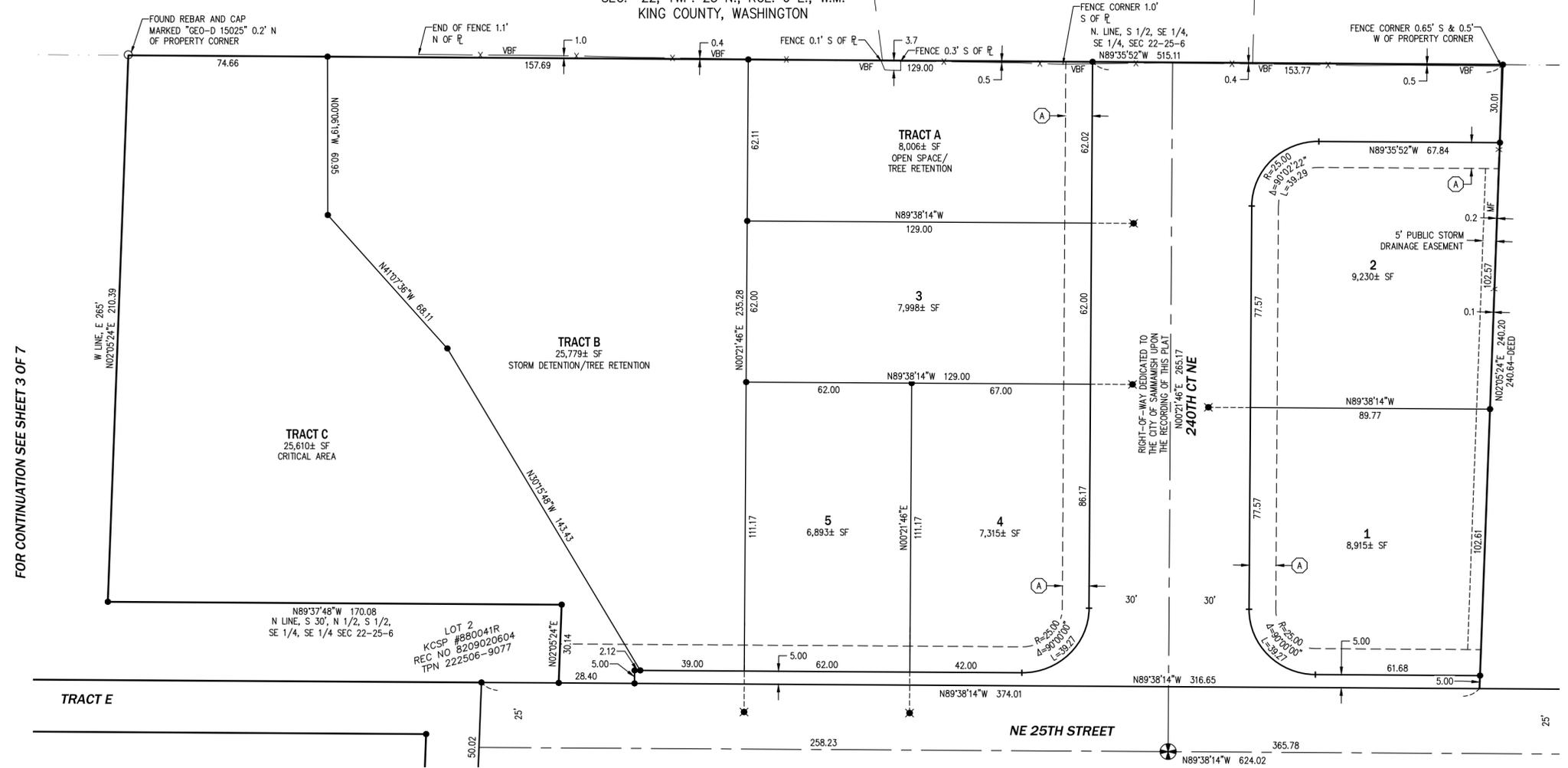
Page 57 of 135

CONSENT CALENDAR #6

GABRIELLE'S LANE

A PLAT COMMUNITY
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VOL/PG

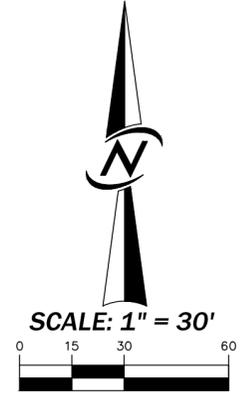


FOR CONTINUATION SEE SHEET 3 OF 7

FOR CONTINUATION SEE SHEET 5 OF 7
 FOR PRIVATE DRAINAGE AND WATER EASEMENTS SEE SHEET 6 OF 7

LEGEND

- (A) 10' PUBLIC UTILITY EASEMENT, SEE UTILITY EASEMENT PROVISION, SHEET 2 AND 10' SPSWD WATER AND SEWER EASEMENT.
- ⊕ SET 4" CONCRETE MONUMENT WITH 2" BRASS DISK STAMPED "44653" IN MONUMENT CASE.
- SET 1/2" REBAR WITH YELLOW PLASTIC CAP STAMPED "CORE 44653"
- FOUND PROPERTY CORNER AS NOTED.
- ✱ SET TACK WITH WASHER STAMPED "CORE 44653" ON EXTENSION OF PROPERTY LINE IN LIEU OF FRONT CORNER AT 15.75 FEET FROM FRONT CORNER UNLESS OTHERWISE SHOWN HEREON.
- PDE PRIVATE DRAINAGE EASEMENT, SEE PRIVATE EASEMENT PROVISION, SHEET 6.
- PWE PRIVATE WATER EASEMENT, SEE PRIVATE EASEMENT PROVISION, SHEET 6.
- PAE PRIVATE ACCESS AND UTILITY EASEMENT, SEE PRIVATE EASEMENT PROVISION, SHEET 6.
- VBF VERTICAL BOARD FENCE
- MF METAL FENCE



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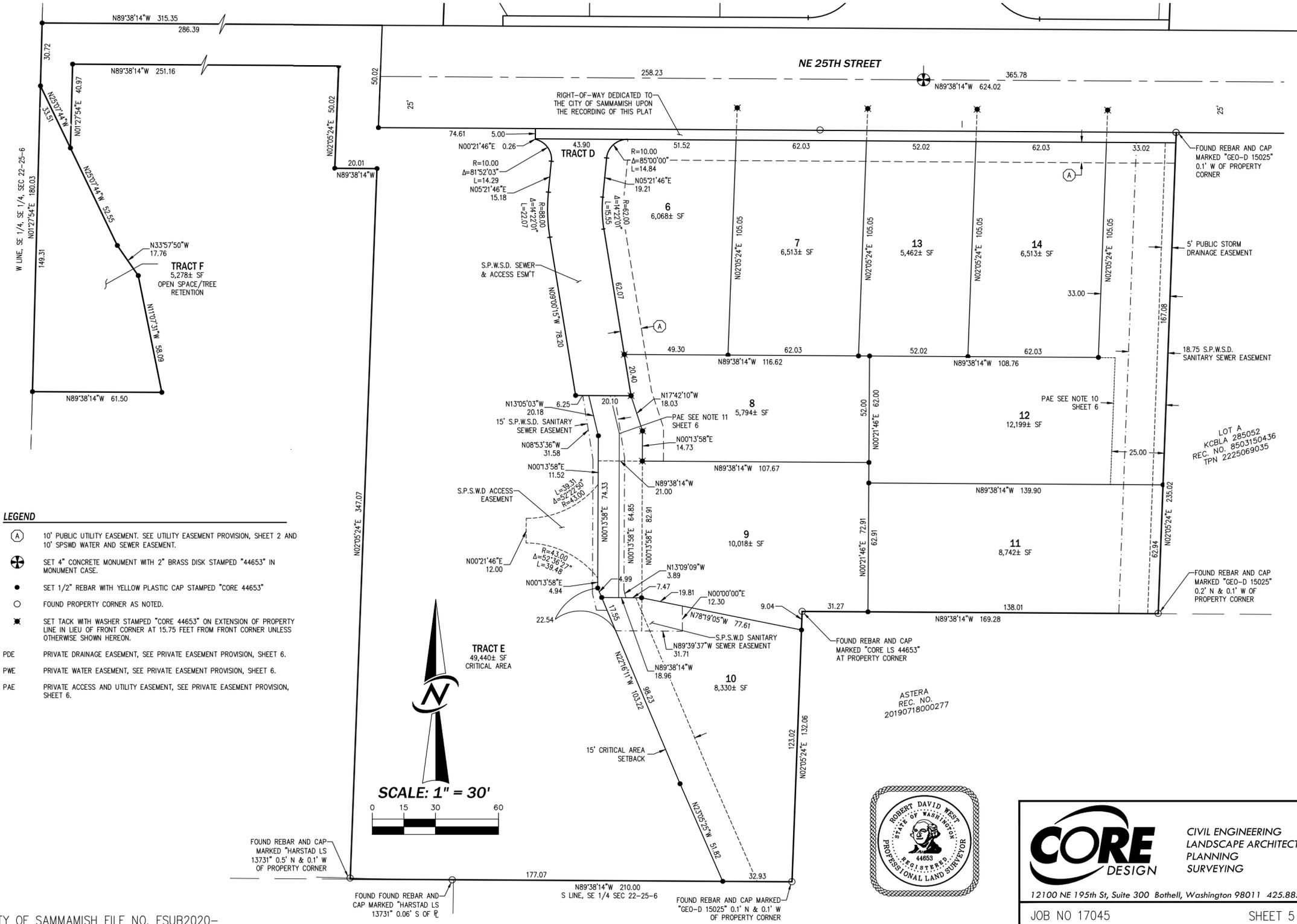
12100 NE 195th St, Suite 300 Bothell, Washington 98011 425.885.7877
 JOB NO 17045 SHEET 4 OF 7

CITY OF SAMMAMISH FILE NO. FSUB2020-

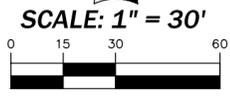
GABRIELLE'S LANE

A PLAT COMMUNITY
PORTION OF THE SE 1/4 OF THE SE 1/4,
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KING COUNTY, WASHINGTON

FOR CONTINUATION SEE SHEET 4 OF 7
FOR PRIVATE DRAINAGE AND WATER EASEMENTS SEE SHEET 6 OF 7



- LEGEND**
- (A) 10' PUBLIC UTILITY EASEMENT. SEE UTILITY EASEMENT PROVISION, SHEET 2 AND 10' SPSWD WATER AND SEWER EASEMENT.
 - ⊕ SET 4" CONCRETE MONUMENT WITH 2" BRASS DISK STAMPED "44653" IN MONUMENT CASE.
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 - PDE PRIVATE DRAINAGE EASEMENT, SEE PRIVATE EASEMENT PROVISION, SHEET 6.
 - PWE PRIVATE WATER EASEMENT, SEE PRIVATE EASEMENT PROVISION, SHEET 6.
 - PAE PRIVATE ACCESS AND UTILITY EASEMENT, SEE PRIVATE EASEMENT PROVISION, SHEET 6.

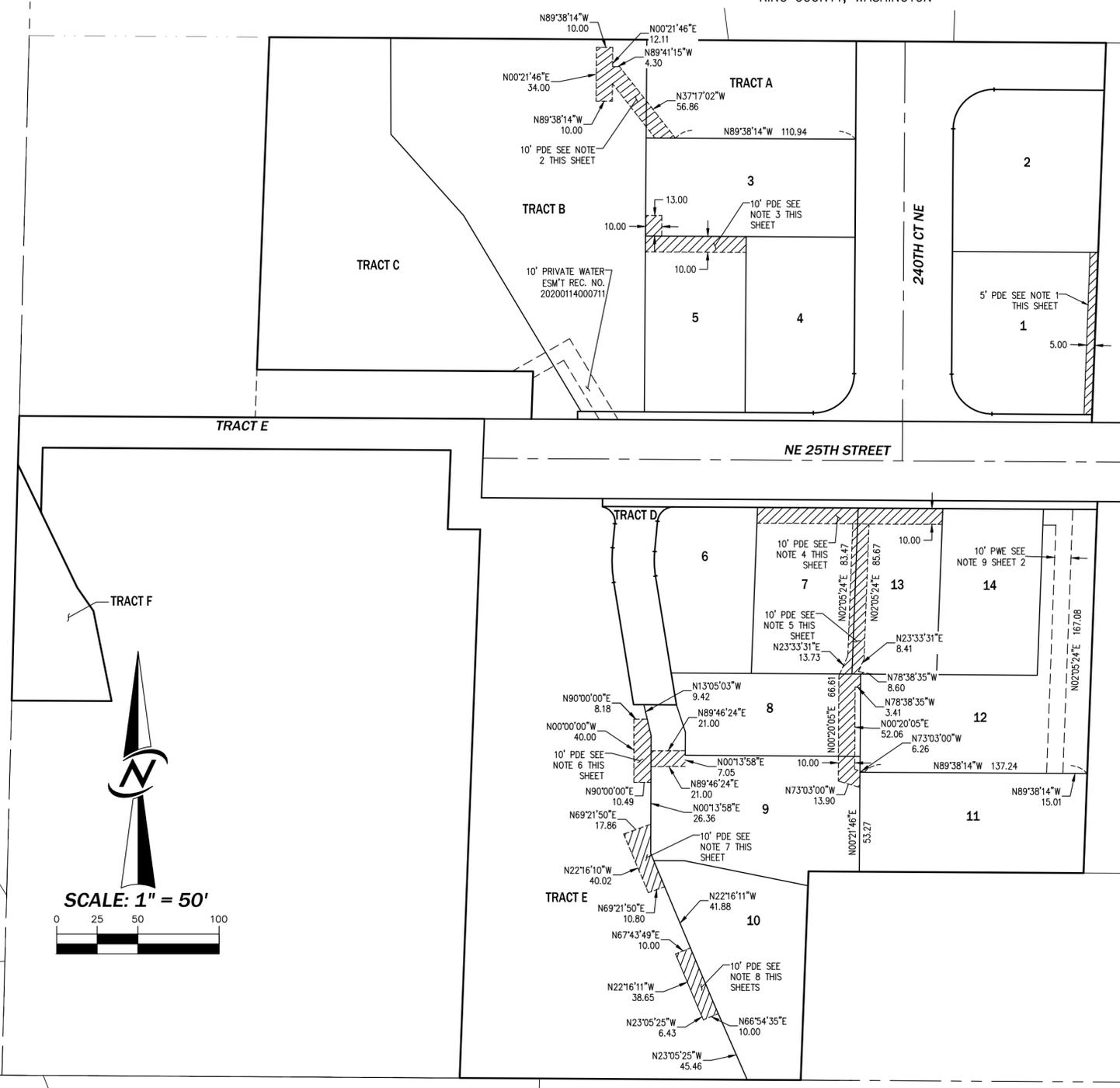


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JOB NO 17045 SHEET 5 OF 7

GABRIELLE'S LANE

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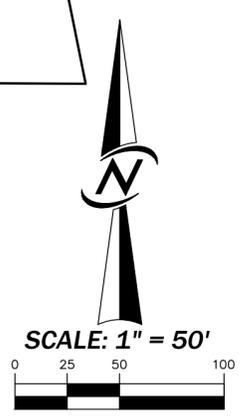


PRIVATE EASEMENT PROVISIONS

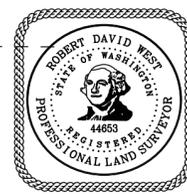
THE OWNER(S) OF LAND HEREBY SUBDIVIDED DO HEREBY GRANT AND CONVEY TO THE OWNER(S) OF LOTS BENEFITED AS STATED IN THE EASEMENT NOTES OR ANY OTHER PRIVATE EASEMENT SHOWN AND THEIR ASSIGNS A PERPETUAL EASEMENT FOR THE STATED UTILITIES. THESE EASEMENTS AND CONDITIONS SHALL BE A COVENANT RUNNING WITH THE LAND AND SHALL BE BINDING ON THE SUCCESSORS, HEIRS, AND ASSIGNS OF THE OWNER(S) OF LAND HEREBY BENEFITED. THE OWNER(S) OF LOT BENEFITED AND ITS ASSIGNS SHALL HAVE THE RIGHT WITHOUT PRIOR INSTITUTION OF ANY SUIT OR PROCEEDINGS OF LAW AT SUCH TIME AS MAY BE NECESSARY TO ENTER UPON SAID EASEMENT FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, REPAIRING, ALTERING, OR RECONSTRUCTING SAID UTILITIES OR MAKING ANY CONNECTIONS THERETO WITHOUT INCURRING ANY LEGAL OBLIGATION OR LIABILITY THEREFOR; PROVIDED THAT SUCH SHALL BE ACCOMPLISHED IN A MANNER THAT IF EXISTING PRIVATE IMPROVEMENTS ARE DISTURBED OR DESTROYED THEY WILL BE REPAIRED OR REPLACED TO A CONDITION SIMILAR AS THEY WERE IMMEDIATELY BEFORE THE PROPERTY WAS ENTERED UPON BY THE ONE BENEFITED. THE OWNER(S) OF THE BURDENED LOT SHALL RETAIN THE RIGHT TO USE THE SURFACE OF SAID EASEMENT IF SUCH USE DOES NOT INTERFERE WITH THE INSTALLATION OR USE OF SAID UTILITIES.

HOWEVER, THE OWNER(S) OF THE BURDENED LOT SHALL NOT ERECT OR MAINTAIN ANY BUILDINGS OR STRUCTURES WITHIN THE EASEMENT. ALSO THE OWNER(S) OF THE BURDENED LOT SHALL NOT PLANT TREES, SHRUBS OR VEGETATION HAVING DEEP ROOT PATTERNS WHICH MAY CAUSE DAMAGE TO OR INTERFERE WITH SAID UTILITIES. ALSO THE OWNER(S) OF THE BURDENED LOT SHALL NOT DEVELOP OR BEAUTIFY THE EASEMENT AREAS IN SUCH A WAY TO CAUSE EXCESSIVE COST TO THE OWNER(S) OF LOT BENEFITED PURSUANT TO ITS RESTORATION DUTIES HEREIN.

1. THE 5' PRIVATE DRAINAGE EASEMENT SHOWN ON LOT 1 IS TO THE BENEFIT OF THE OWNERS OF LOTS 1 AND 2. THE OWNERS OF SAID LOTS ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THEIR RESPECTIVE PRIVATE DRAINAGE FACILITIES AND SHALL SHARE EQUALLY IN THE MAINTENANCE RESPONSIBILITIES OF THE PRIVATE DRAINAGE FACILITIES USED IN COMMON WITHIN SAID EASEMENT.
2. THE 10' PRIVATE DRAINAGE EASEMENT SHOWN ON LOTS 3 AND 5 IS TO THE BENEFIT OF THE OWNERS OF LOTS 3, 4 AND 5. THE OWNERS OF SAID LOTS ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THEIR RESPECTIVE PRIVATE DRAINAGE FACILITIES AND SHALL SHARE EQUALLY IN THE MAINTENANCE RESPONSIBILITIES OF THE PRIVATE DRAINAGE FACILITIES USED IN COMMON WITHIN SAID EASEMENT.
3. THE 10' PRIVATE DRAINAGE EASEMENT SHOWN ON TRACTS A AND B IS TO THE BENEFIT OF THE OWNER OF LOT 3. THE OWNER OF SAID LOT IS HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THEIR RESPECTIVE PRIVATE DRAINAGE FACILITIES AND SHALL SHARE EQUALLY IN THE MAINTENANCE RESPONSIBILITIES OF THE PRIVATE DRAINAGE FACILITIES USED IN COMMON WITHIN SAID EASEMENT.
4. THE 10' PRIVATE DRAINAGE EASEMENT SHOWN ON LOTS 1 AND 13 IS TO THE BENEFIT OF THE OWNERS OF LOTS 6, 7, 13 AND 14. THE OWNERS OF SAID LOTS ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THEIR RESPECTIVE PRIVATE DRAINAGE FACILITIES AND SHALL SHARE EQUALLY IN THE MAINTENANCE RESPONSIBILITIES OF THE PRIVATE DRAINAGE FACILITIES USED IN COMMON WITHIN SAID EASEMENT.
5. THE 10' PRIVATE DRAINAGE EASEMENT SHOWN ON LOTS 7, 8, 9, 11, 12 AND 13 IS TO THE BENEFIT OF THE OWNERS OF LOTS 8, 9, 11 AND 12. THE OWNERS OF SAID LOTS ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THEIR RESPECTIVE PRIVATE DRAINAGE FACILITIES AND SHALL SHARE EQUALLY IN THE MAINTENANCE RESPONSIBILITIES OF THE PRIVATE DRAINAGE FACILITIES USED IN COMMON WITHIN SAID EASEMENT.
6. THE 10' PRIVATE DRAINAGE EASEMENT SHOWN ON LOT 9 AND TRACT E IS TO THE BENEFIT OF THE OWNER OF LOT 8. THE OWNER OF SAID LOT IS HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THEIR RESPECTIVE PRIVATE DRAINAGE FACILITIES AND SHALL SHARE EQUALLY IN THE MAINTENANCE RESPONSIBILITIES OF THE PRIVATE DRAINAGE FACILITIES USED IN COMMON WITHIN SAID EASEMENT.
7. THE 10' PRIVATE DRAINAGE EASEMENT SHOWN ON LOT TRACT E IS TO THE BENEFIT OF THE OWNER OF LOT 9. THE OWNER OF SAID LOT IS HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THEIR RESPECTIVE PRIVATE DRAINAGE FACILITIES AND SHALL SHARE EQUALLY IN THE MAINTENANCE RESPONSIBILITIES OF THE PRIVATE DRAINAGE FACILITIES USED IN COMMON WITHIN SAID EASEMENT.
8. THE 10' PRIVATE DRAINAGE EASEMENT SHOWN ON TRACT E IS TO THE BENEFIT OF THE OWNER OF LOT 10. THE OWNER OF SAID LOT IS HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THEIR RESPECTIVE PRIVATE DRAINAGE FACILITIES AND SHALL SHARE EQUALLY IN THE MAINTENANCE RESPONSIBILITIES OF THE PRIVATE DRAINAGE FACILITIES USED IN COMMON WITHIN SAID EASEMENT.
9. THE PRIVATE WATER EASEMENT SHOWN ON LOT 12 IS TO THE BENEFIT OF THE OWNER OF LOT 11. THE OWNERS OF SAID LOT IS HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THEIR RESPECTIVE PRIVATE WATER FACILITIES AND SHALL SHARE EQUALLY IN THE MAINTENANCE RESPONSIBILITIES OF THE PRIVATE WATER FACILITIES USED IN COMMON WITHIN SAID EASEMENT.
10. THE PRIVATE ACCESS EASEMENT SHOWN ON LOT 12 IS TO THE BENEFIT OF THE OWNERS OF LOTS 11 AND 12. THE OWNERS OF SAID LOTS ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THEIR RESPECTIVE PRIVATE ACCESS FACILITIES AND SHALL SHARE EQUALLY IN THE MAINTENANCE RESPONSIBILITIES OF THE PRIVATE ACCESS FACILITIES USED IN COMMON WITHIN SAID EASEMENT.
11. THE PRIVATE ACCESS EASEMENT SHOWN ON LOT 9 IS TO THE BENEFIT OF THE OWNERS OF LOTS 8, 9 AND 10. THE OWNERS OF SAID LOTS ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THEIR RESPECTIVE PRIVATE ACCESS FACILITIES AND SHALL SHARE EQUALLY IN THE MAINTENANCE RESPONSIBILITIES OF THE PRIVATE ACCESS FACILITIES USED IN COMMON WITHIN SAID EASEMENT.



FOR LOT DIMENSIONS SEE SHEETS 4 AND 5 OF 7
FOR PUBLIC EASEMENTS SEE SHEETS 4 AND 5 OF 7



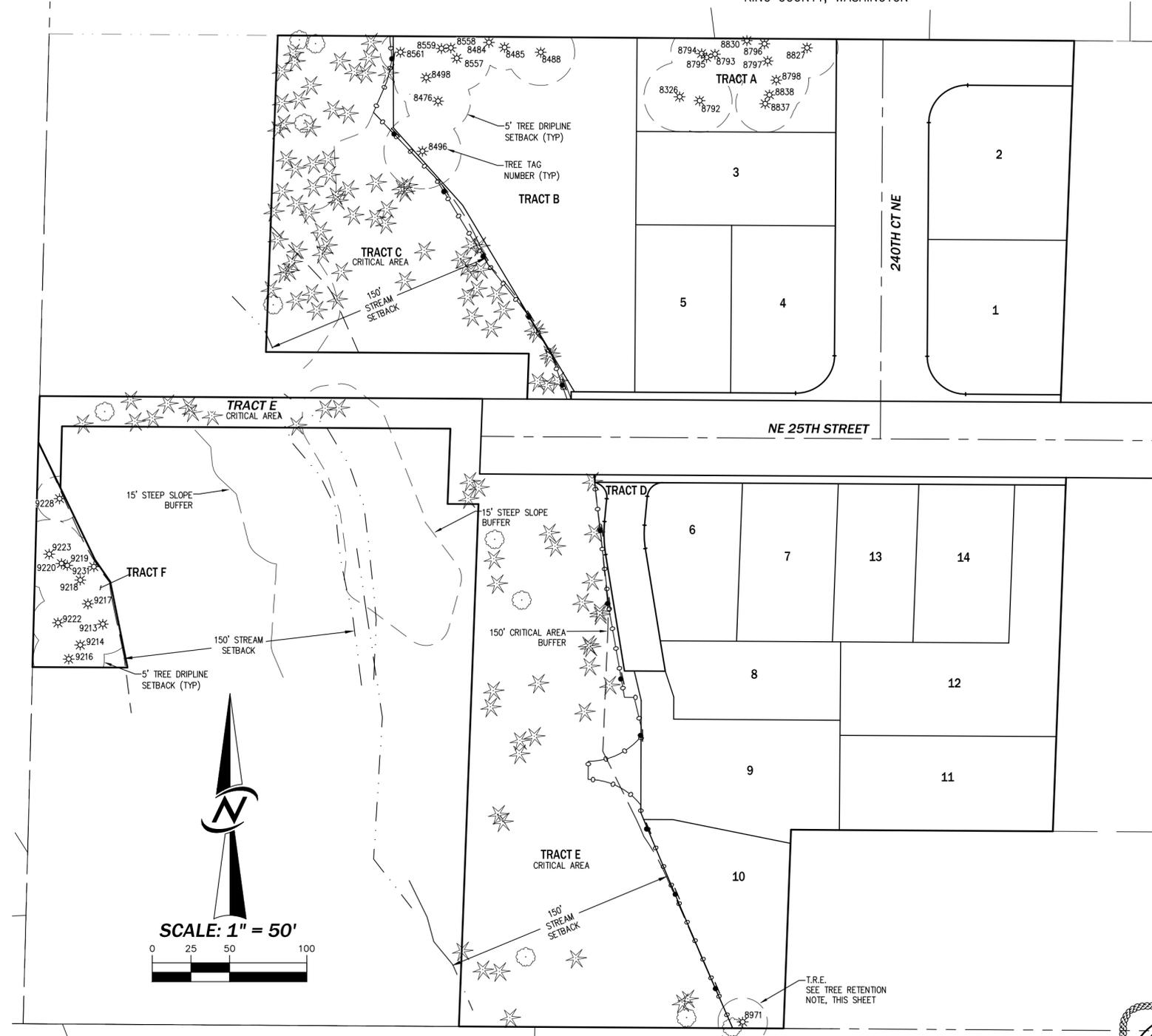
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JOB NO 17045 SHEET 6 OF 7

GABRIELLE'S LANE

A PLAT COMMUNITY
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 KING COUNTY, WASHINGTON



TREE RETENTION NOTE

TREES IDENTIFIED ON THE FACE OF THIS PLAT HAVE BEEN RETAINED PURSUANT TO THE PROVISIONS OF CHAPTER 21A.37 SMC. RETAINED TREES ARE SUBJECT TO THE TREE PROTECTION STANDARDS OF CHAPTER 21A.37 SMC. REMOVAL OF THESE TREES IS PROHIBITED UNLESS THE TREE IS REMOVED TO PREVENT IMMINENT DANGER OR HAZARD TO PERSONS OR PROPERTY, AND MAY BE SUBJECT TO A CLEARING AND GRADING PERMIT APPROVED BY THE CITY OF SAMMAMISH. TREES REMOVED SUBJECT TO THIS PROVISION SHALL BE REPLACED IN COMPLIANCE WITH CHAPTER 21A.37 SMC. NO NATIVE VEGETATION SHALL BE REMOVED OR DISTURBED WITHIN THE TREE PROTECTION ZONE.

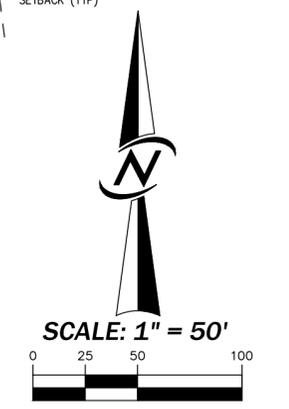
ALL TREES TO BE RETAINED IN GROUPS WILL BE PLACED IN TRACTS OR TREE RETENTION EASEMENTS (T.R.E.). T.R.E.'S ARE DEFINED BY THE 5-FOOT TREE DRIP LINE SETBACK OF THE TREES AS SHOWN HEREON.

LEGEND

- * EXISTING TREE TO BE RETAINED (OUTSIDE OF CRITICAL AREA) SEE TABLE BELOW
- * CRITICAL AREA TREE TO BE RETAINED—CONIFEROUS
- CRITICAL AREA TREE TO BE RETAINED—DECIDUOUS
- ▲ CRITICAL AREA SIGN (GENERAL LOCATION)
- CRITICAL AREA SPLIT RAIL FENCING

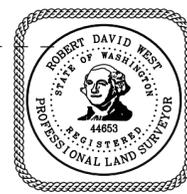
EXISTING TREES TO BE RETAINED OUTSIDE OF CRITICAL AREAS

Tree No.	Desc	Species
8326	TEC 32 14	Western red-cedar
8476	TEF 16 10	Douglas-fir
8484	TEF 8 10	Western red-cedar
8485	TEC 8 10	Western red-cedar
8488	TEC 24 12	Western red-cedar
8496	TEC 32 14	Western red-cedar
8498	TEF 16 12	Douglas-fir
8557	TEF 16 10	Douglas-fir
8558	TEC 20 14	Western red-cedar
8559	TEF 28 14	Douglas-fir
8561	TEC 12 12	Western red-cedar
8792	TEC 32 14	Western red-cedar
8793	TEC 36 15	Western red-cedar
8794	TEC 30 14	Western red-cedar
8795	TEC 35 15	Western red-cedar
8796	TEC 24 14	Western red-cedar
8797	TEC 36 16	Western red-cedar
8798	TEC 38 15	Western red-cedar
8827	TEC 40 15	Western red-cedar
8830	TEC 34 14	Western red-cedar
8837	TEC 24 14	Western red-cedar
8838	TEC 22 14	Western red-cedar
8971	TEC 17 14	Western red-cedar
9213	TEH 19 22	Western hemlock
9214	TEH 19 22	Western hemlock
9216	TEC 42 28	Western red-cedar
9217	TEH 22 20	Western hemlock
9218	TDM 16 25	Bigleaf maple
9219	TEC 25 22	Western red-cedar
9220	TEC 18 20	Western red-cedar
9222	TEH 13 15	Western hemlock
9223	TEC 31 30	Western red-cedar
9228	TEC 12 15	Western red-cedar
9231	TDM 30 26	Western red-cedar



TREE RETENTION

T.R.E.
 SEE TREE RETENTION
 NOTE, THIS SHEET



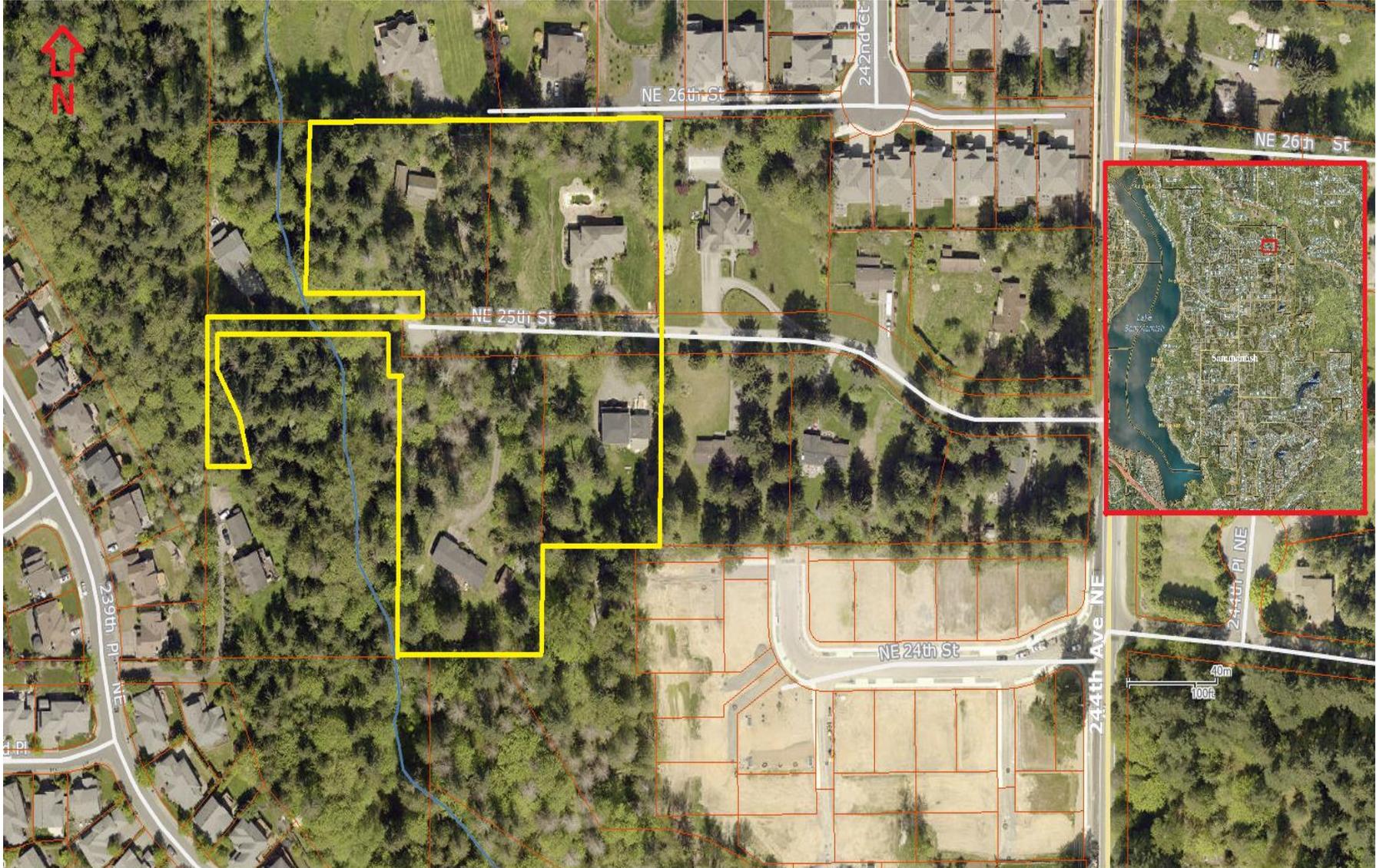
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JOB NO 17045

SHEET 7 OF 7

Gabrielle's Lane Subdivision



Agenda Bill

City Council Regular Meeting
June 02, 2020



SUBJECT:	A Resolution approving the Final Plat for Paxton Place Subdivision, FSUB2020-00068											
DATE SUBMITTED:	May 08, 2020											
DEPARTMENT:	Community Development											
NEEDED FROM COUNCIL:	<input checked="" type="checkbox"/> Action <input type="checkbox"/> Direction <input type="checkbox"/> Informational											
RECOMMENDATION:	Approve the resolution for the 18- lot Paxton Place Subdivision, authorizing the Mayor to sign the final plat.											
EXHIBITS:	1. Exhibit 1 - Resolution 2. Exhibit 2 - Hearing Examiner Decision 3. Exhibit 3 - Conditions Compliance Matrix 4. Exhibit 4 - Final Plat Map 5. Exhibit 5 - Vicinity Map											
BUDGET:	<table border="0"> <tr> <td>Total dollar amount</td> <td>N/A</td> <td><input type="checkbox"/> Approved in budget</td> </tr> <tr> <td>Fund(s)</td> <td>N/A</td> <td><input type="checkbox"/> Budget reallocation required</td> </tr> <tr> <td></td> <td></td> <td><input checked="" type="checkbox"/> 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 type="checkbox"/> Communication & Engagement</td> <td><input 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 type="checkbox"/> Financial Sustainability</td> </tr> </table>			<input type="checkbox"/> Transportation	<input type="checkbox"/> Community Safety	<input type="checkbox"/> Communication & Engagement	<input type="checkbox"/> Community Livability	<input type="checkbox"/> High Performing Government	<input type="checkbox"/> Culture & Recreation	<input 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 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:

A Resolution approving the Final Plat for Paxton Place Subdivision, FSUB2020-00068

KEY FACTS AND INFORMATION SUMMARY:

Summary Statement

The developer of Paxton Place Subdivision is seeking to record the Final Plat, which will create 18 proposed single-family residential lots. Paxton Place Subdivision was created from four (4) existing tax

parcels totaling approximately 4.67 acres zoned R-8 Urban Residential, which allowed up to eight (8) residential units per acre (R-8).

Background

Paxton Place Subdivision preliminary application, PSUB2016-00515, was reviewed and granted preliminary approval by the Hearing Examiner on March 15, 2018 (Exhibit 2).

The subject property is located on the easterly side of 230th Avenue NE, approximately 120 feet south of NE 12th Place. The subject property forms a rectangular assemblage of four (4) existing legal parcels. The King County Assessor's parcel numbers associated with this project are 2725069064, 2727509135, 2727509136, and 2727509137.

This preliminary subdivision application vested to the City of Sammamish Municipal Code in effect on December 22, 2016. The City has reviewed and approved the installation of the required infrastructure improvements (drainage facilities, streets, sidewalks, etc.) under site development permit SDP2018-00358. The improvements have been substantially completed and inspected, or bonded for, as detailed below.

Trees

Tree Retention:

The preliminary subdivision application was required to meet two tree retention rates: onsite wetland and associated buffers (protected critical areas) at 100% retention and the remaining area unconstrained by critical areas at a retention rate of 25% (property is zoned R-8 and requires 25% retention pursuant to [SMC 21A.37.250](#)). 66 trees located within critical areas and associated buffers have been retained at 100%. There are 168 significant trees located within areas unconstrained by critical areas and associated buffers, where a minimum of 42 significant trees (25%) must be retained under standard methodology. However, the site contains heritage and landmark trees and is eligible for an alternative tree retention methodology as allowed by [SMC 21A.37.270](#).

In accordance with this Code authorized methodology, the project design retains 33 significant trees outside of any critical areas and associated buffers. This calculation method was proposed and approved as part of the preliminary subdivision approval in March of 2018 and with the site development permit in January of 2019. The plattor used the earned retention credit ([SMC 21A.37.270](#)) from the preservation of heritage and landmark trees, with a retention credit of 46.5 as part of the preliminary approval and site development permit. The following trees received credits: 3 Landmark trees for 6 credits, 14 Heritage trees for 24.5 credits and 16 significant trees for 16 credits for a total of 46.5 tree retention credits (6 + 24.5 + 16 = 46.5). Since the 46.5 credited tree retention exceeds the minimum of 42 trees required for retention, the project conforms to tree retention requirements. Under this retention calculation methodology a total of 33 trees are retained and 135 trees are removed. A total of 186 replacement trees are required to meet the tree replacement requirements for the removal of 135 trees which is documented on the approved plans from Site Development Permit SDP2018-00358.

Retained trees have been protected in tree retention tracts or when located on individual lots have been identified as retained and placed in a tree protection easement on the face of the final plat

drawing (see Exhibit 4). The applicant has bonded for the balance of the required replacement trees that have not yet been installed. The final plat is compliant with tree retention requirements of [SMC 21A.37](#).

Critical Areas

Critical Areas Protection:

The project site contains wetlands and associated protective buffers as required by [SMC 21A.50](#). In accordance with [SMC 21A.50.190](#) the platlor has placed the site's wetlands and associated stream buffer in protective critical areas tracts and in accordance with [SMC 21A.50.170](#) the platlor is required to place a protective border fence with signage at the edge of the critical areas tract. This is shown on the face of the final plat drawing (see Exhibit 4).

Financial Guarantees:

Performance Bond:

The applicant posted a bond for the installation of the remaining right-of-way improvements on August 8, 2018 in the amount of \$122,569.60.

Landscaping Bond:

The applicant posted a performance bond on August 8, 2018 for the landscaping and recreational improvements, including playground installation, in the amount of \$164,321.30.

Critical Areas Bond:

The applicant posted a performance bond on August 8, 2018 for planting, signs and fencing in the amount of \$15,571.15.

Impact Fees

Street Impact Fees:

The applicant has elected to pay all of the required street impact fees at building permit issuance for 14 of the 18 new lots with credit given for 4 existing single-family residences. One (1) building permit (Lot 13) has been issued and paid the required \$14,204.27 for the street impact fee.

School Impact Fees:

The applicant has elected to pay all of the required school impact fees at building permit issuance for 14 of the 18 new lots with credit given for 4 existing single-family residences. One (1) building permit (Lot 13) has been issued and paid the required \$13,633.00 for the Lake Washington School District fee.

Park Impact Fees:

The applicant has elected to pay all of the required park impact fees at building permit issuance for 14 of the 18 new lots with credit given for 4 existing single-family residences. One (1) building permit (Lot 13) has been issued and paid the required \$6,739.00 for the park impact fee.

The applicant has demonstrated to the City of Sammamish that all of the preliminary plat approval conditions have either been met, or have been bonded for and will be met in a timely manner.

Financial Impact: N/A

Recommended Motion: Approve the resolution for the 18- lot Paxton Place Subdivision, authorizing the Mayor to sign the final plat.

FINANCIAL IMPACT:

N/A

**CITY OF SAMMAMISH
WASHINGTON
Resolution No. R2020-_____**

**A RESOLUTION OF THE CITY OF SAMMAMISH,
WASHINGTON, GRANTING FINAL PLAT APPROVAL OF
PAXTON PLACE SUBDIVISION**

WHEREAS, the City Council has received a recommendation of approval for the final plat of Paxton Place Subdivision; and

WHEREAS, the City Council has reviewed said plat and finds that it conforms to all terms of the preliminary plat approval and applicable land use laws and regulations; and

WHEREAS, the City Council desires to grant final approval to the 18-lot plat of Paxton Place Subdivision;

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

Section 1. Adoption of Hearing Examiner's Findings and Conclusions. The City Council hereby adopts the findings and conclusions included in the City of Sammamish Hearing Examiner's decision of March 15, 2018 for the preliminary plat approval of Paxton Place Subdivision, PSUB2016-00515.

Section 2. Grant of Approval. Based on its finding that the plat conforms to all terms of the preliminary plat approval and applicable land use laws and regulations, the City Council hereby grants final approval to the plat of Paxton Place Subdivision (18-lots).

**PASSED BY THE CITY COUNCIL AT A SPECIAL MEETING THEREOF ON
THE _____ DAY OF MAY 2020.**

CITY OF SAMMAMISH

Mayor Karen Moran

ATTEST/AUTHENTICATED:

Melonie Anderson, City Clerk

Approved as to form:

Michael Kenyon, City Attorney

Filed with the City Clerk:
Passed by the City Council:
Resolution No.: R2020-_____

**BEFORE the HEARING EXAMINER for the
CITY of SAMMAMISH**

DECISION

FILE NUMBER: PSUB2016-00515

APPLICANT: Century Communities
C/o Vicki E. Orrico
Johns Monroe Mitsunaga Koloušková, PLLC
1601 114th Avenue SE, Suite 110
Bellevue, WA 98004

TYPE OF CASE: Preliminary subdivision (*Sammamish-18*)

STAFF RECOMMENDATION: Approve subject to conditions

EXAMINER DECISION: GRANT subject to conditions

DATE OF DECISION: March 15, 2018

INTRODUCTION ¹

Century Communities (“Century”; fka Benchmark Communities) seeks preliminary approval of *Sammamish-18*, an 18-lot single-family residential subdivision of a 4.67 acre site, owned by the Fuentes, Heine, Jones, and Willis families, which is zoned R-8.

Century filed a Base Land Use Application on December 2, 2016. (Exhibit 5 ²) The Sammamish Department of Community Development (“Department”) deemed the application to be complete on December 22, 2016. (Exhibit 6) The Department issued a Notice of Application on January 11, 2017. (Exhibits 7; 8)

The subject property is located at the southern terminus of 230th Avenue NE.

On February 7, 2018, Arijit Chatterjee *et al.* filed an administrative “appeal” from a “decision” rendered in the *Sammamish-18* case on “March 7, 2018.” (Exhibit 33) On February 14, 2018, the Examiner issued an Order of Summary Dismissal because the “appeal” had been filed before any decision had been issued and, if the “appeal” intended to challenge approval of the *Sammamish-18* preliminary subdivision, an administrative appeal would not be the proper procedure in any event. The Examiner directed that the “appeal” be entered

¹ Any statement in this section deemed to be either a Finding of Fact or a Conclusion of Law is hereby adopted as such.
² Exhibit citations are provided for the reader’s benefit and indicate: 1) The source of a quote or specific fact; and/or 2) The major document(s) upon which a stated fact is based. While the Examiner considers all relevant documents in the record, typically only major documents are cited. The Examiner’s Decision is based upon all documents in the record.

HEARING EXAMINER DECISION
 RE: PSUB2016-00515 (*Sammamish-18*)
 March 15, 2018
 Page 2 of 13

into the record of the open record hearing for *Sammamish-18* so that the concerns stated therein could be addressed. (Exhibit 34)

The Sammamish Hearing Examiner (“Examiner”) viewed the subject property on March 7, 2018.

The Examiner held an open record hearing on March 7, 2018. The Department gave notice of the hearing as required by the Sammamish Municipal Code (“SMC”). (Exhibit 32)

Subsection 20.05.100(1) SMC requires that decisions on preliminary subdivision applications be issued within 120 net review days after the application is found to be complete. The open record hearing was held after the 120th net review day. (Testimony) The SMC provides two potential remedies for an untimely decision: A time extension mutually agreed upon by the City and the applicant [SMC 20.05.100(2)] or written notice from the Department explaining why the deadline was not met [SMC 20.05.100(4)]. Century chose to waive any time limit irregularities. (Testimony)

The following exhibits were entered into the hearing record during the hearing:

- Exhibits 1 - 32: As enumerated in Exhibit 1, the Departmental Staff Report
- Exhibit 33: “Appeal” filed on February 7, 2018, by Arijit Chatterjee *et al.*
- Exhibit 34: Order of Summary Dismissal, issued February 14, 2018
- Exhibit 35: Letter from Denis Churin, January 31, 2017

The action taken herein and the requirements, limitations and/or conditions imposed by this decision are, to the best of the Examiner’s knowledge or belief, only such as are lawful and within the authority of the Examiner to take pursuant to applicable law and policy.

FINDINGS OF FACT

1. Century proposes to subdivide the subject property into 18 lots for single-family residential development. The proposal also includes two short private road tracts (Tracts A and B), two critical areas protection tracts (Tracts C and D), and a recreation and stormwater control tract (Tract E). (Exhibit 2)
2. The subject property is composed of four separate acreage parcels, each containing a single-family residence, served by 230th Avenue NE. Century has the four parcels under contract contingent upon approval of this preliminary subdivision application. (Exhibit 2, Sheet 1 of 1; and testimony)
3. Collectively the four parcels form a rectangle whose east-west dimension is approximately 334 feet and whose north-south dimension is approximately 653 feet. 230th Avenue NE exists as a “half-street” public street within a 30-foot wide right-of-way which extends southerly along the west edge

HEARING EXAMINER DECISION
 RE: PSUB2016-00515 (*Sammamish-18*)
 March 15, 2018
 Page 3 of 13

of the properties for about 450 feet, ending in a cul-de-sac, part of which lies outside of the dedicated right-of-way. (Exhibit 2, Sheet 1 of 1)

4. The subject property is fairly heavily wooded except for the immediate vicinity of the four residences and their associated yard areas. The site slopes generally from north to south with an elevation difference of about 46 feet, most of which occurs on the southern third of the site. A small portion of a large, Category II wetland (Wetland A) encumbers an area along the south property line. A small, Category III wetland (Wetland B) is located in the center of the site. A small Type Np stream (non-fish bearing, perennial) flows across the southwest corner of the site from the property to the west (*Kestrel Ridge*) and into Wetland A. (Exhibits 2, Sheet 1 of 1; 23, June 30, 2017, Critical Areas Study)
5. The subject property is bordered on the north by a single-family residential area developed on property zoned R-4 (four dwelling units per acre). To the west are two condominium developments (*Plateau 228* to the north and *Kestrel Ridge* to the south) on property zoned R-12 and R-18 (12 and 18 dwelling units per acre, respectively). The undeveloped area to the south is zoned R-12. The area to the east is a residential area zoned R-8. Further to the east is a substantial area zoned R-6 (six dwelling units per acre). (Exhibits 2, Sheet 1 of 1; 3; 23, June 30, 2017, Critical Areas Study, Figure 1)
6. The only available access to the subject property is 230th Avenue NE. The road in *Plateau 228* which terminates essentially at the cul-de-sac end of 230th Avenue NE is a private road, subject to a public use easement. Bollards prevent automotive travel between it and 230th Avenue NE. The *Plateau 228* homeowners association has declined Century's request to open its private roads for full public use. (Exhibits 2, Sheet 1 of 1; 23, June 30, 2017, Critical Areas Study, Figure 1; 29; and testimony)
7. The maximum permissible lot yield under the subject property's R-8 zoning, calculated in accordance with procedures spelled out in the SMC, is 28; the minimum allowed lot yield is 18. (Exhibit 1, p. 6, § II.2.13 and II.2.14³)
8. Century proposes to slightly widen 230th Avenue NE within the subdivision and construct a larger cul-de-sac at its southern end. All four existing residences and associated structures will be removed. Two private roads (Tracts A and B) will serve four lots each; the remaining lots will access directly onto 230th Avenue NE. The on-site wetlands and their required buffers will be protected in critical areas tracts (Tracts C and D); buffer averaging as allowed by the SMC has been proposed to somewhat normalize the boundaries of the buffers. Stormwater will be collected and, except for roof runoff, will be conveyed into an underground detention vault, above which will be developed a

³ The yield calculations in these two sections of the Departmental Staff Report differ from those in Exhibit 17. Yield calculations are, in part, dependent upon the design of the project: The area in roads has to be subtracted from gross area during the calculation. Thus, a yield calculation must be performed every time a project's design changes. The Exhibit 17 calculation was for a prior design. (Testimony)

HEARING EXAMINER DECISION
 RE: PSUB2016-00515 (*Sammamish-18*)
 March 15, 2018
 Page 4 of 13

recreation area (Tract E). Roof runoff will be conveyed to and discharged into the wetlands to preserve their hydrological support. (Exhibits 2; 22; 23; 26)

9. All proposed lots meet applicable zoning standards. (Exhibit 1)
10. The record contains evidence that appropriate provisions have been made for open space (Exhibit 2); drainage (Exhibits 2; 22; 26); streets and roads (Exhibits 2; 15; 16); potable water supply (Exhibits 2; 18; 19); sanitary wastes (Exhibits 2; 18; 19); parks and recreation (Exhibit 1); playgrounds (Exhibit 2); schools and schoolgrounds (Exhibit 1); and safe walking conditions for children who walk to school (Exhibit 28; and testimony). The plat design requires neither alleys nor other public ways (Exhibit 2); transit stops were not requested.
11. 168 significant trees were catalogued outside of critical area tracts on the subject property. (Exhibit 20) Current tree retention regulations essentially require that 25% of significant trees outside of critical areas and their buffers and all trees within such areas be retained in a development on land zoned R-8. [SMC 21A.37.250(2)] All significant trees that are removed must be replaced at specified ratios. [SMC 21A.37.280] Century proposes to retain 34 significant trees (48.5 trees with retention credits counted), which equates to 29% retention when earned retention credits are applied. 134 significant trees are proposed to be removed, triggering the replacement requirements of SMC 21A.37.280. 183 replacement trees are proposed to be planted. Most of the retained trees outside of the critical areas are located along the eastern edge of the site; most of the replacement trees will be planted within the two critical areas. (Exhibits 2, Sheets L1.01 – L2.32; 20)
12. Sammamish’s State Environmental Policy Act (“SEPA”) Responsible Official issued a threshold Determination of Nonsignificance (“DNS”) for *Sammamish-18* on January 18, 2018. (Exhibit 13) The DNS was not appealed. (Testimony)
13. The Department’s Staff Report (Exhibit 1) provides a detailed exposition of facts related to all criteria for preliminary subdivision approval. Century concurred in full in the Findings, Conclusions, and Recommended Conditions set forth in that report. (Testimony) The record contains no direct challenge to the content of that report. Therefore, the Findings and Conclusions/Analysis within the Staff Report are incorporated herein as if set forth in full with the following corrections:
 - A. Page 6, § II.2.10. The second sentence should begin “Ten (10) . . .” The third sentence should end “. . . eight (8) interior lots.” The fourth sentence should end “. . . four (4) interior lots.” (Testimony)
 - B. Page 10, ¶ 3.2.A. The DNS was issued on January 18, 2018, not August 22, 2017. (Exhibit 13)
14. The Churin family (“Churin”) submitted two written comments and also testified at the hearing. Churin lives north of the subject property at 1208 230th Avenue NE, abutting the center of Proposed

HEARING EXAMINER DECISION
 RE: PSUB2016-00515 (*Sammamish-18*)
 March 15, 2018
 Page 5 of 13

Lot 15. (See Exhibit 2, Sheet C-200 ⁴) Churin has a number of objections to *Sammamish-18*. In Exhibit 30 Churin objects to the proposed clearing of the site (and apparently any site in the City) for residential development. Churin also asserts that the site is home to several endangered species. (Exhibit 30) Century's environmental consultant has provided convincing evidence that most of the species named by Churin are not legally protected and that the natural range of the three protected species named does not include the Sammamish area. (Exhibit 31) Chapter 21A.37 SMC provides specific regulations to control clearing of sites for new development.

In Exhibit 35 Churin raises eight objections. Churin first asserts that the application was not complete when the Department said it was because not all documents required for an application to be complete were listed in the Notice of Application. (Exhibit 35) The SMC does not require that a Notice of Application list every document that was submitted by an applicant. In fact, only existing environmental documents have to be identified in the Notice of Application. [SMC 20.05.060(4)] Thus, the Notice of Application cannot be used to determine application completeness.

Second, Churin questions Century's right to apply to develop the property because it doesn't have title to the four parcels. (Exhibit 35) Each of the owners authorized Century to make the subject application on their behalf. (Exhibit 9)

Third, Churin asserts that the plat should include a recreation/play area. (Exhibit 35) The proposed plat does, in fact, include a play area above the detention vault in Tract E. (Exhibit 2, Sheets L2.02 and L2.32)

Fourth, Churin objects to the proposed tree preservation plan. In doing so, he notes that two 60-foot tall trees located on the most northerly of the four subject parcels fell across the property line onto his property, damaging fences and deck railings. He worries that cutting trees will lead to a greater probability of wind-throw in the future. He also believes that SMC 21A.37.240(2)(a) bars removal of more than four significant trees from any lot in any one year. (Exhibit 35) The proposed tree retention plan preserves trees in a solid band along the eastern side of the site, rather than having isolated trees scattered around the property, thus reducing wind-throw danger. The band of trees to be retained will not be behind the Churin residence. (Exhibit 2, Sheet L2.01) Subsection 21A.37.240(2)(a) does not apply to preliminary subdivisions. The applicable tree removal regulations for subdivisions on property zoned R-8 are contained in SMC 21A.37.250(2). Century's proposal complies with those requirements.

Fifth, Churin opposes wetland buffer averaging. (Exhibit 35) The SMC allows wetland buffer averaging. [SMC 21A.50.290(7)] While that allowance is not automatic, no evidence in this record suggests that buffer averaging should not be allowed in this case.

Sixth, Churin objects to loss of privacy. The Churin lot is higher than Proposed Lot 15; Churin will be able to look into the rear yard area. Churin wants the recreation area moved to the area of

⁴ Churin's name is misspelled on this exhibit.

HEARING EXAMINER DECISION
 RE: PSUB2016-00515 (*Sammamish-18*)
 March 15, 2018
 Page 6 of 13

Proposed Lot 15 so that there will be no houses behind the Churin house. (Exhibit 35) Century stated that it would be erecting a 6-foot tall, solid board fence along the north property line. (Testimony) The SMC does not contain privacy requirements between adjoining residential subdivisions.

Seventh, Churin believes that the additional traffic will exacerbate already adverse traffic conditions in the area, especially at the 228th Avenue NE/NE 14th Street intersection. Churin wants a number of changes made to area streets to mitigate traffic impact. (Exhibit 35) The traffic impact analysis concluded that the additional traffic generated from *Sammamish-18* will not reduce the Level of Service on any affected street (including the 228th Avenue NE/NE 14th Street intersection) below the City’s established standards. (Exhibit 15) There are walkways or sidewalks from the subject property to the three public schools that students living in *Sammamish-18* will attend. (Testimony) As noted previously, connection of 230th Avenue NE to the private street system in *Plateau 228* is not possible.

Finally, Churin asserts that *Sammamish-18* will not be compatible with *Cimarron*, the development to the north in which Churin resides. (Exhibit 35) As previously noted, the *Sammamish-18* property is essentially located in a transition area between substantially different zone designations. Its eight dwelling units per acre zoning is more or less mid-way between the R-18 zone to the west and the R-4 zone to the north. (Exhibit 3) By developing only at the minimum allowed yield, Century is making *Sammamish-18* as compatible with the R-4 zoned area as it legally can.

15. A group of *Kestrel Ridge* homeowners oppose *Sammamish-18* on the grounds that they were promised that the woods across the eastern *Kestrel Ridge* property line were a permanent greenbelt. They want the proposal denied to protect their “greenbelt.” (Exhibit 33; and testimony) In fact, the *Sammamish-18* property has never been a restricted greenbelt. Whoever informed the owners that the 4.67 acres next door to *Kestrel Ridge* would remain natural forever for their enjoyment greatly misinformed them. Having said that, *Sammamish-18* is preserving a band of native vegetation ranging in width from a little over 80 to over 180 feet wide across the entire southern edge of the site as a critical areas tract. No clearing will occur in that area – just as *Kestrel Ridge* apparently has a critical areas tract within its boundaries to protect the stream that flows onto the *Sammamish-18* property. Further, many of the replacement trees will be planted in hat same area.(Exhibit 2, Sheets C-200 and L2.01; and testimony)
16. Any Conclusion of Law deemed to be a Finding of Fact is hereby adopted as such.

LEGAL FRAMEWORK ⁵

The Examiner is legally required to decide this case within the framework created by the following principles:

⁵ Any statement in this section deemed to be either a Finding of Fact or a Conclusion of Law is hereby adopted as such.

HEARING EXAMINER DECISION
 RE: PSUB2016-00515 (*Sammamish-18*)
 March 15, 2018
 Page 7 of 13

Authority

A preliminary subdivision is a Type 3 land use application. [SMC 20.05.020, Exhibit A] A Type 3 land use application requires an open record hearing before the Examiner. The Examiner makes a final decision on the application which is subject to the right of reconsideration and appeal to Superior Court. [SMC 20.05.020, 20.10.240, 20.10.250, and 20.10.260]

The Examiner's decision may be to grant or deny the application or appeal, or the examiner may grant the application or appeal with such conditions, modifications, and restrictions as the Examiner finds necessary to make the application or appeal compatible with the environment and carry out applicable state laws and regulations, including Chapter 43.21C RCW and the regulations, policies, objectives, and goals of the interim comprehensive plan or neighborhood plans, the development code, the subdivision code, and other official laws, policies and objectives of the City of Sammamish.

[SMC 20.10.070(2)]

Review Criteria

Section 20.10.200 SMC sets forth requirements applicable to all Examiner Decisions:

When the examiner renders a decision . . . , he or she shall make and enter findings of fact and conclusions from the record that support the decision, said findings and conclusions shall set forth and demonstrate the manner in which the decision . . . is consistent with, carries out, and helps implement applicable state laws and regulations and the regulations, policies, objectives, and goals of the interim comprehensive plan, the development code, and other official laws, policies, and objectives of the City of Sammamish, and that the recommendation or decision will not be unreasonably incompatible with or detrimental to affected properties and the general public.

Additional review criteria for preliminary subdivisions are set forth at SMC 20.10.220:

When the examiner makes a decision regarding an application for a proposed preliminary plat, the decision shall include additional findings as to whether:

- (1) Appropriate provisions are made for the public health, safety, and general welfare and for such open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds and all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school; and
- (2) The public use and interest will be served by the platting of such subdivision and dedication.

Vested Rights

p:\admin services\deputy city clerk\hearing examiner\2018 hearings\9 - sammamish 18 subdivision\psub2016-00515b - decision - unsigned.doc

HEARING EXAMINER DECISION
 RE: PSUB2016-00515 (*Sammamish-18*)
 March 15, 2018
 Page 8 of 13

Sammamish has enacted a vested rights provision.

Applications for Type 1, 2, 3 and 4 land use decisions, except those that seek variance from or exception to land use regulations and substantive and procedural SEPA decisions shall be considered under the zoning and other land use control ordinances in effect on the date a complete application is filed meeting all the requirements of this chapter. The department’s issuance of a notice of complete application as provided in this chapter, or the failure of the department to provide such a notice as provided in this chapter, shall cause an application to be conclusively deemed to be vested as provided herein.

[SMC 20.05.070(1)] Therefore, this application is vested to the development regulations as they existed on December 22, 2016.

Standard of Review

The standard of review is preponderance of the evidence. The applicant has the burden of proof. [City of Sammamish Hearing Examiner Rule of Procedure 316(a)]

Scope of Consideration

The Examiner has considered: all of the evidence and testimony; applicable adopted laws, ordinances, plans, and policies; and the pleadings, positions, and arguments of the parties of record.

CONCLUSIONS OF LAW

1. Extensive, detailed conclusions regarding conformance with the criteria for approval are unnecessary given the information and analysis included in the Findings of Fact, above.
2. Section 20.10.200 SMC requires the Examiner to consider a number of items, including “the interim comprehensive plan”. The Examiner’s ability to use the comprehensive plan in project review is constrained by state law which states that the comprehensive plan is applicable only where specific development regulations have not been adopted: “The review of a proposed project’s consistency with applicable development regulations or, in the absence of applicable regulations the adopted comprehensive plan” [RCW 36.70B.030(1)] The SMC contains “applicable development regulations” against which *Sammammish-18* has been reviewed.

The state Supreme Court addressed that provision in *Citizens v. Mount Vernon* [133 Wn.2d 861, 947 P.2d 1208 (1997), *reconsideration denied*] in which it ruled that “[RCW 36.70B.030(1)] suggests ... a comprehensive plan can be used to make a specific land use decision. Our cases hold otherwise.” [at 873]

Since a comprehensive plan is a guide and not a document designed for making specific land use decisions, conflicts surrounding the appropriate use are resolved in

HEARING EXAMINER DECISION
 RE: PSUB2016-00515 (*Sammamish-18*)
 March 15, 2018
 Page 9 of 13

favor of the more specific regulations, usually zoning regulations. A specific zoning ordinance will prevail over an inconsistent comprehensive plan. If a comprehensive plan prohibits a particular use but the zoning code permits it, the use would be permitted. These rules require that conflicts between a general comprehensive plan and a specific zoning code be resolved in the zoning code's favor.

[*Mount Vernon* at 873-74, citations omitted]

3. Based upon all the evidence in the record, the Examiner concludes that *Sammamish-18* meets the considerations within SMC 20.10.200. All evidence demonstrates compliance with Comprehensive Plan policies, to the extent they can be considered, and zoning code, subdivision code, and Environmentally Critical Areas regulations. Buffer averaging is appropriate in this case.
4. Given all the evidence in the record, the Examiner concludes that *Sammamish-18* complies with the review criteria of SMC 20.10.220(1). The proposed subdivision allows development at the density expected under the Comprehensive Plan, does not thwart future development of surrounding properties, and makes appropriate provision for all items listed in that code section. As much as it might be desirable in a perfect world to have a second vehicular access in to and out of *Sammamish-18*, the reality is that the pattern of surrounding development (coupled with the extensive wetland to the south) makes any additional access impossible.
5. Given all the evidence in the record, the Examiner concludes that *Sammamish-18* will serve the public use and interest and will thus comply with the review criteria of SMC 20.10.220(2).
6. The recommended conditions of approval as set forth in Exhibit 1 are reasonable, supported by the evidence, and capable of accomplishment. A few minor, non-substantive structure, grammar, and/or punctuation revisions to Recommended Conditions 1, 3, 4, 8, 15, 16, and 19 will improve parallel construction, clarity, and flow within the conditions. Such changes will be made.
7. Any Finding of Fact deemed to be a Conclusion of Law is hereby adopted as such.

DECISION

Based upon the preceding Findings of Fact and Conclusions of Law, and the testimony and evidence submitted at the open record hearing, the Examiner **GRANTS** preliminary subdivision approval for *Sammamish-18* **SUBJECT TO THE ATTACHED CONDITIONS.**

Decision issued March 15, 2018.

HEARING EXAMINER DECISION
RE: PSUB2016-00515 (*Sammamish-18*)
March 15, 2018
Page 10 of 13

\s\ John E. Galt (Signed original in official file)

John E. Galt
Hearing Examiner

HEARING PARTICIPANTS ⁶

Vicki Orrico, unsworn counsel
Christina Haworth
Denis Churin
Barbara Rodgers

Jeremy Febus
Prayati Deshpande
David Pyle

NOTICE of RIGHT of RECONSIDERATION

This Decision is final subject to the right of any party of record to file with the Examiner (in care of the City of Sammamish, ATTN: Lita Hachey, 801 228th Avenue SE, Sammamish, WA 98075) a written request for reconsideration within 10 calendar days following the issuance of this Decision in accordance with the procedures of SMC 20.10.260 and Hearing Examiner Rule of Procedure 504. Any request for reconsideration shall specify the error which forms the basis of the request. See SMC 20.10.260 and Hearing Examiner Rule of Procedure 504 for additional information and requirements regarding reconsideration.

A request for reconsideration is not a prerequisite to judicial review of this Decision. [SMC 20.10.260(3)]

NOTICE of RIGHT of JUDICIAL REVIEW

This Decision is final and conclusive subject to the right of review in Superior Court in accordance with the procedures of Chapter 36.70C RCW, the Land Use Petition Act. See Chapter 36.70C RCW and SMC 20.10.250 for additional information and requirements regarding judicial review.

The following statement is provided pursuant to RCW 36.70B.130: “Affected property owners may request a change in valuation for property tax purposes notwithstanding any program of revaluation.”

⁶ The official Parties of Record register is maintained by the City’s Hearing Clerk.

HEARING EXAMINER DECISION
 RE: PSUB2016-00515 (*Sammamish-18*)
 March 15, 2018
 Page 11 of 13

CONDITIONS OF APPROVAL
SAMMAMISH-18
PSUB2016-00515

This Preliminary Subdivision is subject to compliance with all applicable provisions, requirements, and standards of the Sammamish Municipal Code, standards adopted pursuant thereto, the Standard Engineering Requirements, and the following special conditions:

General Conditions:

1. Exhibit 2 is the approved preliminary plat (and supporting plans). Revisions to approved preliminary subdivisions are subject to the provisions of SMC 19A.12.040.
2. The Platlor or subsequent owner(s) shall comply with the payment of street impact fees, impact fees for park and recreational facilities, and school impact fees in accordance with SMC Chapters 14A.15, 14A.20, and 21A.105, respectively.

Site Development Permit Special Conditions:

3. 230th Avenue NE is classified as a half-street local road with 30 feet of existing right-of-way. A two-foot right-of-way dedication shall be provided along the development frontage with a public road turnaround in accordance with Public Works Standards.
4. The project shall provide safe routes to schools in accordance with the school district notification of school access from the site.
5. Individual lot flow control BMPs shall be required consistent with the 2009 King County Surface Water Design Manual (KCSWDM).
6. Drainage plans, Technical Information Reports, and analyses shall comply with the 2009 King County Surface Water Design Manual (KCSWDM), the City of Sammamish Surface Water Design Manual Addendum, the City of Sammamish Stormwater Management Comprehensive Plan, and the East Lake Sammamish Basin Plan, including adherence to the sensitive lake water quality menu and maintenance of wetland hydrology adjacent to the subdivision.
7. Illumination shall be provided on 230th Avenue NE consistent with the Interim Public Works Standards for average foot candle and uniformity for a local road. The street light design shall be approved by Public Works.

Concurrent with or Prior to Final Plat:

8. Right-of-way dedication on 230th Avenue NE shall be two feet along the plat frontage and the cul-de-sac bulb as shown on the approved plan.
9. All frontage improvements on 230th Avenue NE shall be fully installed and approved.

HEARING EXAMINER DECISION
 RE: PSUB2016-00515 (*Sammamish-18*)
 March 15, 2018
 Page 12 of 13

10. Driveways shall be completed prior to final plat approval. Any joint use driveways shall be bonded for or constructed under the Site Development permit.
11. A public stormwater easement shall be provided for access, inspection, maintenance, repair, and replacement of the detention and water quality facilities within Tract E.
12. Any offsite stormwater easements required by the stormwater design shall be recorded.
13. Offsite improvements shall be fully constructed.
14. Illumination shall be fully installed or bonded as approved by the City Engineer.

Conditions to appear on the face of the Final Plat (*italicized words verbatim*):

15. Trees retained in accordance with Chapter 21A.37 SMC shall be identified on the face of the final plat for retention. Trees shall be tagged in the field and referenced on the face of the final plat with the applicable tag number. Language to this effect shall appear on the face of the final plat:

Trees identified on the face of this plat have been retained pursuant to the provisions of Chapter 21A.37 SMC. Retained trees are subject to the tree protection standards of Chapter 21A.37 SMC. Removal of these trees is prohibited unless the tree is removed to prevent imminent danger or hazard to persons or property, and may be subject to a clearing and grading permit approved by the City of Sammamish. Trees removed subject to this provision shall be replaced in compliance with Chapter 21A.37 SMC.

16. Covenant and easement language pertaining to individual lot and tracts with flow control BMPs shall be shown on the face of the final plat. Use the following language, otherwise Public Works shall approve alternative specific language prior to final plat approval:

All individual lots and tracts having Stormwater BMPs in accordance with the City of Sammamish requirements for the use of small lot flow control are hereby granted and conveyed to the individual lot owners and the Homeowners Association respectively. Maintenance of BMPs within said lots shall be the responsibility of the individual lot owners and maintenance of the said BMPs within said tracts shall be the responsibly of the Homeowners Association.

17. BMPs shall have a recorded covenant in place prior to approval of a building permit.
18. Unless located within a recreation tract and public easements provided, all Surface Water Management Facilities required for this subdivision shall be contained within a separate tract of land and shall be dedicated to the City of Sammamish for inspection, maintenance, operation, repair, and replacement. Language to this effect shall appear on the face of the final plat.

HEARING EXAMINER DECISION
RE: PSUB2016-00515 (*Sammamish-18*)
March 15, 2018
Page 13 of 13

19. The following items shall appear on the face of the final plat:
- a. *Maintenance of all landscape strips along the plat roads shall be the responsibility of the Homeowners Association or adjacent property owners. Under no circumstances shall the City bear any maintenance responsibilities for landscaping strips created by the plat.*
 - b. *Maintenance of landscaping within Tract E, including above the stormwater vault, shall be the responsibility of the Homeowners Association or jointly shared by the owners of the development.*
 - c. *Individual lot flow control BMP's in accordance to the 2009 King County Surface Water Design Manual shall be provided with each single family residential building permit unless otherwise incorporated into the subdivision site development plans.*
 - d. *Maintenance of illumination along all local and private roads shall be the responsibility of the Homeowners Association or jointly shared by the owners of the development.*
 - e. *All building permits shall be subject to 2009 King County Surface Water Design Manual Appendix C to determine the best management practices for all surface water runoff. All connections of roof drains shall be constructed and approved prior to final building inspection approval.*

Prior to City Acceptance of Improvements:

20. Prior to acceptance into the Maintenance and Defect period, project close-out documents including the final acceptance construction punch list, as-builts, and final corrected Technical Information Report shall be submitted to Public Works for approval.

NOTE: All italicized conditions listed above shall appear verbatim on the face of the plat.

General Conditions:	Applicant Response 01/28/2020	City Response - 02/27/2020
1. Exhibit 2 is the approved preliminary plat (and supporting plans). Revisions to approved preliminary subdivisions are subject to the provisions of SMC 19A.12.040.	OK	OK
2. The Plat or subsequent owner(s) shall comply with the payment of street impact fees, impact fees for park and recreational facilities, and school impact fees in accordance with SMC Chapters 14A.15, 14A.20, and 21A.105, respectively.	OK	OK
Site Development Permit Special Conditions:		
3. 230 th Avenue NE is classified as a half-street local road with 30 feet of existing right-of-way. A two-foot right-of-way dedication shall be provided along the development frontage with a public road turnaround in accordance with Public Works Standards.	Done	Done.
4. The project shall provide safe routes to schools in accordance with the school district notification of school access from the site.	Noted	Done.
5. Individual lot flow control BMPs shall be required consistent with the 2009 King County Surface Water Design Manual (KCSWDM).	Done	Done.
6. Drainage plans, Technical Information Reports, and analyses shall comply with the 2009 King County Surface Water Design Manual (KCSWDM), the City of Sammamish Surface Water Design Manual Addendum, the City of Sammamish Stormwater Management Comprehensive Plan, and the East Lake Sammamish Basin Plan, including adherence to the sensitive lake water quality menu and maintenance of wetland hydrology adjacent to the subdivision.	Done	Done.
7. Illumination shall be provided on 230th Avenue NE consistent with the Interim Public Works Standards for average foot candle and uniformity for a local road. The street light design shall be approved by Public Works.	Done	Done.
Concurrent with or Prior to Final Plat:		
8. Right-of-way dedication on 230 th Avenue NE shall be two feet along the plat frontage and the cul-de-sac bulb as shown on the approved plan.	Done.	Done.
9. All frontage improvements on 230 th Avenue NE shall be fully installed and approved.	Noted	Done.
10. Driveways shall be completed prior to final plat approval. Any joint use driveways shall be bonded for or constructed under the Site Development permit.	Noted.	Done.
11. A public stormwater easement shall be provided for access, inspection, maintenance, repair, and replacement of the detention and water quality facilities within Tract E.	Done.	Done.
12. Any offsite stormwater easements required by the stormwater design shall be recorded.	Noted.	Not applicable.
13. Offsite improvements shall be fully constructed.	Noted.	Not applicable.
14. Illumination shall be fully installed or bonded as approved by the City Engineer.	Noted	Done.
Conditions to appear on the face of the Final Plat (<i>italicized words verbatim</i>) :		

15. Trees retained in accordance with Chapter 21A.37 SMC shall be identified on the face of the final plat for retention. Trees shall be tagged in the field and referenced on the face of the final plat with the applicable tag number. Language to this effect shall appear on the face of the final plat:	Retained trees and the language in regards to said trees are shown on sheet 5 of 5 of the Final Plat	Done.
<i>Trees identified on the face of this plat have been retained pursuant to the provisions of Chapter 21A.37 SMC. Retained trees are subject to the tree protection standards of Chapter 21A.37 SMC. Removal of these trees is prohibited unless the tree is removed to prevent imminent danger or hazard to persons or property, and may be subject to a clearing and grading permit approved by the City of Sammamish. Trees removed subject to this provision shall be replaced in compliance with Chapter 21A.37 SMC.</i>	Done.	Done.
16. Covenant and easement language pertaining to individual lot and tracts with flow control BMPs shall be shown on the face of the final plat. Use the following language, otherwise Public Works shall approve alternative specific language prior to final plat approval:	Done.	Done.
<i>All individual lots and tracts having Stormwater BMPs in accordance with the City of Sammamish requirements for the use of small lot flow control are hereby granted and conveyed to the individual lot owners and the Homeowners Association respectively. Maintenance of BMPs within said lots shall be the responsibility of the individual lot owners and maintenance of the said BMPs within said tracts shall be the responsibly of the Homeowners Association.</i>	Done.	Done.
17. BMPs shall have a recorded covenant in place prior to approval of a building permit.	Noted.	OK
18. Unless located within a recreation tract and public easements provided, all Surface Water Management Facilities required for this subdivision shall be contained within a separate tract of land and shall be dedicated to the City of Sammamish for inspection, maintenance, operation, repair, and replacement. Language to this effect shall appear on the face of the final plat.	Done	Done.
19. The following items shall appear on the face of the final plat:		
<i>a. Maintenance of all landscape strips along the plat roads shall be the responsibility of the Homeowners Association or adjacent property owners. Under no circumstances shall the City bear any maintenance responsibilities for landscaping strips created by the plat.</i>	Done.	Done.
<i>b. Maintenance of landscaping within Tract E, including above the stormwater vault, shall be the responsibility of the Homeowners Association or jointly shared by the owners of the development.</i>	Done.	Done.
<i>c. Individual lot flow control BMP's in accordance to the 2009 King County Surface Water Design Manual shall be provided with each single family residential building permit unless otherwise incorporated into the subdivision site development plans.</i>	Done.	Done.
<i>d. Maintenance of illumination along all local and private roads shall be the responsibility of the Homeowners Association or jointly shared by the owners of the development.</i>	The space between Home and owners has been removed.	Done.

<i>e. All building permits shall be subject to 2009 King County Surface Water Design Manual Appendix C to determine the best management practices for all surface water runoff. All connections of roof drains shall be constructed and approved prior to final building inspection approval.</i>	<p style="text-align: center;">Done.</p>	<p style="text-align: center;">Done.</p>
Prior to City Acceptance of Improvements:		
20. Prior to acceptance into the Maintenance and Defect period, project close-out documents including the final acceptance construction punch list, as-builts, and final corrected Technical Information Report shall be submitted to Public Works for approval.	<p style="text-align: center;">Noted.</p>	<p style="text-align: center;">Not applicable at this time.</p>
NOTE: All italicized conditions listed above shall appear verbatim on the face of the plat.		

PAXTON PLACE

A PORTION OF THE NE 1/4, OF THE SW 1/4,
SECTION 27, TOWNSHIP 25 NORTH, RANGE 6 EAST, W.M.
CITY OF SAMMAMISH, KING COUNTY, WASHINGTON
A PLAT COMMUNITY

SHEET 2 OF 6

CITY OF SAMMAMISH PUBLIC DRAINAGE EASEMENT AND COVENANT

ALL DRAINAGE EASEMENTS WITHIN THIS PLAT, NOT SHOWN AS "PRIVATE", ARE HEREBY GRANTED AND CONVEYED TO THE CITY OF SAMMAMISH, A POLITICAL SUBDIVISION OF THE STATE OF WASHINGTON, FOR THE PURPOSE OF CONVEYING, STORING, MANAGING AND LOCATING STORM AND SURFACE WATER PER THE ENGINEERING PLANS APPROVED FOR THIS PLAT BY THE CITY OF SAMMAMISH, TOGETHER WITH THE RIGHT OF REASONABLE ACCESS (INGRESS AND EGRESS), TO ENTER SAID DRAINAGE EASEMENT FOR THE PURPOSE OF INSPECTING, OPERATING, MAINTAINING, REPAIRING AND IMPROVING THE DRAINAGE FACILITIES CONTAINED THEREIN. NOTE THAT EXCEPT FOR THE FACILITIES WHICH HAVE BEEN FORMALLY ACCEPTED FOR MAINTENANCE BY THE CITY OF SAMMAMISH, MAINTENANCE OF DRAINAGE FACILITIES ON PRIVATE PROPERTY IS THE RESPONSIBILITY OF THE PRIVATE OWNER.

THE OWNERS OF SAID PRIVATE PROPERTY ARE REQUIRED TO OBTAIN PRIOR WRITTEN APPROVAL FROM THE CITY OF SAMMAMISH, AND ANY REQUIRED PERMITS FROM THE CITY OF SAMMAMISH FOR ACTIVITIES SUCH AS CLEARING AND GRADING, PRIOR TO FILLING, PIPING, CUTTING OR REMOVING VEGETATION (EXCEPT FOR ROUTINE LANDSCAPE MAINTENANCE SUCH AS LAWN MOWING) IN OPEN VEGETATED DRAINAGE FACILITIES (SUCH AS SWALES, CHANNELS, DITCHES, PONDS, ETC.) OR PERFORMING ANY ALTERATIONS OR MODIFICATIONS TO THE DRAINAGE FACILITIES, CONTAINED WITHIN SAID DRAINAGE EASEMENT.

THIS EASEMENT IS INTENDED TO FACILITATE REASONABLE ACCESS TO THE DRAINAGE FACILITIES. THIS EASEMENT AND COVENANT SHALL RUN WITH THE LAND AND IS BINDING UPON THE OWNERS OF SAID PRIVATE PROPERTY, THEIR HEIRS, SUCCESSORS AND ASSIGNS.

THE OWNER(S) OF THE BURDENED LOT SHALL NOT ERECT OR MAINTAIN ANY BUILDINGS OR STRUCTURES WITHIN THE EASEMENT. ALSO THE OWNER(S) OF THE BURDENED LOT SHALL NOT PLANT TREES, SHRUBS OR VEGETATION HAVING DEEP ROOT PATTERNS WHICH MAY CAUSE DAMAGE TO OR INTERFERE WITH SAID UTILITIES. ALSO THE OWNER(S) OF THE BURDENED LOT SHALL NOT DEVELOP OR BEAUTIFY THE EASEMENT AREAS IN SUCH A WAY TO CAUSE EXCESSIVE COST TO THE OWNER(S) OF LOT BENEFITED PURSUANT TO ITS RESTORATION DUTIES HEREIN

S.P.W.S.D. WATER AND SEWER EASEMENT PROVISION

AN EASEMENT IS HEREBY DEDICATED AND CONVEYED, UPON THE RECORDING OF THIS PLAT, TO THE SAMMAMISH PLATEAU WATER AND SEWER DISTRICT OR ITS SUCCESSORS AND ASSIGNS, OVER, UNDER, THROUGH AND UPON THE EASEMENTS SHOWN ON THIS PLAT DESCRIBED AS "SANITARY SEWER EASEMENT" OR "WATER EASEMENT" AND AS DESCRIBED BELOW:

1. THE EXTERIOR 10.00 FEET, PARALLEL WITH AND ADJACENT THE PUBLIC STREET FRONTAGE OF 230TH AVENUE NE, TRACTS A AND B OF LOTS 1 THROUGH 18.
2. THE ENTIRETY OF TRACTS A AND B.
3. THE NORTH 20.00 FEET OF THE WEST 20.00 FEET OF TRACT E.

IN WHICH TO INSTALL, LAY, CONSTRUCT, MAINTAIN, INSPECT, REPLACE, REPAIR, REMOVE, RENEW, USE, AND OPERATE WATER AND SEWER SYSTEMS AND APPURTENANCES FOR THIS SUBDIVISION AND OTHER PROPERTY, TOGETHER WITH THE RIGHT TO ENTER UPON THE EASEMENTS AT ALL TIMES WITH ALL NECESSARY MAINTENANCE AND CONSTRUCTION EQUIPMENT FOR THE PURPOSES STATED. THE GRANTOR COVENANTS THAT NO STRUCTURES SHALL BE CONSTRUCTED OR ERECTED OVER, UPON OR WITHIN THESE EASEMENTS, INCLUDING FENCES OR ROCKERIES, AND NO TREES, BUSHES OR OTHER SHRUBBERY SHALL BE PLANTED IN THE AREA OF GROUND FOR WHICH THE EASEMENT IS FAVOR OF SAMMAMISH PLATEAU WATER AND SEWER DISTRICT HAS BEEN APPROVED.

FOR EASEMENTS ACROSS THE ENTIRETY OF TRACTS A, B, AND E THE DISTRICT SHALL NOT BE RESPONSIBLE FOR ANY COSTS OF PAVEMENT REPLACEMENT OR REPAIR NECESSITATED BY DAMAGE INCURRED THROUGH THE NORMAL OPERATION OR MAINTENANCE OF THE WATER AND/OR SEWER FACILITIES, EXCEPT THAT IN THE EVENT THAT THE SURFACING IS REMOVED BY THE GRANTEE FOR ANY UNDERGROUND CONSTRUCTION, UNDERGROUND REPAIR OR REPLACEMENT OF THE WATER AND/OR SEWER LINES, THE SURFACING SHALL BE RESTORED AS NEARLY AS REASONABLY POSSIBLE TO ITS CONDITION PRIOR TO PLACEMENT OF THE WATER OR SEWER.

TRACT NOTES

1. TRACT A, AN ACCESS AND UTILITIES TRACT FOR THE USE OF THE OWNERS OF LOTS 15 THROUGH 18 IS HEREBY GRANTED AND CONVEYED, TOGETHER WITH ALL MAINTENANCE RESPONSIBILITY TO THE PAXTON PLACE OWNERS' ASSOCIATION. SHOULD THE PAXTON PLACE OWNERS' ASSOCIATION FAIL TO PROPERLY MAINTAIN SAID TRACT, THE OWNERS OF LOTS 1 THROUGH 18 OF THIS PLAT SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE OF TRACT A AND ANY IMPROVEMENTS THEREON.
2. TRACT B, AN ACCESS AND UTILITIES TRACT FOR THE USE OF THE OWNERS OF LOTS 2 THROUGH 5 IS HEREBY GRANTED AND CONVEYED, TOGETHER WITH ALL MAINTENANCE RESPONSIBILITY TO THE PAXTON PLACE OWNERS' ASSOCIATION. SHOULD THE PAXTON PLACE OWNERS' ASSOCIATION FAIL TO PROPERLY MAINTAIN SAID TRACT, THE OWNERS OF LOTS 1 THROUGH 18 OF THIS PLAT SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE OF TRACT B AND ANY IMPROVEMENTS THEREON.
3. TRACT C, A CRITICAL AREA, TREE PRESERVATION AND OPEN SPACE TRACT, IS HEREBY GRANTED AND CONVEYED, TOGETHER WITH ALL MAINTENANCE OBLIGATIONS FOR SAID TRACT TO THE PAXTON PLACE OWNERS ASSOCIATION UPON THE RECORDING OF THIS PLAT. SHOULD THE PAXTON PLACE OWNERS ASSOCIATION FAIL TO PROPERLY MAINTAIN SAID TRACT, THE OWNERS OF LOTS 1 THROUGH 18 OF THIS PLAT SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE WITHIN SAID TRACT.
4. TRACT D, A CRITICAL AREA, TREE PRESERVATION AND OPEN SPACE TRACT, IS HEREBY GRANTED AND CONVEYED, TOGETHER WITH ALL MAINTENANCE OBLIGATIONS FOR SAID TRACT TO THE PAXTON PLACE OWNERS ASSOCIATION UPON THE RECORDING OF THIS PLAT. SHOULD THE PAXTON PLACE OWNERS ASSOCIATION FAIL TO PROPERLY MAINTAIN SAID TRACT, THE OWNERS OF LOTS 1 THROUGH 18 OF THIS PLAT SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE WITHIN SAID TRACT.
5. TRACT E, A RECREATION SPACE AND STORMWATER TRACT, IS HEREBY GRANTED AND CONVEYED TO THE PAXTON PLACE OWNERS ASSOCIATION, TOGETHER WITH ALL MAINTENANCE OBLIGATIONS FOR ALL IMPROVEMENTS LOCATED WITHIN TRACT E, WITH THE EXCEPTION OF THE DETENTION AND WATER QUALITY FACILITIES. AN EASEMENT IS HEREBY GRANTED AND CONVEYED TO THE CITY OF SAMMAMISH FOR ACCESS, INSPECTION, MAINTENANCE, REPAIR AND REPLACEMENT OF THE DETENTION AND WATER QUALITY FACILITIES WITHIN TRACT E. SHOULD THE PAXTON PLACE OWNERS ASSOCIATION FAIL TO PROPERLY MAINTAIN ITS OBLIGATIONS WITHIN SAID TRACT, THE OWNERS OF LOTS 1 THROUGH 18 OF THIS PLAT SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE OF SAID IMPROVEMENTS WITHIN SAID TRACT.

CONDITIONS OF APPROVAL

1. PURSUANT TO CHAPTER 21A.105 SMC, THE SCHOOL IMPACT FEES, PLUS AN ADMINISTRATIVE FEE, SHALL BE PAID AT BUILDING PERMIT ISSUANCE. THE FIRST SINGLE-FAMILY RESIDENCE BUILDING PERMIT APPLICATIONS SUBMITTED TO THE CITY ARE EXEMPT FROM THIS IMPACT FEE.
2. CONSISTENT WITH CHAPTER 14A.20 SMC, THE PLAT IS SUBJECT TO PARKS IMPACT FEES WHICH SHALL BE PAID AT THE TIME OF BUILDING PERMIT ISSUANCE FOR 14 NEW LOTS, TOGETHER WITH AN ADMINISTRATIVE FEE. THE FIRST SINGLE-FAMILY RESIDENCE BUILDING PERMIT APPLICATIONS SUBMITTED TO THE CITY ARE EXEMPT FROM THIS IMPACT FEE.
3. CONSISTENT WITH CHAPTER 14A.15 SMC, THE PLAT IS SUBJECT TO STREET IMPACT FEES WHICH SHALL BE PAID AT THE TIME OF BUILDING PERMIT ISSUANCE FOR 14 NEW LOTS, TOGETHER WITH AN ADMINISTRATIVE FEE.
4. MAINTENANCE OF ALL LANDSCAPE STRIPS ALONG THE PLAT ROADS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION OR ADJACENT PROPERTY OWNERS. UNDER NO CIRCUMSTANCES SHALL THE CITY BEAR ANY MAINTENANCE RESPONSIBILITIES FOR LANDSCAPING STRIPS CREATED BY THE PLAT.
5. MAINTENANCE OF LANDSCAPING WITHIN TRACT E, INCLUDING ABOVE THE STORMWATER VAULT, SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION OR JOINTLY SHARED BY THE OWNERS OF THE DEVELOPMENT.
6. INDIVIDUAL LOT FLOW CONTROL BMPs IN ACCORDANCE WITH THE 2009 KING COUNTY SURFACE WATER DESIGN MANUAL SHALL BE PROVIDED WITH EACH SINGLE-FAMILY RESIDENTIAL BUILDING PERMIT UNLESS OTHERWISE INCORPORATED INTO THE SUBDIVISION SITE DEVELOPMENT PLANS.
7. MAINTENANCE OF ILLUMINATION ALONG ALL LOCAL AND PRIVATE ROADS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION OR JOINTLY SHARED BY THE OWNERS OF THE DEVELOPMENT.
8. METAL PRODUCTS SUCH AS GALVANIZED STEEL, COPPER, OR ZINC SHALL NOT BE USED IN ALL BUILDING ROOFS, FLASHING, GUTTERS, OR DOWNSPOUTS UNLESS THEY ARE TREATED TO PREVENT METAL LEACHING AND SEALED SUCH THAT CONTACT WITH STORM WATER IS PREVENTED.
9. ALL LOTS CONTAINING OR ADJACENT TO INFILTRATION OR DISPERSION TRENCHES/FACILITIES SHALL BE GRADED SUCH THAT THE FLOW PATH IS DIRECTED AWAY FROM THE BUILDING FOUNDATION.
10. ILLICIT DISCHARGE OF STORMWATER POLLUTANTS FROM PRESSURE WASHING, CAR WASHING, AND OTHER ROUTINE MAINTENANCE OF HOUSEHOLD APPURTENANCES SUCH AS SIDING, ROOF, AND WINDOWS SHALL BE PREVENTED FROM ENTERING THE STORM DRAIN SYSTEM. MEASURES SUCH AS DIRECTING WATER TO A GREEN, VEGETATED AREA OR COVERING THE DOWNSIDE CATCH BASINS SHALL BE REQUIRED AND ENFORCED PURSUANT TO SMC 13.30.020.
11. NO LOT OR PORTION OF A LOT SHALL BE SUBDIVIDED AND SOLD, OR RESOLD, OR ITS OWNERSHIP CHANGED OR TRANSFERRED IN VIOLATION OF APPLICABLE CITY, COUNTY, STATE, OR FEDERAL STANDARDS, RULES, REGULATIONS OR LAWS.
12. ALL INDIVIDUAL LOTS AND TRACTS HAVING STORMWATER BMPs IN ACCORDANCE WITH THE CITY OF SAMMAMISH REQUIREMENTS FOR THE USE OF SMALL LOT FLOW CONTROL ARE HEREBY GRANTED AND CONVEYED TO THE INDIVIDUAL LOT OWNERS AND THE HOMEOWNERS ASSOCIATION RESPECTIVELY. MAINTENANCE OF BMPs WITHIN SAID LOTS SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNERS AND MAINTENANCE OF THE SAID BMPs WITHIN SAID TRACTS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.
13. THE PAXTON PLACE OWNERS ASSOCIATION WAS ESTABLISHED WITH THE SECRETARY OF STATE ON OCTOBER 2, 2019. LOTS 1 THROUGH 18 IN THIS SUBDIVISION ARE SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS FOR PAXTON PLACE OWNERS ASSOCIATION, RECORDED UNDER KING COUNTY RECORDING NUMBER _____
14. ALL BUILDING PERMITS SHALL BE SUBJECT TO 2009 KING COUNTY SURFACE WATER DESIGN MANUAL APPENDIX C TO DETERMINE THE BEST MANAGEMENT PRACTICES FOR ALL SURFACE WATER RUNOFF. ALL CONNECTIONS OF ROOF DRAINS SHALL BE CONSTRUCTED AND APPROVED PRIOR TO FINAL BUILDING INSPECTION APPROVAL.

RESTRICTIONS

4. THIS SITE IS SUBJECT TO FACILITY CHARGES, IF ANY, TO SAMMAMISH PLATEAU WATER AND SEWER DISTRICT AS DISCLOSED BY INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NUMBERS 9307301617, 9811051363, 9901150609 (AND RE-RECORDED UNDER RECORDING NUMBER 9901150610), 20040414002865, 20041201000040, 20060126001770, 20110106000751, 20110106000800, 20110106000801, 20110106000802, 20130917002142, 20130917002143, 20130917002144, 20130917002145, 20141201000777, 20141201000778, 20141201000779, 20141201000780, 20150824000615, 20150824000616 AND 20150824000617.
5. THIS SITE IS SUBJECT TO RESERVATIONS AND EXCEPTIONS TO MEYERHAEUSER TIMER COMPANY, A CORPORATION AS DISCLOSED BY INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NUMBER 3916471.
6. THIS SITE IS SUBJECT TO AN EASEMENT TO PUGET SOUND ENERGY, INC., AS DISCLOSED BY INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NUMBER 8403120402.
7. THIS SITE IS SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS AS DISCLOSED BY INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NUMBER 8404240982.
8. THIS SITE IS SUBJECT TO DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, BOUNDARY DISCREPANCIES OR ENCROACHMENTS, NOTES AND/OR PROVISIONS DISCLOSED BY SHORT PLAT NUMBER 583026, RECORDED UNDER KING COUNTY RECORDING NUMBER 8404260571.
9. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "MEMORANDUM OF DEVELOPER EXTENSION AGREEMENT AND NOTICE OF OBLIGATION TO CONSTRUCT WATER AND SEWER EXTENSION IMPROVEMENTS PURSUANT TO CHAPTER 57.22 RCW AS DISCLOSED BY INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NUMBER 2016130000278.
10. THIS SITE IS SUBJECT TO AN EASEMENT FOR ELECTRIC AND/OR GAS TRANSMISSION AND/OR DISTRIBUTION SYSTEM AS DISCLOSED BY INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NUMBER 20180622001093.

PRIVATE EASEMENT PROVISIONS

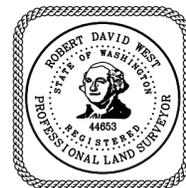
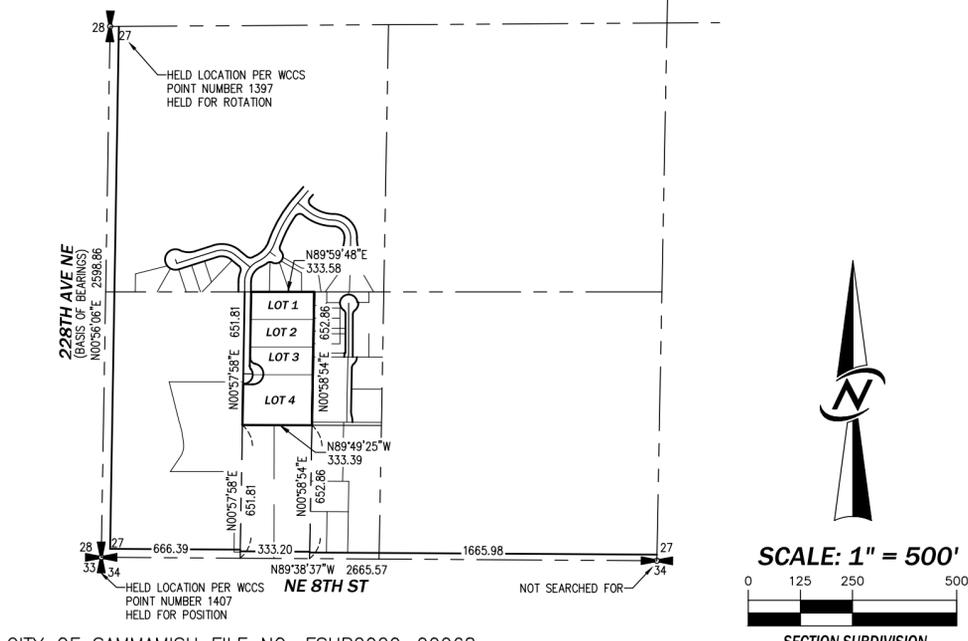
THE OWNER(S) OF LAND HEREBY SUBDIVIDED DO HEREBY GRANT AND CONVEY TO THE OWNER(S) OF LOTS BENEFITED AS STATED IN THE EASEMENT NOTES OR ANY OTHER PRIVATE EASEMENT SHOWN AND THEIR ASSIGNS A PERPETUAL EASEMENT FOR THE STATED UTILITIES. THESE EASEMENTS AND CONDITIONS SHALL BE A COVENANT RUNNING WITH THE LAND AND SHALL BE BINDING ON THE SUCCESSORS, HEIRS, AND ASSIGNS OF THE OWNER(S) OF LAND HEREBY BENEFITED. THE OWNER(S) OF LOT BENEFITED AND ITS ASSIGNS SHALL HAVE THE RIGHT WITHOUT PRIOR INSTITUTION OF ANY SUIT OR PROCEEDINGS OF LAW AT SUCH TIME AS MAY BE NECESSARY TO ENTER UPON SAID EASEMENT FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, REPAIRING, ALTERING, OR RECONSTRUCTING SAID UTILITIES OR MAKING ANY CONNECTIONS THERETO WITHOUT INCURRING ANY LEGAL OBLIGATION OR LIABILITY THEREFOR; PROVIDED THAT SUCH SHALL BE ACCOMPLISHED IN A MANNER THAT IF EXISTING PRIVATE IMPROVEMENTS ARE DISTURBED OR DESTROYED THEY WILL BE REPAIRED OR REPLACED TO A CONDITION SIMILAR AS THEY WERE IMMEDIATELY BEFORE THE PROPERTY WAS ENTERED UPON BY THE ONE BENEFITED. THE OWNER(S) OF THE BURDENED LOT SHALL RETAIN THE RIGHT TO USE THE SURFACE OF SAID EASEMENT IF SUCH USE DOES NOT INTERFERE WITH THE INSTALLATION OR USE OF SAID UTILITIES.

HOWEVER, THE OWNER(S) OF THE BURDENED LOT SHALL NOT ERECT OR MAINTAIN ANY BUILDINGS OR STRUCTURES WITHIN THE EASEMENT. ALSO THE OWNER(S) OF THE BURDENED LOT SHALL NOT PLANT TREES, SHRUBS OR VEGETATION HAVING DEEP ROOT PATTERNS WHICH MAY CAUSE DAMAGE TO OR INTERFERE WITH SAID UTILITIES. ALSO THE OWNER(S) OF THE BURDENED LOT SHALL NOT DEVELOP OR BEAUTIFY THE EASEMENT AREAS IN SUCH A WAY TO CAUSE EXCESSIVE COST TO THE OWNER(S) OF LOT BENEFITED PURSUANT TO ITS RESTORATION DUTIES HEREIN.

1. THE 5' PRIVATE DRAINAGE EASEMENT SHOWN ON LOTS 14 AND 15 IS HEREBY RESERVED FOR AND GRANTED TO THE OWNER OF LOT 15. THE OWNER OF SAID LOT IS HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THEIR RESPECTIVE PRIVATE DRAINAGE FACILITIES AND SHALL SHARE EQUALLY IN THE MAINTENANCE RESPONSIBILITIES OF THE PRIVATE DRAINAGE FACILITIES USED IN COMMON WITHIN SAID EASEMENT.
2. THE 10' PRIVATE DRAINAGE EASEMENT SHOWN ON LOT 13 IS HEREBY RESERVED FOR AND GRANTED TO THE OWNERS OF LOTS 13, 14 AND 15. THE OWNERS OF SAID LOTS ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THEIR RESPECTIVE PRIVATE DRAINAGE FACILITIES AND SHALL SHARE EQUALLY IN THE MAINTENANCE RESPONSIBILITIES OF THE PRIVATE DRAINAGE FACILITIES USED IN COMMON WITHIN SAID EASEMENT.
3. THE 10' X 10' PRIVATE WATER EASEMENT SHOWN ON LOT 13 IS HEREBY RESERVED FOR AND GRANTED TO THE OWNERS OF LOTS 15 THROUGH 18. THE OWNERS OF SAID LOTS ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THEIR RESPECTIVE PRIVATE WATER FACILITIES AND SHALL SHARE EQUALLY IN THE MAINTENANCE RESPONSIBILITIES OF THE PRIVATE WATER FACILITIES USED IN COMMON WITHIN SAID EASEMENT.
4. THE 10' X 19' PRIVATE WATER EASEMENT SHOWN ON LOT 12 IS HEREBY RESERVED FOR AND GRANTED TO THE OWNERS OF LOTS 15 THROUGH 18. THE OWNERS OF SAID LOTS ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THEIR RESPECTIVE PRIVATE WATER FACILITIES AND SHALL SHARE EQUALLY IN THE MAINTENANCE RESPONSIBILITIES OF THE PRIVATE WATER FACILITIES USED IN COMMON WITHIN SAID EASEMENT.
5. THE 5' PRIVATE DRAINAGE EASEMENT SHOWN ON LOTS 16, 17, 18 AND THE 10' PRIVATE DRAINAGE EASEMENT SHOWN ON TRACT C IS HEREBY RESERVED FOR AND GRANTED TO THE OWNERS OF LOTS 15 THROUGH 18. THE OWNERS OF SAID LOTS ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THEIR RESPECTIVE PRIVATE DRAINAGE FACILITIES AND SHALL SHARE EQUALLY IN THE MAINTENANCE RESPONSIBILITIES OF THE PRIVATE DRAINAGE FACILITIES USED IN COMMON WITHIN SAID EASEMENT.
6. THE 10' PRIVATE DRAINAGE EASEMENT SHOWN ON LOTS 10, 11 AND TRACT C IS HEREBY RESERVED FOR AND GRANTED TO THE OWNERS OF LOTS 11 AND 12. THE OWNERS OF SAID LOTS ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THEIR RESPECTIVE PRIVATE DRAINAGE FACILITIES AND SHALL SHARE EQUALLY IN THE MAINTENANCE RESPONSIBILITIES OF THE PRIVATE DRAINAGE FACILITIES USED IN COMMON WITHIN SAID EASEMENT.
7. THE 10' PRIVATE DRAINAGE EASEMENT SHOWN ON LOTS 8 AND 9 IS HEREBY RESERVED FOR AND GRANTED TO THE OWNERS OF LOTS 8, 9 AND 10. THE OWNERS OF SAID LOTS ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THEIR RESPECTIVE PRIVATE DRAINAGE FACILITIES AND SHALL SHARE EQUALLY IN THE MAINTENANCE RESPONSIBILITIES OF THE PRIVATE DRAINAGE FACILITIES USED IN COMMON WITHIN SAID EASEMENT.
8. THE PRIVATE DRAINAGE EASEMENT SHOWN ON LOTS 1, 6 AND TRACTS B, D AND E IS HEREBY RESERVED FOR AND GRANTED TO THE OWNERS OF LOTS 1, 6 AND 7. THE OWNERS OF SAID LOTS ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THEIR RESPECTIVE PRIVATE DRAINAGE FACILITIES AND SHALL SHARE EQUALLY IN THE MAINTENANCE RESPONSIBILITIES OF THE PRIVATE DRAINAGE FACILITIES USED IN COMMON WITHIN SAID EASEMENT.
9. THE 10' PRIVATE DRAINAGE EASEMENT SHOWN ON LOTS 2, 3, 4 AND TRACT D IS HEREBY RESERVED FOR AND GRANTED TO THE OWNERS OF LOTS 2 THROUGH 5. THE OWNERS OF SAID LOTS ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THEIR RESPECTIVE PRIVATE DRAINAGE FACILITIES AND SHALL SHARE EQUALLY IN THE MAINTENANCE RESPONSIBILITIES OF THE PRIVATE DRAINAGE FACILITIES USED IN COMMON WITHIN SAID EASEMENT.
10. THE PRIVATE WATER EASEMENT SHOWN ON TRACT E IS HEREBY RESERVED FOR AND GRANTED TO THE OWNERS OF LOTS 2 THROUGH 5. THE OWNERS OF SAID LOTS ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THEIR RESPECTIVE PRIVATE WATER FACILITIES AND SHALL SHARE EQUALLY IN THE MAINTENANCE RESPONSIBILITIES OF THE PRIVATE WATER FACILITIES USED IN COMMON WITHIN SAID EASEMENT.
11. A PRIVATE EASEMENT FOR WALLS AND DRAINAGE FACILITIES IS HEREBY RESERVED FOR AND GRANTED TO THE OWNERS OF LOTS 1, 6, 7, 9, 10, 11, 12 AND TRACT C. OVER, UNDER AND ACROSS A STRIP OF LAND 2.5- FEET WIDE ALONG EACH SIDE OF THE INTERIOR LOT LINES WITHIN THIS PLAT. OWNERS OF SAID WALLS AND DRAINAGE FACILITIES ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THEIR RESPECTIVE WALLS AND DRAINAGE FACILITIES AND SHALL SHARE EQUALLY IN THE MAINTENANCE RESPONSIBILITIES OF THE WALLS AND DRAINAGE FACILITIES USED IN COMMON WITHIN SAID EASEMENT.

UTILITY EASEMENT PROVISION

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF SAMMAMISH, PUGET SOUND ENERGY COMPANY, THE REGIONAL TELEPHONE COMPANY, THE REGIONAL CABLE TELEVISION COMPANY, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THOSE EASEMENTS IDENTIFIED AS PUBLIC UTILITY EASEMENTS, THE EXTERIOR 10 FEET, PARALLEL WITH AND ADJOINING THE PUBLIC STREET FRONTAGE OF ALL LOTS AND TRACTS, IN WHICH TO LAY, INSTALL, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDER GROUND CONDUITS, MAINS, CABLES AND WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC TELEPHONE, T.V. AND GAS SERVICE, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES FOR THE PURPOSES HEREIN STATED. THESE EASEMENTS ENTERED UPON FOR THESE PURPOSES SHALL BE RESTORED AS NEAR AS POSSIBLE TO THEIR ORIGINAL CONDITION BY THE UTILITY. NO LINES OR WIRES FOR THE TRANSMISSION OF ELECTRIC CURRENT, TELEPHONE, OR CABLE T.V. SHALL BE PLACED OR BE PERMITTED TO BE PLACED UPON ANY LOT UNLESS THE SAME SHALL BE UNDERGROUND OR IN CONDUIT ATTACHED TO A BUILDING.



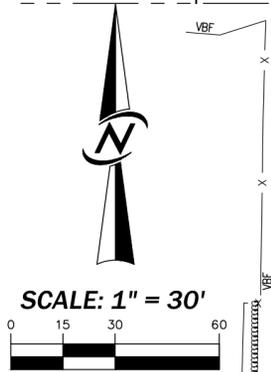
12100 NE 195th St, Suite 300 Bothell, Washington 98011 425.885.7877
JOB NO. 16046

CITY OF SAMMAMISH FILE NO. FSUB2020-00068

PAXTON PLACE

A PORTION OF THE NE 1/4, OF THE SW 1/4,
SECTION 27, TOWNSHIP 25 NORTH, RANGE 6 EAST, W.M.
CITY OF SAMMAMISH, KING COUNTY, WASHINGTON
A PLAT COMMUNITY

SHEET 3 OF 6



SCALE: 1" = 30'

PLATEAU 228 CONDO
PH 1, VOL 273, PGS 87-93
PH 2, VOL 274, PGS 8-14
PH 3, VOL 275, PGS 47-54
PH 4, VOL 277, PGS 1-7
PH 5, VOL 278, PGS 9-15
TPN 6817840000

FND REBAR & CAP
MARKED "LS 29537"

FND 1/2" REBAR NO CAP
0.6' S & 0.2' W OF
CALC'D PROP CORNER.

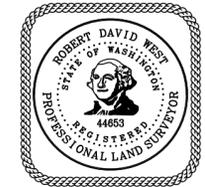
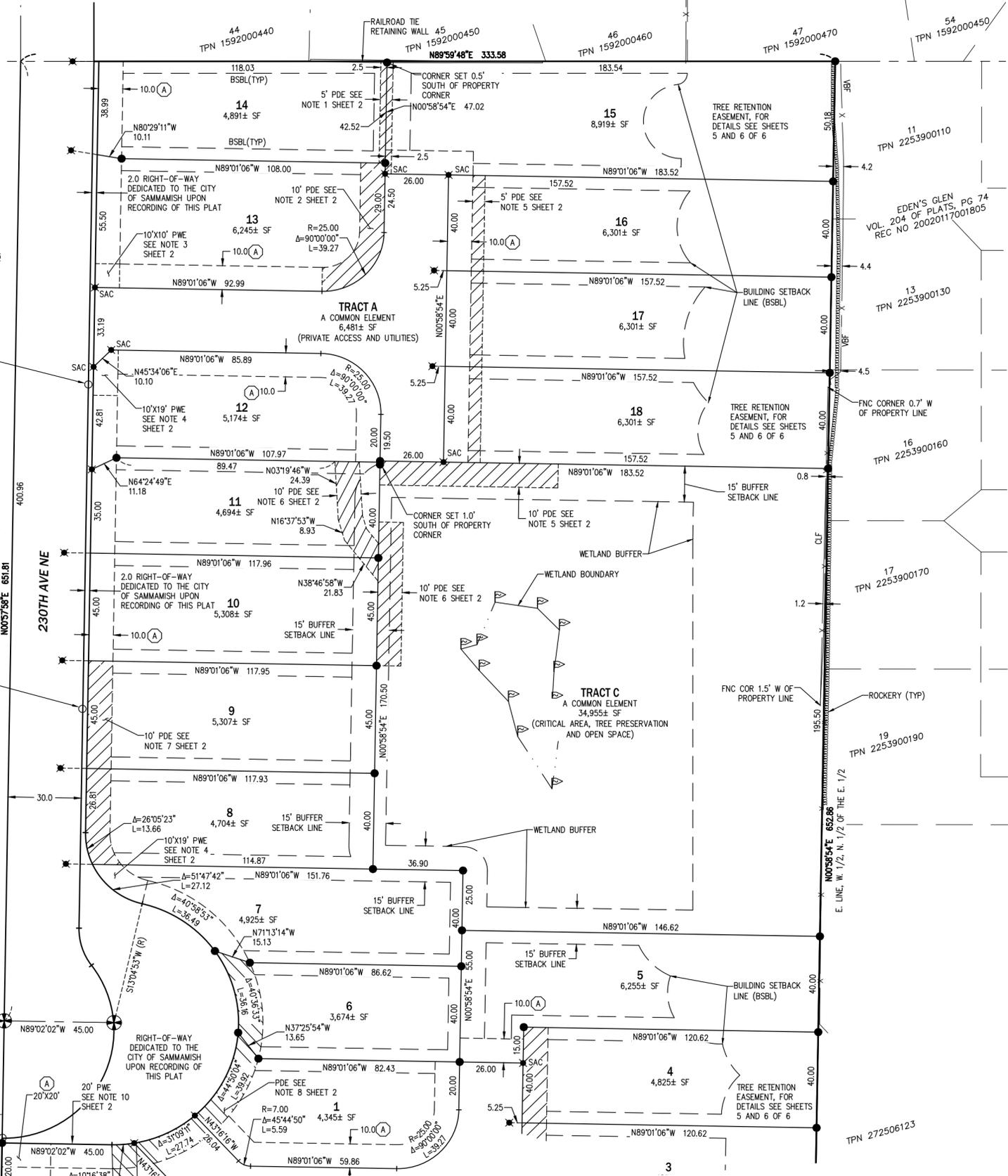
CONCRETE RETAINING
WALL

FND REBAR AND CAP
MARKED "LS 21464"
0.2' N & 0.1' E OF
PROPERTY CORNER

- LEGEND**
- (A) 10' PUBLIC UTILITY EASEMENT. SEE UTILITY EASEMENT PROVISION, SHEET 2 AND 10' SPSWD WATER AND SEWER EASEMENT.
 - ⊕ SET 4" CONCRETE MONUMENT WITH 2" BRASS DISK STAMPED "44653" IN MONUMENT CASE.
 - SET 1/2" REBAR WITH YELLOW PLASTIC CAP STAMPED "CORE 44653"
 - FOUND PROPERTY CORNER AS NOTED.
 - ✱ SET TACK WITH WASHER STAMPED "CORE 44653" ON EXTENSION OF PROPERTY LINE IN LIEU OF FRONT CORNER AT 10.75 FEET FROM FRONT CORNER UNLESS OTHERWISE SHOWN HEREON.
 - PDE PRIVATE DRAINAGE EASEMENT, SEE PRIVATE EASEMENT PROVISION, SHEET 2.
 - PWE PRIVATE WATER EASEMENT, SEE PRIVATE EASEMENT PROVISION, SHEET 2.
 - SAC SET AT CORNER

- NOTES**
1. ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM FIRST AMERICAN TITLE INSURANCE COMPANY'S COMMITMENT NUMBER 3278360, DATED JANUARY 23, 2020. IN PREPARING THIS MAP, CORE DESIGN, INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS CORE DESIGN, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY THE REFERENCED COMMITMENT NUMBER. CORE DESIGN, INC. HAS RELIED WHOLLY ON FIRST AMERICAN TITLE INSURANCE COMPANY'S REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE CORE DESIGN, INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
 2. THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON APRIL 4, 2016. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN APRIL, 2016.
 3. PROPERTY AREA = LOTS 1 THROUGH 18 = 203,409± SQUARE FEET (4.6696± ACRES).
 4. ALL DISTANCES ARE IN FEET.
 5. THIS IS A FIELD TRAVERSE SURVEY. A THREE SECOND COMBINED ELECTRONIC TOTAL STATION WAS USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WAC 332-130-090. ALL MEASURING INSTRUMENTS AND EQUIPMENT ARE MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS.

CITY OF SAMMAMISH FILE NO. FSUB2020-00068



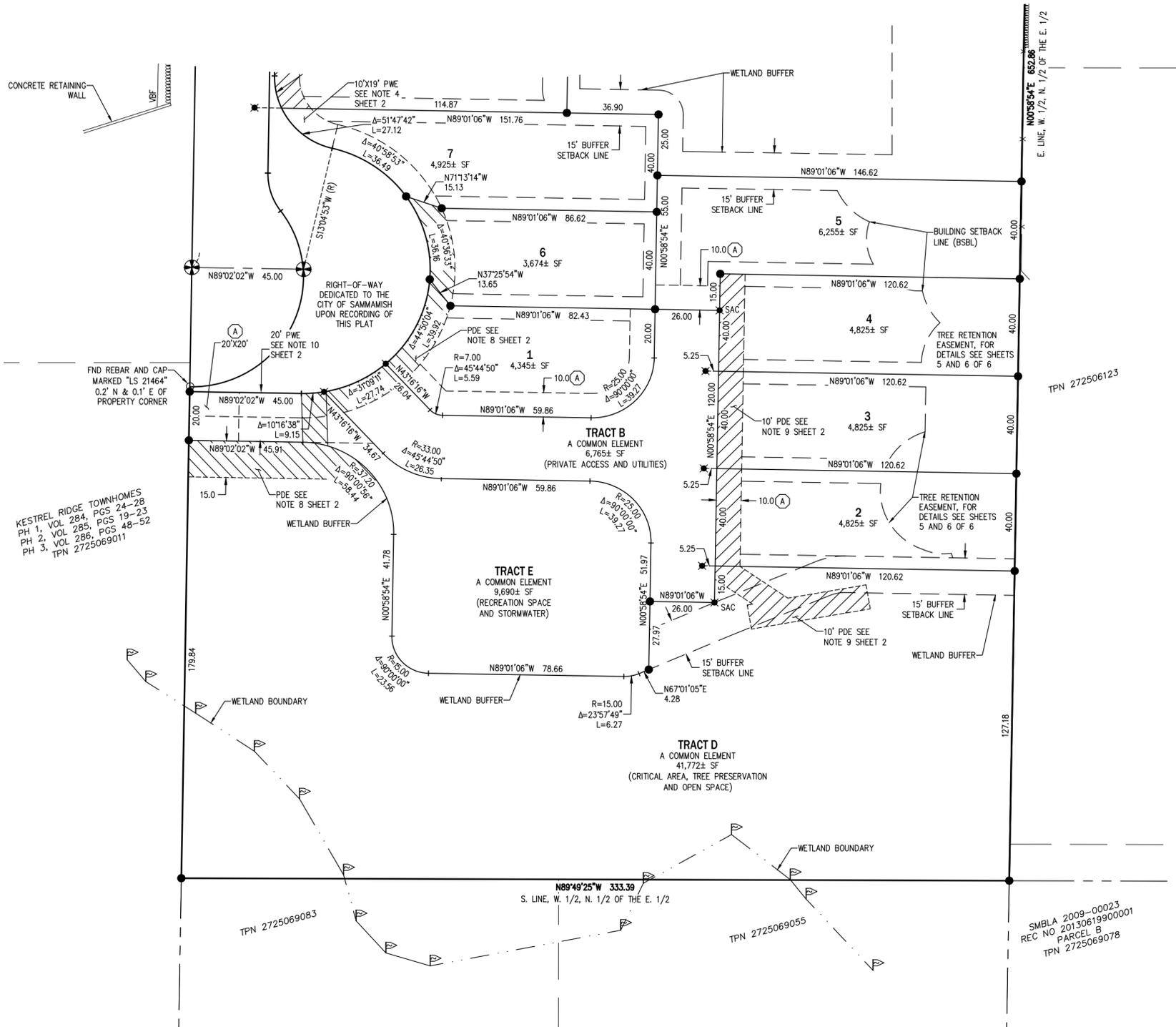
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
PLANNING
SURVEYING

12100 NE 195th St, Suite 300 Bothell, Washington 98011 425.885.7877
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PAXTON PLACE

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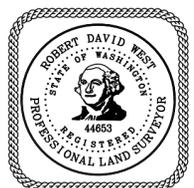
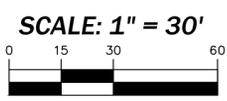
SHEET 4 OF 6



KESTREL RIDGE TOWNHOMES
PH 1, VOL. 284, PGS 24-28
PH 2, VOL. 285, PGS 19-23
PH 3, VOL. 286, PGS 48-52
TPN 2725069011

SMBLA 2009-00023
REC NO 20130619900001
PARCEL B
TPN 2725069078

- LEGEND**
- (A) 10' PUBLIC UTILITY EASEMENT, SEE UTILITY EASEMENT PROVISION, SHEET 2 AND 10' SPSWD WATER AND SEWER EASEMENT.
 - ⊕ SET 4" CONCRETE MONUMENT WITH 2" BRASS DISK STAMPED "44653" IN MONUMENT CASE.
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 - PDE PRIVATE DRAINAGE EASEMENT, SEE PRIVATE EASEMENT PROVISION, SHEET 2.
 - PWE PRIVATE WATER EASEMENT, SEE PRIVATE EASEMENT PROVISION, SHEET 2.



CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
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CITY OF SAMMAMISH, KING COUNTY, WASHINGTON
A PLAT COMMUNITY

SHEET 5 OF 6



SCALE: 1" = 30'



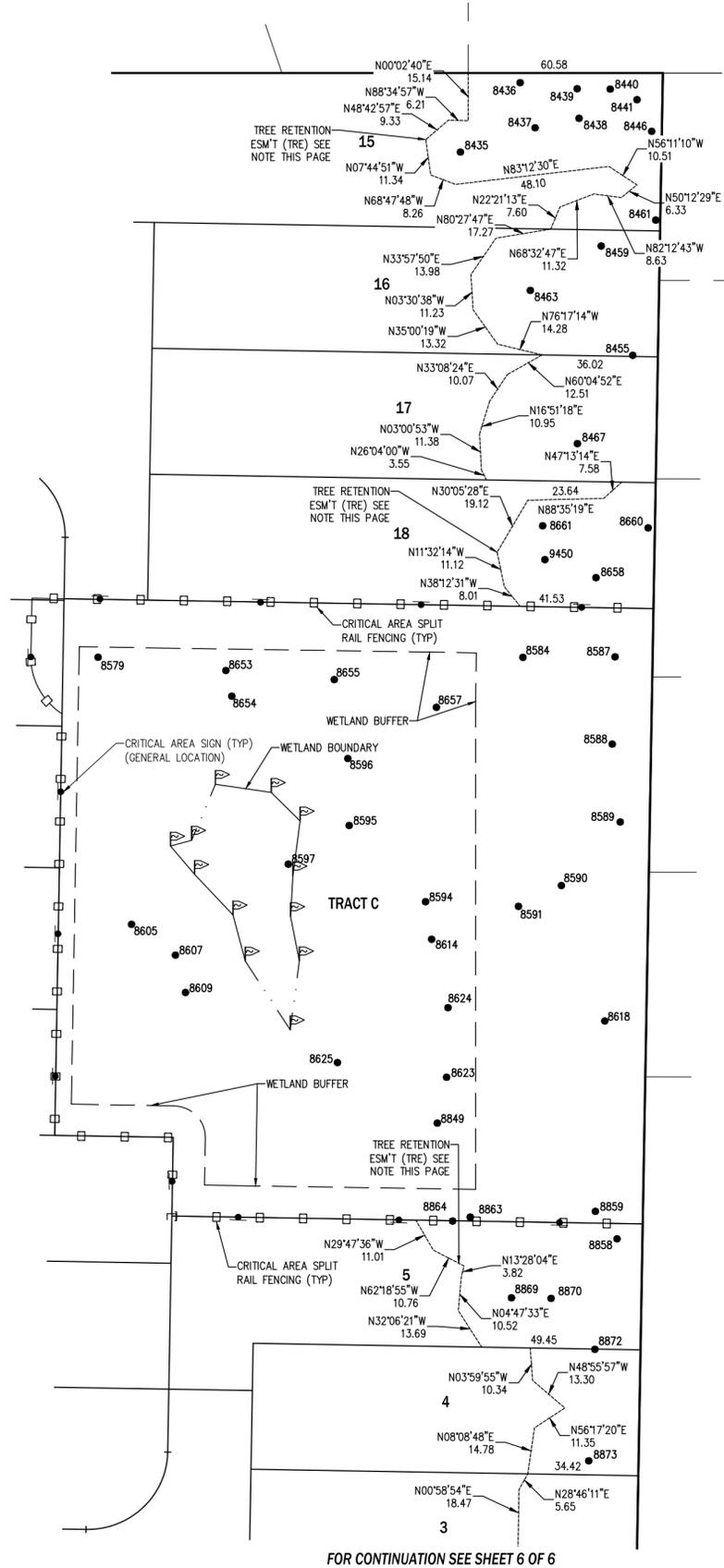
RESTRICTIONS FOR ENVIRONMENTALLY CRITICAL AREAS AND CRITICAL AREA BUFFERS

DEDICATION OF A CRITICAL AREA TRACT/CRITICAL AREA AND BUFFER CONVEYS TO THE PUBLIC A BENEFICIAL INTEREST IN THE LAND WITHIN THE TRACT/CRITICAL AREA BUFFER. THIS INTEREST INCLUDES PRESERVATION OF NATIVE VEGETATION FOR ALL PURPOSES THAT BENEFIT THE PUBLIC HEALTH, SAFETY AND WELFARE, INCLUDING CONTROL OF SURFACE WATER AND EROSION, MAINTENANCE OF SLOPE STABILITY, AND PROTECTIONS OF PLANT AND ANIMAL HABITAT. THE CRITICAL AREA TRACT/CRITICAL AREA BUFFER IMPOSES UPON ALL PRESENT AND FUTURE OWNERS AND OCCUPIERS OF THE LAND SUBJECT TO THE TRACT/CRITICAL AREA AND BUFFER THE OBLIGATION, ENFORCEABLE ON BEHALF OF THE PUBLIC BY THE CITY OF SAMMAMISH, TO LEAVE UNDISTURBED ALL TREES AND OTHER VEGETATION WITHIN THE TRACT/CRITICAL AREA AND BUFFER AND MAY NOT BE CUT, PRUNED, COVERED BY FILL, REMOVED OR DAMAGED WITHOUT APPROVAL IN WRITING FROM THE CITY OF SAMMAMISH OR ITS SUCCESSOR AGENCY, UNLESS OTHERWISE PROVIDED BY LAW.

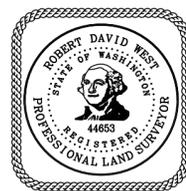
TREE RETENTION NOTE

TREES IDENTIFIED ON THE FACE OF THIS PLAT HAVE BEEN RETAINED PURSUANT TO THE PROVISIONS OF CHAPTER 21A.37 SMC. RETAINED TREES ARE SUBJECT TO THE TREE PROTECTION STANDARDS OF CHAPTER 21A.37 SMC. REMOVAL OF THESE TREES IS PROHIBITED UNLESS THE TREE IS REMOVED TO PREVENT IMMINENT DANGER OR HAZARD TO PERSONS OR PROPERTY, AND MAY BE SUBJECT TO A CLEARING AND GRADING PERMIT APPROVED BY THE CITY OF SAMMAMISH. TREES REMOVED SUBJECT TO THIS PROVISION SHALL BE REPLACED IN COMPLIANCE WITH CHAPTER 21A.37 SMC. NO NATIVE VEGETATION SHALL BE REMOVED OR DISTURBED WITHIN THE TREE PROTECTION ZONE.

Tree #	Species	Tree #	Species	Tree #	Species
8256	Bigleaf maple	8401	Douglas-fir	8668	Douglas-fir
8258	Douglas-fir	8402	Douglas-fir	8669	Red alder
8259	Douglas-fir	8403	Douglas-fir	8670	Douglas-fir
8262	Leyland cypress	8429	Douglas-fir	8671	Western hemlock
8263	Western red-cedar	8431	Bigleaf maple	8673	Douglas-fir
8264	Scot's pine	8434	Douglas-fir	8675	Douglas-fir
8265	Leyland cypress	8435	Douglas-fir	8676	Douglas-fir
8266	Bigleaf maple	8436	Douglas-fir	8718	Deodar cedar
8297	Douglas-fir	8437	Red alder	8722	Bigleaf maple
8298	Douglas-fir	8438	Bigleaf maple	8724	Douglas-fir
8299	Douglas-fir	8439	Western hemlock	8725	Bigleaf maple
8300	Douglas-fir	8440	Douglas-fir	8735	Bigleaf maple
8301	Bigleaf maple	8441	Bigleaf maple	8736	Bigleaf maple
8303	Bigleaf maple	8446	Douglas-fir	8737	Bigleaf maple
8304	Douglas-fir	8455	Douglas-fir	8742	Douglas-fir
8305	Douglas-fir	8459	Red alder	8743	Bigleaf maple
8307	Douglas-fir	8461	Douglas-fir	8773	Western hemlock
8309	Douglas-fir	8463	Douglas-fir	8775	Bigleaf maple
8310	Douglas-fir	8464	Douglas-fir	8776	Bigleaf maple
8311	Western red-cedar	8465	Western hemlock	8778	Douglas-fir
8313	Douglas-fir	8466	Douglas-fir	8780	Douglas-fir
8315	Douglas-fir	8467	Bigleaf maple	8782	Douglas-fir
8317	Douglas-fir	8528	Mt. Fuji cherry	8784	White ash
8318	Douglas-fir	8531	Douglas-fir	8858	Red alder
8319	Western red-cedar	8532	Western red-cedar	8859	Douglas-fir
8320	Western red-cedar	8533	Douglas-fir	8863	Black cottonwood
8321	Western red-cedar	8536	Douglas-fir	8864	Douglas-fir
8322	Douglas-fir	8538	Douglas-fir	8867	Douglas-fir
8323	Western red-cedar	8539	Douglas-fir	8868	Douglas-fir
8324	Douglas-fir	8540	Douglas-fir	8869	Red alder
8325	Douglas-fir	8541	Douglas-fir	8870	Douglas-fir
8327	Douglas-fir	8542	Douglas-fir	8872	Bigleaf maple
8328	Douglas-fir	8544	Douglas-fir	8873	Douglas-fir
8329	Douglas-fir	8547	Western red-cedar	8875	Douglas-fir
8331	Douglas-fir	8548	Western red-cedar	8876	Douglas-fir
8332	Western red-cedar	8549	Black pine	8878	Western red-cedar
8333	Western red-cedar	8550	Deodar cedar	8888	Douglas-fir
8337	Western red-cedar	8551	Bigleaf maple	8889	Douglas-fir
8338	Western red-cedar	8553	Norway spruce	8894	Douglas-fir
8339	Douglas-fir	8578	Douglas-fir	8895	Western hemlock
8340	Western red-cedar	8580	Douglas-fir	8897	Douglas-fir
8341	Western red-cedar	8581	Douglas-fir	8899	Douglas-fir
8342	Douglas-fir	8584	Douglas-fir	8918	Black cottonwood
8343	Western red-cedar	8587	Bigleaf maple	8919	Douglas-fir
8373	Douglas-fir	8588	Douglas-fir	8921	Black cottonwood
8374	Douglas-fir	8589	Bigleaf maple	8923	Black cottonwood
8379	Bigleaf maple	8590	Douglas-fir	8924	Douglas-fir
8380	Douglas-fir	8591	Douglas-fir	8937	Western hemlock
8383	Red alder	8600	Western red-cedar	8947	Bigleaf maple
8388	Bigleaf maple	8601	Douglas-fir	8991	Black cottonwood
8389	Douglas-fir	8618	Bigleaf maple	8995	Douglas-fir
8390	Douglas-fir	8658	Bigleaf maple	8997	Western hemlock
8392	Douglas-fir	8660	Douglas-fir	9450 (A)	Douglas-fir
8395	Douglas-fir	8661	Douglas-fir	9452 (B)	Douglas-fir
8396	Douglas-fir	8666	Douglas-fir	9451 (C)	Douglas-fir
8397	Douglas-fir	8667	Douglas-fir		



FOR CONTINUATION SEE SHEET 6 OF 6



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JOB NO. 16046

CITY OF SAMMAMISH FILE NO. FSUB2020-00068

Paxton Place Subdivision



Agenda Bill

City Council Regular Meeting
June 02, 2020



SUBJECT:	Resolution: Final Project Acceptance: 228th Avenue Catch Basin Repairs project: Contract #C2019-321	
DATE SUBMITTED:	May 18, 2020	
DEPARTMENT:	Public Works	
NEEDED FROM COUNCIL:	<input checked="" type="checkbox"/> Action <input type="checkbox"/> Direction <input type="checkbox"/> Informational	
RECOMMENDATION:	Adopt the resolution accepting construction of the 228th Avenue Catch Basin Repairs project by SCI Infrastructure, LLC as complete.	
EXHIBITS:	1. Exhibit 1 - 228th Avenue Catch Basin Repairs Contract Closeout Resolution 2. Exhibit 2 - 228th Avenue Catch Basin Repairs Final Contract Voucher	
BUDGET:		
Total dollar amount	\$395,708.63	<input checked="" type="checkbox"/> Approved in budget
Fund(s)	Stormwater - Professional Services (408-000-531-35-41-00)	<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 type="checkbox"/> Financial Sustainability	

NEEDED FROM COUNCIL:

Shall Council accept the 228th Avenue Catch Basin Repairs project by SCI Infrastructure, LLC as complete?

KEY FACTS AND INFORMATION SUMMARY:

Summary:

All work for the 228th Avenue Catch Basin Repairs project has been completed in accordance with the project specifications. The recommended action approves the final contract amount and constitutes the final acceptance of the work. There were no contractor claims filed against the City, and no liquidated damages were assessed against the contractor. The final project amount was within the approved budget.

Background:

On October 1, 2019 Council authorized the City Manager to award and execute a contract with the lowest responsive and responsible bidder for construction of the 228th Avenue Catch Basin Repairs project. SCI Infrastructure, LLC was approved as the lowest bidder in an amount not to exceed \$436,580.00, with an approved construction contingency of 10%. The project included a final change order to balance the final measured quantities in the amount of -\$40,871.37 below the original contract amount.

The project was completed on April 17, 2020.

FINANCIAL IMPACT:

The completed improvements were constructed within the project budget. A summary of the actual project expenditures, by budget number, is provided below.

Contract Expenditures (Stormwater - Professional Services, 408-000-531-35-41-00):

Approved Contract Amount by Council	\$ 436,580.00
Change Order 01	\$ 2,078.00
Change Order 02	\$ 17,556.00
Change Order 03 (Final)	<u>\$ -60,505.37</u>
Final Completed Contract	\$ 395,708.63

The total contract amount was within the approved construction contingency amount authorized by the Council.

OTHER ALTERNATIVES CONSIDERED:

No alternatives. The project has been deemed complete and final authorization is needed to complete the close-out paperwork.

RELATED CITY GOALS, POLICIES, AND MASTER PLANS:

[Comprehensive Plan Transportation Element](#)

Goal T.3 Operations, Maintenance, Management and Safety: As a high priority, maintain, preserve, and operate the city’s transportation system in a safe and functional state.

**CITY OF SAMMAMISH
WASHINGTON
RESOLUTION NO. R2020-_____**

**A RESOLUTION OF THE CITY OF SAMMAMISH,
WASHINGTON, ACCEPTING THE 228TH AVENUE
CATCH BASIN REPAIRS PROJECT AS COMPLETE**

WHEREAS, at the Regular Council meeting on October 1, 2019, the City Council authorized the City Manager to enter into a contract with the lowest bidder for the 228th Avenue Catch Basin Repairs (“the Project”); and

WHEREAS, the City Manager executed contract C219-321 for construction of the Project with SCI Infrastructure, LLC.; and

WHEREAS, the Project was substantially completed by SCI Infrastructure, LLC on April 17, 2020; and

WHEREAS, the City Council now wishes to accept the work on the Project as complete;

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

Section 1. Project Acceptance. The City of Sammamish hereby accepts the 228th Avenue Catch Basin Repairs project as complete.

Section 2. Authorization of Contract Closure Process. The City Manager is hereby authorized to complete the contract closure process upon receiving appropriate clearances from the Department of Revenue, the Department of Labor and Industries 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 __ DAY OF JUNE 2020.**

CITY OF SAMMAMISH

Mayor Karen Moran

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:
Resolution No.:



RECEIVED
MAY 13 2020

Final Contract Voucher Certificate

Contractor SCI Infrastructure, LLC			
Street Address 2821 S 154 th St			
City Seatac	State WA	Zip 98188	Date 5/13/2020
City Project Number N/A	Federal Aid Project Number N/A	City Contract Number C2019-321	
Contract Title 228th Avenue Catch Basin Repairs			
Date Work Physically Completed 4/17/2020		Final Amount \$395,708.63 ✓	

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 City of Sammamish nor have I rented or purchased any equipment or materials from any employee of the City of Sammamish; I further certify that the attached final estimate is a true and correct statement showing all the monies due me from the City of Sammamish 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 City of Sammamish 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.

MARK SCOCCOLO
Notary Public
State of Washington
My Commission Expires
February 17, 2021

X
Contractor Authorized Signature Required
JENNIFER SCOCCOLO
Print Signature Name

Subscribed and sworn to before me this 14TH day of MAY 20 20

X
Notary Public In and for the State of WASHINGTON
residing at LAKE TAPPS

City of Sammamish

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

X
Project Engineer/Project Administrator
5/14/2020

Approved Date 5/14/2020
X
City Engineer

This Final Contract Voucher is to be prepared by the Project Engineer or Project Administrator. Contractors Claims, if any, must be included and the Contractors Certification must be labeled indicating a claim attached.

Agenda Bill

City Council Regular Meeting
June 02, 2020



SUBJECT:	Contract Amendment: Traffic Model Audit / Transportation Solutions, Inc.	
DATE SUBMITTED:	May 27, 2020	
DEPARTMENT:	City Manager's Office	
NEEDED FROM COUNCIL:	<input checked="" type="checkbox"/> Action <input type="checkbox"/> Direction <input type="checkbox"/> Informational	
RECOMMENDATION:	Consider approving the contract amendment (Exhibit 2).	
EXHIBITS:	1. Exhibit 1 - Approved Contract - Traffic Model Audit 2. Exhibit 2 - Proposed Contract Amendment	
BUDGET:		
Total dollar amount	Not-to-Exceed \$50,000	<input type="checkbox"/> Approved in budget
Fund(s)	Street Fund - Engineering Section Professional Services (101-000-542-10-41-00)	<input checked="" 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 type="checkbox"/> Financial Sustainability	

KEY FACTS AND INFORMATION SUMMARY:

Summary

On January 7, 2020, the City Council approved a contract (**Exhibit 1**) with Transportation Solutions, Inc. (TSI) to perform an audit of the City's traffic concurrency models. That contract was subsequently amended once (attached to Exhibit 1) to account for unanticipated work on the Audit.

Included as (**Exhibit 2**) is a proposed second contract amendment with TSI, which would expand the scope of the original contract to include on-call transportation support services. Examples of on-call services that could be provided include:

1. Follow-up work resulting from the findings of the Traffic Model Audit report, such as testing to determine whether implementation of the Audit's recommendations affect the results of concurrency tests;
2. Review of the traffic simulation models prepared by Perteet, Inc. for Sahalee Way/228th Ave;
3. Further concurrency auditing and advice; and
4. Other tasks as directed by the City.

The fee authorization would increase by an amount not-to-exceed \$50,000. The actual fee charged would depend on the amount of on-call support needed. Each of the consultant's tasks would be scoped and approved in writing by the Interim City Manager prior to work being performed.

Background

During their special meeting on August 20, 2019, Council approved a motion to perform an audit of the inputs and assumptions that have gone into the City's traffic concurrency models. On September 10, 2019, the Council reviewed a draft scope of work for the audit and provided feedback, and on January 7, 2019, the Council approved a contract with Transportation Solutions, Inc. to perform the work.



CONTRACT NUMBER
C2020-121

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

AGREEMENT FOR SERVICES

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

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

Consultant Name: "Transportation Solutions, Inc." hereinafter referred to as the "Consultant."

Project Description: Traffic Model Audit

Commencing: 01/08/20

Terminating: 12/31/20

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

1. **Scope of Services to be Performed by Consultant.** The Consultant shall perform those services described in Exhibit "A" of this agreement. Consultant shall perform all services diligently and completely and in accordance with professional standards of conduct and performance and shall comply with all federal, state and local laws and regulations applicable to the performance of such services.
2. **Contract Documents.** The Agreement consists of the following documents, which are all incorporated by reference:
 - a) This Agreement and all exhibits attached thereto;
 - b) The Request for Proposal, Request for Qualifications, Invitation to Bid, or other City-issued request for project submittals
 - c) The submitted project quote, bid or proposal
 - d) All documents required under this Agreement, including but not limited to documentation evidencing insurance, if applicable
 - e) W-9 Request for Taxpayer Identification #
 - f) Scope of Work

The intent of these documents is to include all labor, materials, appliances and services of every kind necessary for the proper execution of the Work, and the terms and conditions of payment therefore. The documents are to be considered as one, and whatever is called for by any one of the documents shall be as binding as if called for by all.
3. **Payment.** The City shall pay the Consultant for the Work rendered according to the following procedures and subject to the following requirements.

The City shall pay the Consultant:	Fill in applicable method of payment	
	YES	NO
According to the rates set forth in "Exhibit A"	<input checked="" type="checkbox"/>	<input type="checkbox"/>
A sum not to exceed: (incl W.S.S.T., if applicable)	\$43,250.00	
Other (ex. Hourly):	\$	

Agreement for Services

Revised 6/20/2019

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

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

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

4. Termination

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

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

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

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

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

5. Indemnification/Hold Harmless.

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

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

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



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

6.1 No Limitation. Nothing contained in these insurance requirements is to be construed as limiting the extent of the Contractor's responsibility for payment of damages resulting from its operations under this Contract.

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

15. Confidentiality. All information regarding the City obtained by the Consultant in performance of this Agreement shall be considered confidential. Breach of confidentiality by the Consultant shall be grounds for immediate termination unless such disclosure is required by law or court order.

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

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

18. Record Keeping and Reporting.

18.1 The Consultant at such times and in such forms as the City may require, shall furnish to the City such statements, records, reports, data, and information as the City may request pertaining to matters covered by this Agreement. All of the reports, information, data, and other related materials, prepared or assembled by the Consultant under this Agreement and any information relating to personal, medical and financial data (if applicable) will be treated as confidential only as allowed by Washington State laws regarding disclosure of public information, [Chapter 42.56, RCW](#)

18.2 The Consultant shall at any time during normal business hours and as often as the City may deem necessary, make available for examination all of its records and data with respect to all matters covered, directly or indirectly, by this Agreement and shall permit the City or its designated authorized representative to audit and inspect other data relating to all matters covered by this Agreement. The City shall receive a copy of all audit reports made by the agency or firm as to the Consultant's activities. The City may, at its discretion, conduct an audit, at its expense, using its own or outside auditors, of the Consultant's activities which relate, directly or indirectly, to the Agreement.

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

18.4 Consultant will provide all original operation and maintenance manuals, along with all warranties, from the manufacturer for any equipment or items installed or supplied to the City as part of this contracted project.

18.5 The Consultant shall maintain accounts and records, including personnel, property, financial, and programmatic records, which sufficiently and properly reflect all direct and indirect costs of any nature expended and services performed pursuant to this Agreement. The Consultant shall also maintain such other records as may be deemed necessary by the City to ensure proper accounting of all funds contributed by the City to the performance of this Agreement.

18.6 The foregoing records shall be maintained for a period of seven years after termination of this Agreement unless permission to destroy them is granted by the Office of the Archivist in accordance with RCW Chapter 40.14 and by the City.

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



20. Notices. Notices to the City of Sammamish shall be sent to the following address:
 City of Sammamish
 801 228th Avenue SE
 Sammamish, WA 98075
 Phone number: (425) 295-0500

Project Manager: Mike Sugg, Sr. Management Analyst

Email: Msugg@sammamish.us

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

Company Name: Transportation Solutions, Inc.
 Contact Name: Victor Salemann
 Street Address: 8250 165th Ave NE Suite 100, Redmond, WA
 Phone Number: 425 883 4134 x120 98052
 Email: victors@tsinw.com

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

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

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



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

CITY OF SAMMAMISH, WASHINGTON:

By: <i>Charles L. Corder</i>	Date: <i>1-9-2020</i>
Print Name: <i>Charles L. Corder</i>	Title: <i>Acting City Manager</i>

CONSULTANT: Company Name: *Transportation Solutions Inc.*

By: <i>[Signature]</i>	Date: <i>1/2/20</i>
Print Name: <i>Victor Salemann</i>	Title: <i>President</i>

CONTRACT ADMINISTRATOR:

By: <i>Marlene Dunham</i>	Date: <i>1/8/2020</i>
Print Name: <i>Marlene Dunham</i>	Title: <i>Contract Administrator</i>

APPROVED TO AS FORM: (IF NEEDED)

By: <i>N/A</i>	Date:
Print Name:	<i>City Attorney</i>



801 228th Avenue SE • Sammamish, WA 98075
 Phone: 425-295-0500 • Fax: 425-295-0600
 www.sammamish.us

EXHIBIT A Scope of Work

The City of Sammamish is seeking a consultant to conduct an independent review and audit of its traffic concurrency models, which include travel demand models (Visum), intersection Level of Service (Synchro and Sidra) models, and segment LOS (Excel-based) models. Transportation Solutions, Inc. (Consultant) will be responsible for reviewing the inputs and assumptions that go into the models to ensure accuracy and compliance with best practices and industry standards. The Consultant will provide a detailed report describing its analyses, methodology and recommendations for corrections and improvements to the City's models and methodologies. The following tasks will be conducted, and inputs and assumptions will be reviewed.

1. Review 2016 Baseline Modeled Land Use

- Consultant shall review the 2016 Baseline (AM and PM) travel demand model land use inputs and ensure that the land use in the baseline 2016 model is consistent with the land use on the ground generating trips at the time the baseline counts were taken.

2. Review Generation and Distribution of Trips

- Consultant will review the trip generation and distribution methodology used in the 2016 Baseline (AM and PM) travel demand model to ensure that the trip generation and distribution methodology is internally consistent from test to test and consistent with FHWA and industry practice.

3. Review Road Network Configuration (For Year 2016 (AM and PM))

- Consultant will review the Visum network architecture, including number of lanes, functional classification (link type), speed, capacity, and intersection control type used in the 2016 Baseline (AM and PM) travel demand model to ensure the network assumptions represent the correct private development projects and TIP improvements, and are consistent with FHWA and industry practice.
- Consultant will review the Synchro model inputs including intersection geometry, intersection control type, traffic signal timing and phasing, base saturation flow rates and other input parameters used in the 2016 Baseline (AM and PM) intersection LOS model represent the correct private development projects and TIP improvements, and are consistent with FHWA and industry practice.
- Consultant will review the Sidra model inputs including intersection geometry, intersection and other input parameters used in the 2016 Baseline (AM and PM) roundabout LOS model to ensure that input data and analysis represent the correct private development projects and TIP improvements, and are consistent with WSDOT Sidra Policy and FHWA and industry practice.
- Consultant will review the 2016 Baseline (AM and PM) Excel-based segment LOS models to ensure that input data and analysis methodology are consistent with the Comprehensive Plan.

4. Review 2016 Baseline Traffic Count Data

- Consultant will review the Baseline 2016 travel demand, intersection LOS, and segment LOS models (AM and PM) to verify that the 2016 traffic count data (AM and PM) was correctly input into each model.
- Consultant will check raw count data for any anomalies such as miscoded intersection orientation that may have affected Baseline 2016 (AM and PM) travel demand model, intersection LOS model, or segment LOS model development.

5. Review Validation and Calibration Procedures for the 2016 Baseline model (AM and PM)

- Consultant will review the 2016 Baseline travel demand (Visum) model calibration for consistency with FHWA guidelines and the intended purpose (concurrency testing) of the travel demand model. This task will include review of adjustments to the model made to achieve the current calibration. Calibration statistics will be reviewed by functional classification to determine model validity for arterials subject to concurrency testing. Bob Shull of ERMS will peer review the 2016 Visum Baseline model calibration.
- Consultant will review any calibration adjustments made to the 2016 Synchro models (AM and PM). The consultant will review assumed saturation flow rates, consistent with WSDOT Policy. Consultant will collect saturation flow rate data at six (6) key intersections to verify model assumptions. The Consultant will provide a copy of the raw data files to the City.
- Consultant will review any calibration adjustments made to the 2016 Sidra models (AM and PM). Consultant will review the Sidra models for consistency with WSDOT Sidra Policy.

6. Review Accuracy of Models Compared to Industry Standards and Compared to Accuracy of Neighboring Cities' Traffic Models

- Consultant will compare the City's travel demand and LOS models to similar models prepared for cities in western Washington for the purposes of planning under the Growth Management Act. The names of the cities may need to remain confidential unless calibration or model development reports are publicly available for review.

7. Compare assumptions made of models since they were last calibrated

- Consultant will review the key assumptions and model procedures in the 2016 VISUM Baseline travel demand model with the previous version of the model and identify any significant changes in assumptions or procedures since the previous version of the concurrency model.

8. Verify model inputs and outputs for concurrency tests since 2016 (e.g. completed and pipeline development projects, review of preexisting applications, completed City projects)

- The consultant will review up to 15 concurrency tests to ensure that the land use used for trip generation is internally consistent from test to test and represents the land use described in each concurrency application.
- The City will provide a list of concurrency tests completed since 2016 and the Consultant will determine which 15 concurrency tests to review.

- Consultant will review travel demand (Visum), intersection LOS (Synchro/Sidra), and segment LOS (Excel) models inputs for each concurrency test since the 2016 recalibration for consistency with the development proposed on each concurrency application.
- Consultant will review network changes in the models as a result of completed projects or changes to the City's TIP since implementation of the 2016 model (AM and PM) for concurrency testing.

9. Summarize changes to relevant City standards and codes since 2016 that affected the creation and implementation of the City's concurrency policies

- Consultant will review changes to the City's codes and standards since 2016 for consistency with the models and procedures currently being used to test concurrency.

10. Compare the Pipeline travel demand forecast to count trends using available traffic count data. The current travel demand model is calibrated based on 2016 conditions. The "Pipeline travel demand forecast" is based on 2020-2025 travel demand growth, which corresponds to the City's most recent six-year Transportation Improvement Plan (TIP) and approved concurrency certificates.

- Consultant will compare the Pipeline (2020-2025) travel demand forecast to 2015-2019 count trends and determine if actual traffic volumes are trending in the direction of the future forecast. In simple terms, the Pipeline model is forecasting near term traffic increases and the changes in counted traffic volumes since 2015 should be approaching those forecasts.

11. Project Management and Meetings

- Consultant shall provide bimonthly progress reports informing the City of work completed in the prior two weeks and activities anticipated for the following two weeks.
- Consultant will provide monthly invoices and progress reports
- Consultant will attend up to four progress meetings with City staff
- Consultant will attend up to three City Council Meetings

12. Reports

- The consultant shall prepare a report summarizing the findings of the scope of work above including recommendations for corrections or improvements to assumptions and procedures in the models identified in the scope of work. Bob Shull of ERMS will peer review the report.
- It is assumed there will be one draft and a draft Final Report, which shall be finalized after the Council's meeting(s) to incorporate their feedback as appropriate.
- The consultant shall prepare PowerPoint presentation summarizing the draft Final Report and present the findings to the City Council.

13. Schedule

- The draft report shall be completed by February 26, 2020. The City will provide comments no later than March 5, 2020. The final draft shall be completed by March 10, 2020 to be included in the Council's packet for presentation at their March 17, 2020 meeting. The Final Report shall be completed and submitted to the City two weeks after the last Council meeting.

14. Fee

- The Estimated Fee breakdown is as follows

Transportation Solutions Incorporated	\$25,500
Eco Resource Management Systems Inc.	\$6,750
IDAX – Data Collection	\$2,640
PTV Group Software License	\$8,360 including tax
Total Not-to-Exceed	\$43,250 with software to be retained by consultant.



Request for Consultant Payment

Invoice Number: _____ **Date of Invoice:** _____

Consultant: _____

Mailing Address: _____

Phone: _____

Contract Period: _____ **to** _____ **Reporting Period:** _____ **to** _____

Specific Program or Project: _____

BARS/Budget No. _____ **Contract #:** _____

FINANCE WILL ATTACH A COPY OF THIS FORM TO PAYMENT

Total Contract Amount:	\$	_____ -
Previous Payments:	\$	_____ -
Invoice Amount - Charge for Services <small>(Less Reimbursable Expenses and Sales Tax)</small>	\$	_____ -
Sales Tax <small>(If Applicable)</small>	10.0%	\$ _____ -
Subtotal Invoice <small>(Less Reimbursable Expenses)</small>	\$	_____ -
Reimbursable Expenses:	\$	_____ -
TOTAL PAYMENT TO CONSULTANT:	\$	_____ -
Remaining Balance on Contract <small>(Does not include Reimbursable Expenses)</small>	\$	_____ -
Total Reimbursable Expenses to Date: <small>(Current Payment plus Previous Payments)</small>	\$	_____ -

ATTACH ITEMIZED DESCRIPTION OF SERVICES PROVIDED

Requesting Department: _____

Project Manager/Staff Contact: _____

Approved for Payment By: _____ **Date:** _____
(Department Director)

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

Request for Taxpayer Identification Number and Certification

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

▶ Go to www.irs.gov/FormW9 for instructions and the latest information.

Print or type. See specific instructions on page 3.	<p>1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.</p> <p>2 Business name/disregarded entity name, if different from above</p> <p>3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes.</p> <p><input type="checkbox"/> Individual/sole proprietor or single-member LLC <input type="checkbox"/> C Corporation <input type="checkbox"/> S Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate</p> <p><input type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ _____</p> <p><small>Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.</small></p> <p><input type="checkbox"/> Other (see instructions) ▶ _____ <small>(Applies to accounts maintained outside the U.S.)</small></p>	<p>4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):</p> <p>Exempt payee code (if any) _____</p> <p>Exemption from FATCA reporting code (if any) _____</p>
	<p>5 Address (number, street, and apt. or suite no.) See instructions.</p> <p>6 City, state, and ZIP code</p> <p>7 List account number(s) here (optional)</p>	<p>Requester's name and address (optional)</p> <p>City of Sammamish 801 228th Ave SE Sammamish, WA 98075</p>

Part I Taxpayer Identification Number (TIN)

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

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

Social security number					
<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 25%; border: 1px solid black; height: 20px;"></td> <td style="width: 5%; text-align: center;">-</td> <td style="width: 25%; border: 1px solid black; height: 20px;"></td> <td style="width: 5%; text-align: center;">-</td> <td style="width: 40%; border: 1px solid black; height: 20px;"></td> </tr> </table>		-		-	
	-		-		
OR					
Employer identification number					
<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 25%; border: 1px solid black; height: 20px;"></td> <td style="width: 5%; text-align: center;">-</td> <td style="width: 70%; border: 1px solid black; height: 20px;"></td> </tr> </table>		-			
	-				

Part II Certification

Under penalties of perjury, I certify that:

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

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

Sign Here	Signature of U.S. person ▶ _____	Date ▶ _____
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General Instructions

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

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

Purpose of Form

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

- Form 1099-INT (interest earned or paid)

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

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

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

Cat. No. 10231X

Form **W-9** (Rev. 11-2017)



SUPPLEMENTAL AGREEMENT

Amendment Number: 1	Date: April 6, 2020
Project: Traffic Model Audit	City Project number: N/A
Consultant: Transportation Solutions, Inc.	Contract Number: C2020-121

The City of Sammamish desires to amend the agreement with Transportation Solutions, Inc. for the Traffic Model Audit project. All provisions in the basic agreement remain in effect except as modified by this agreement.

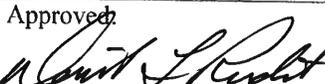
The purpose of this contract amendment is for Transportation Solutions, Inc. (TSI) to review the trip generation spreadsheet files from David Evans & Associates (DEA) and to update the Audit Report with their findings. TSI previously did not have access to the files as DEA claimed they were proprietary, so TSI accomplished Task 2 in the scope of work by holding a screen sharing session with DEA. However, TSI's findings were incomplete without access to the original files. The City recently acquired the files from DEA and is asking TSI to reevaluate Task 2. This additional work was not anticipated in the original contract.

The changes to contract number C2020-121 are as follows:

1. Fee: The contract amount shall change as shown below:

Victor Salemann, 2 hrs @ \$235 = \$470
Andrew Bratlien 16 hrs @ \$168.5 = \$2,696
Bob Shull 8 hrs @ \$225 = \$1,800
Mike Birdsall (ret.) No charge

Total = \$4,966

Original Contract Amount:	Current Contract Amount	Net Change This Amendment	Estimated Contract Total After Change
\$43,250.00	\$43,250.00	\$4,966.00	\$48,216.00
 Transportation Solutions, Inc.		Approved  City of Sammamish	
4/6/20 Date		4-8-20 Date	



SUPPLEMENTAL AGREEMENT

Amendment Number: 2	Date: May 26, 2020
Project: Traffic Model Audit	City Project number: N/A
Consultant: Transportation Solutions, Inc.	Contract Number: C2020-121

The City of Sammamish desires to amend the agreement with Transportation Solutions, Inc. for the Traffic Model Audit project. All provisions in the basic agreement remain in effect except as modified by this agreement.

The changes to contract number C2020-121 are as follows:

1. Scope: The scope of work shall change as shown below:

a. On-Call Transportation Support Services

The Consultant shall provide on-call transportation support services when authorized by the City in writing. The City is not obligated to assign any specific number of tasks to the Consultant. Task assignments may include, but are not limited to, the following types of work:

- i. Tasks resulting from the findings of the Traffic Model Audit report, such as implementation of the Audit's recommendations to determine whether they change the outcomes of concurrency tests;
- ii. Review of the traffic simulation models prepared by Pertect, Inc. for Sahalee Way/228th;
- iii. Further concurrency auditing and advice; and
- iv. Other tasks as directed by the City.

2. Fee: The contract amount shall change as shown below. Invoices shall be billed according to the rates in Attachment A.

Original Contract Amount:	Current Contract Amount	Net Change This Amendment	Estimated Contract Total After Change
\$43,250.00	\$48,216.00	\$50,000.00	\$98,216.00
 Transportation Solutions, Inc.		Approved:  City of Sammamish	
Date <u>5/28/20</u>		Date _____	



8250 - 165th Avenue NE
 Suite 100
 Redmond, WA 98052-6628
 T 425-883-4134
 F 425-867-0898
 www.tsinw.com

Transportation Solutions, Inc.

HOURLY BILLING RATES

Name	Title	Classification	Hourly Billing Rate
Victor L. Salemann	Principal	Engineer VIII	\$235.00
Jeff S. Elekes	Director	Engineer VII	\$215.00
David D. Markley	Principal Engineer	Engineer VII	\$235.00
Jeffrey P.K. Hee	Sr. Tr. Engineer	Engineer V	\$168.50
Andrew L. Bratlien	Sr. Tr. Engineer	Engineer V	\$168.50
Michelle L. Mach	Sr. Tr. Engineer	Engineer V	\$168.50
Mary Ann Olson	Engineer IV	Engineer IV	\$152.00
Akmal Siddiqui	ADA Services Specialist	Engineer IV	\$145.00
Daniel Hodun	Engineer I	Engineer I	\$ 95.00
Phil McDonald	Sr. Engineering Tech	Drafting Technician 3	\$145.00
Jennifer Salemann	Planner I	Trans. Planning Specialist 1	\$101.00
Jill Berberich	Project Administrator	Administrative Assistant 5	\$115.00

EXPENSES

Reimbursable Expenses	No Markup
Sub-consultant invoices	No Markup

Billing rates are subject to change during the year to reflect staff changes.

Draft



MINUTES

City Council Regular Meeting

6:30 PM - May 19, 2020

City Hall Council Chambers, Sammamish, WA

Mayor Karen Moran called the regular meeting of the Sammamish City Council to order at 6:35 p.m.

Councilmembers Present:

Mayor Karen Moran
Deputy Mayor Christie Malchow
Councilmember Jason Ritchie
Councilmember Kent Treen
Councilmember Chris Ross
Councilmember Ken Gamblin
Councilmember Pam Stuart

City Council attended the meeting virtually via GoToMeeting

Staff Present:

Interim City Manager David Rudat
Sr. Management Analyst Mike Sugg
Director of Community Development David Pyle
Interim Director of Parks, Recreation & Facilities Anjali Myer
Interim Director of Public Works Cheryl Paston
City Engineer Andrew Zagars
Capital Projects Engineer Ben Ressler
Transportation Planner Doug McIntyre
IT Director Jim Hominiuk
Emergency Manager Andrew Stevens
Assistant City Attorney Lisa Marshall
Deputy Clerk Lita Hachey

ROLL CALL

Roll was called.

PLEDGE OF ALLEGIANCE

Mike Sugg, Senior Management Analyst led the pledge.

EMERGENCY MANAGEMENT

Draft**COVID-19 UPDATE**

Emergency Manager Andrew Stevens gave an update on the current Covid-19 situation in Sammamish and Washington State.

APPROVAL OF AGENDA

MOTION: Councilmember Chris Ross moved to remove Item # 10 - Draft Transportation Master Plan (TMP) and Prioritized Projects List from the agenda. Deputy Mayor Christie Malchow seconded. Motion carried 6-1 with Councilmember Pam Stuart dissenting.

Interim City Manager will get back to Council with further direction after a kick-off meeting on May 20, 2020 with Peter Eglick, City Attorney and the BERK Consulting team.

MOTION: Councilmember Pam Stuart moved to remove Item # 13 - Farmer's Market discussion from the agenda. Councilmember Jason Ritchie seconded. Motion carried unanimously 0-0.

Deputy Mayor Malchow called for a Conflict of Interest as Councilmember Ritchie is on the Board of Directors for the Farmer's Market.

Deputy Mayor Malchow called for Point of Order stating that what other boards the Councilmember are on is not relevant to this motion. Mayor Moran stated the Point of Order is taken.

Motion did not receive a second after restated by the Mayor.

MOTION: Deputy Mayor Christie Malchow moved to approve the agenda as amended. Councilmember Jason Ritchie seconded. Motion carried 6-1 with Councilmember Pam Stuart dissenting.

PUBLIC COMMENT

Ella Moore - spoke regarding the Parks plan for Parcel B for the Reard House and the Heritage Society's accomplishments this year.

Tom Odell - spoke regarding Item # 4 - the Bid Award for the Overlay contract and the Transportation Master Plan. He also spoke about the Transportation Improvement Plan.

Mark Cross - He spoke regarding a storm drain issues on Thompson Hill Road and showed a photo available in the Document Center [here](#).

Mary Wictor - spoke regarding the Stormwater and Basin CIP projects that have been overlooked.

James Eastman - spoke regarding concurrency and showed a photo of existing Traffic Volumes and LOS available [here](#).

Jan Bird - commented on the Sammamish Farmer's Market and how she would like to see it opened.

Additional written public comments can be found in the Sammamish Document Center [here](#).

Draft

<https://sammamishwa.civicweb.net/filepro/documents/45823>

CONSENT CALENDAR

Payroll: For the Period Ending April 30, 2020 For a Pay Date of May 5, 2020 in the Amount of \$448,146.98

Claims: For Period Ending May 19, 2020 In The Amount Of \$1,523,521.70 For Check No. 56982 Through 56769

~~**Contract:** Issaquah Fall City Road Improvements, Phase 2 – Engineering Design / HDR Engineering~~

~~**Bid Award:** 2020 Pavement Program – Overlay / Watson Asphalt Paving Co., Inc.~~

Bid Award: Neighborhood Ditch and Drainage Maintenance / Iron Creek Construction, LLC

Minutes: For the May 5, 2020 Regular Meeting

Minutes: For the May 11, 2020 Special Meeting

Councilmember Stuart requested to remove Item # 5 - 2020 Pavement Program - Overlay/ Watson Asphalt Paving Co.

Deputy Mayor Malchow requested to remove Item # 4 - Contract: Issaquah Fall City Road Improvements, Phase 2 - Engineering Design / HDR Engineering

MOTION: Councilmember Kent Treen moved to approve the consent agenda as amended. Councilmember Pam Stuart seconded. Motion carried unanimously 7-0.

PRESENTATIONS / PROCLAMATIONS

Presentation: Draft 2021-2026 Transportation Improvement Plan

Cheryl Paston, Acting Public Works Director and Andrew Zagars, Public Works City Engineer led the discussion on the draft 2021-2026 Transportation Improvement Plan and showed a presentation available in the Document Center [here](#).

MOTION: Mayor Karen Moran moved to unexempt the East Lake Sammamish Parkway from the V/C concurrency exemption. Councilmember Ken Gamblin seconded. Motion carried 5-2 with Councilmember Jason Ritchie and Councilmember Pam Stuart dissenting.

Council took a five minute break at 9:00 pm

MOTION: Councilmember Pam Stuart moved to direct staff to take traffic counts twice every year. Councilmember Jason Ritchie seconded. Motion failed 3-4 with Deputy Mayor Christie Malchow, Councilmember Kent Treen, Councilmember Chris Ross, and Councilmember Ken Gamblin dissenting.

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MOTION: Councilmember Jason Ritchie moved to amend the motion to add additional data . Councilmember Pam Stuart seconded. Motion failed 3-4 with Deputy Mayor Christie Malchow, Councilmember Kent Treen, Councilmember Chris Ross, and Councilmember Ken Gamblin dissenting.

PUBLIC HEARINGS - NONE

UNFINISHED BUSINESS

Discussion: Amended Lease for Reard House

Anjali Meyer, Acting Director of Parks & Recreation, led the discussion and gave a staff update regarding the amended lease for the Reard House.

MOTION: Deputy Mayor Christie Malchow moved to extend the meeting until 11:00 pm Councilmember Ken Gamblin seconded. Motion carried unanimously 7-0.

MOTION: Councilmember Kent Treen moved to authorize the Interim City Manager to sign an amended lease for the Reard House, with the Sammamish Heritage Society. Councilmember Ken Gamblin seconded. Motion carried 6-1 with Councilmember Pam Stuart dissenting.

Contract: Issaquah Fall City Road Improvements, Phase 2 - Engineering Design / HDR Engineering

Andrew Zagars, City Engineer led the discussion on the Issaquah Fall City Road Improvements, Phase 2.

MOTION: Councilmember Pam Stuart moved to approve the contract for the Issaquah Fall City Road Improvements, Phase 2 - Engineering Design/ HDR Engineering Councilmember Jason Ritchie seconded. Motion carried unanimously 7-0.

Bid Award: 2020 Pavement Program - Overlay / Watson Asphalt Paving Co., Inc.

Andrew Zagars, City Engineer and Ben Ressler, CIP Project Engineer led the discussion about the 2020 Pavement Program - Overlay and showed a presentation found in the Document Center [here](#).

MOTION: Deputy Mayor Christie Malchow moved to approve of the bid award for 2020 Pavement Program - Overlay / Watson Asphalt Paving Co., Inc. Councilmember Kent Treen seconded. Motion carried unanimously 7-0.

~~**Discussion:** Draft Transportation Master Plan and Prioritized Projects List~~

MOTION: Deputy Mayor Christie Malchow moved to extend to 11:30 pm Councilmember Chris Ross seconded. Motion carried 4-3 with Mayor Karen Moran, Councilmember Jason Ritchie, and Councilmember Pam Stuart dissenting.

NEW BUSINESS

Discussion: Priorities for the Potential COVID-19 Special Legislative Session

Mike Sugg, Senior Management Analyst, led the discussion on the priorities for the potential COVID-

Draft

19 Special Legislative Session. He was joined by Luke Esser and Nick Federici, Sammamish Contract Lobbyists.

The following priorities were discussed: Financial Support, Fiscal flexibility, Regulatory Relief, City-Owned Utility Support & Economic Stimulus.

MOTION: Councilmember Kent Treen moved to extend until 12 midnight. Deputy Mayor Christie Malchow seconded. Motion carried 6-1 with Councilmember Pam Stuart dissenting.

Information: Human Services Commission Restart

Mike Sugg, Senior Management Analyst, led the discussion on the restart of the Human Services Commission for Grant funding review and COVID-19 related issues.

First proposed meeting would be scheduled in June.

Discussion: Farmers Market

Mike Sugg, Senior Management Analyst led the discussion on the Farmer's Market and the response to two question presented by Councilmember Gamblin.

1. How can the City can protect its rights and intellectual property relating to the Farmers Market?
2. How can the City ensure residents are fully informed about the ownership and management of the Farmers Market to prevent confusion on the City's involvement?

MOTION: Councilmember Ken Gamblin moved to instruct the Interim City Manager identify and pursue all City of Sammamish farmers market related intellectual property. Including, but not limited to domain names, websites, social media pages, images, etc. and to instruct the city communication staff to message to the public that a farmers market that is being proposed to be put on by the Sammamish Chamber of Commerce this year is properly identified as an event that is not associated with the City of Sammamish and that the City is not promoting and/or endorsing this event. Councilmember Kent Treen seconded. Motion carried 5-1 with Councilmember Pam Stuart dissenting.

NOTE: Councilmember Jason Ritchie did not participate in the vote due to a conflict of interest. Councilmember Ritchie is on the board for the Sammamish Chamber of Commerce, who operate the Sammamish Farmer's Market.

MOTION: Councilmember Chris Ross moved to call for the vote. Councilmember Kent Treen seconded. Motion carried 5-1 with Councilmember Pam Stuart dissenting.

COUNCIL REPORTS/ CITY MANAGER REPORT

Report: Deputy Mayor Malchow submitted a written report.

Draft

Report: Councilmember Stuart spoke about the WRIA 8 meeting happening this Thursday.

Report: Mayor Moran spoke about the Eastside Fire & Rescue meeting last week.

Report: Interim City Manager Dave Rudat spoke about the appeal submitted by Eglick & Whited regarding the Gerend vs City of Sammamish case. He spoke regarding parking in Sammamish parks and that they will remain closed. He requested that Council consider scheduling additional Council meetings in August which is normally a time Council is in recess and discuss at the next meeting. He also spoke regarding the emails related to Farmer's Market public records request by Councilmember Stuart.

MOTION: Deputy Mayor Christie Malchow moved to extend the meeting until 12:30 pm. Councilmember Kent Treen seconded. Motion carried unanimously 7-0.

EXECUTIVE SESSION

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

Council retired to an executive session at 11:57 pm and returned at 12:10 pm with the following action.

MOTION: Councilmember Pam Stuart moved to authorize the City Manager to purchase of real property of parcel numbers 152406-9062 and 152406-9069 in the amount of \$550,000 plus associated closing costs for the purpose of the Issaquah Pine Lake Projects road right-of-way and wetland mitigation. Deputy Mayor Christie Malchow seconded. Motion carried unanimously 7-0.

ADJOURNMENT

The meeting adjourned at 12:12 pm.

MOTION: Councilmember Pam Stuart moved to adjourn. Councilmember Jason Ritchie seconded. Motion carried unanimously 7-0.

Lita Hachey, Deputy City Clerk

Karen Moran, Mayor

Agenda Bill

City Council Regular Meeting
June 02, 2020



SUBJECT:	Draft 2021-2026 Transportation Improvement Plan Public Hearing	
DATE SUBMITTED:	May 22, 2020	
DEPARTMENT:	Public Works	
NEEDED FROM COUNCIL:	<input type="checkbox"/> Action <input type="checkbox"/> Direction <input checked="" type="checkbox"/> Informational	
RECOMMENDATION:	Open Public Hearing to receive public input on the draft 2021-2026 Transportation Improvement Plan	
EXHIBITS:	1. Exhibit 1 - DRAFT 2021-2026 TIP 2. Exhibit 2 - 2021-2026 TIP draft Resolution 3. Exhibit 3 - 2021 vs 2020 TIP Comparison	
BUDGET:		
Total dollar amount	N/A	<input type="checkbox"/> Approved in budget
Fund(s)	340 Transportation Capital Improvement Fund	<input type="checkbox"/> Budget reallocation required <input checked="" type="checkbox"/> No budgetary impact
WORK PLAN FOCUS AREAS:		
<input checked="" type="checkbox"/> Transportation	<input type="checkbox"/> Community Safety	
<input checked="" 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:

Shall the Council open a Public Hearing to receive public input on the draft 2021-2026 Transportation Improvement Plan?

KEY FACTS AND INFORMATION SUMMARY:

All cities are required by state law ([RCW 35.77.010](#)) to adopt a Transportation Improvement Plan (TIP) that covers the ensuing six years and to update it annually. These updates must be pursuant to one or more public hearings, be consistent with the City's Comprehensive Plan and be adopted by July 1st of each year. The annual TIP must be filed with the Secretary of Transportation no later than 30 days after adoption. Listing a project on the TIP makes it eligible to apply for State funding.

The TIP is a planning document that identifies transportation capital improvement programs and projects the City foresees undertaking over the next six years. The TIP by itself does not authorize projects to move forward, nor does it provide funding for any projects on the list; for that to occur individual projects and programs are approved and funded through the City’s biennial budget process.

The draft 2021-2026 Transportation Improvement Plan was presented to the Council on May 19, 2020. Staff did not hear any requests from the Council that any changes be made to the TIP as presented at that meeting. Council passed a motion directing staff to begin the analysis and process steps to add East Lake Sammamish Parkway as concurrency segments and corridors in the upcoming months. Attached is the draft 2021-2026 TIP (Exhibit 1) and draft Resolution (Exhibit 2).

Background

State law requires an annual adoption of a six-year TIP. The attached draft 2021-2026 TIP (Exhibit 1) includes approximately \$49,270,000 in transportation improvement projects and programs. This year’s TIP updates project costs and includes projects that address intersections which fail the City’s intersection concurrency level of service (LOS) standards.

As a result of the Growth Management Hearing Board’s (GMHB) ruling on the *Gerend v. Sammamish* case, the City’s road segment and corridor Volume/Capacity LOS standards are invalid, making the current concurrency policies based solely on its intersection LOS standards until the City satisfactorily meets the GMHB’s orders. Since Sahalee Way is the only corridor that was failing under the V/C LOS standard and the Council is still deliberating on its project scope, estimated costs for Sahalee Way Corridor Widening Improvements are removed from the draft 2021-2026 TIP. However, the two failing concurrency intersections on Sahalee Way, NE 36th St and NE 28th Pl are on the TIP. Staff projected to spend \$750,000 in design services in 2020 (which is shown on the draft TIP) prior to receiving the GMHB’s decision and seeks Council direction with regards to how much additional budget, if any, to allocate to the corridor project for this year. About \$31,000 has been spent on the Sahalee project year-to-date.

Once the City achieves compliance with the GMHB’s Orders and the Council provides direction on the Sahalee Way Corridor scope of work, staff will return with an updated TIP for Council approval. Alternatively, Council can elect to keep the Sahalee Way Corridor Widening projects on the proposed TIP but not show it as a concurrency project until the City comes into compliance with the Order if only to be eligible for grants.

Exhibit 3 compares the proposed cost estimates and schedule changes between the 2020-2025 TIP and the proposed 2021-2026 TIP. For example, for TR-8 Issaquah Fall City Rd Ph 2, we propose to change the expends over the next four years from what was estimated in the 2020 TIP.

No.	Project No.	Project	2021	2022	2023	2024
10	TR-08	Issaquah-Fall City Rd: Klahanie Dr SE to Issaquah-Beaver Lk Rd, Phase 2	2020 = \$1,500,000 2021 = 1,000,000	2020 = \$1,500,000 2021 = \$1,000,000	2020 = \$7,000,000 2021 - \$8,000,000	2020 = \$7,000,000 2021 = \$8,000,000

A summary of the major changes are as follows. Staff will review these with Council at the meeting in addition to noting updated project cost estimates and schedule changes.

- TR-48 Sahalee North City Limits to SR202 – Deleted
- TR-05 Sahalee Way NE: NE 25th Way to North City Limits – Deleted
- TR – New Sahalee Way NE: NE 12th Pl to NE 25th Way – Deleted
- TR- New Sahalee Way NE/NE 36th St – Added (failing concurrency intersection that was previously part of the Sahalee Way Widening project scope)
- TR-07 Issaquah Fall City Rd Ph 1 – adjusted expends
- TR-20 SE 14th St Extension – removed costs and delayed to beyond 2026 since it's not a priority. Will put back in future TIP if development occurs in area.
- TR-39 256TH Ave SE/E Beaver Lake Dr Roundabout (RAB) – reduced cost estimate since most of the work was done as part of the temporary RAB to mitigate the closure of IFCR
- TR-56 Issaquah Pine Lake Rd/230th Ln SE/231st Ln SE – Deleted as it's no longer a concurrency failure. Pine Lake Middle School reconstruction resolved the problem.
- 212th Ave SE/SE 16th St Replacement – New project added but with no costs. This will allow us to potentially apply for grants.

The preliminary revenue sources, cash flow and ending fund balances for the six-year period are also presented at the bottom of Exhibit 1. The estimated ending balance of \$264,000 in the 340 Fund is perilously low by the end of this year. If no changes are made to the proposed 2021-2026 TIP, and the estimated expenditures and financial assumptions are realized, there will be a deficit of approximately \$4.69M in the fund at the end of the next biennium. Public Works and Finance staff will present the draft TIP and financial projections to the Council for discussion at the meeting and will be available to answer questions and receive input on desired changes.

Next steps

Staff will return on June 16th with a request that Council adopt the final 2021-2026 TIP and final Resolution.

FINANCIAL IMPACT:

The 6-year TIP is a planning document and as such does not commit the City to any financial obligations. Council may address the financial impacts when future budgets are approved and funding is appropriated for each individual project listed in the 6-year TIP. The Comprehensive Plan Transportation Element provides the following guidance in the event of revenue shortfalls.

Contingency Plans in the Event of Revenue Shortfall

Some of the revenue forecasts are for revenues that are very secure, and highly reliable. However, other revenue forecasts are for sources that are volatile, and therefore difficult to predict with confidence, including grants, joint agency funding, the motor vehicle registration fee, general obligation bonds, and mitigation payments (which have not been enacted), and which fluctuate with the amount of new development.

In the event that revenues from one or more of these sources is not forthcoming, the City has several options: add new sources of revenue or increase the amount of revenue from existing sources; require developers to provide such facilities at their own expense; reduce the number of proposed projects; change the Land Use Element to reduce the travel demand generated by development; or change and/or lower the LOS standard.

In addition, the Comprehensive Plan Transportation Element Policy chapter provides nine financial policies that provide additional direction when prioritizing transportation investments. There are no financial impacts as a result of approving the 2021-2026 TIP since it is a plan.

OTHER ALTERNATIVES CONSIDERED:

There are no other alternatives. State law requires annual adoption of a six-year Transportation Improvement Plan that is consistent with the jurisdiction's Comprehensive Plan.

RELATED CITY GOALS, POLICIES, AND MASTER PLANS:

[Comprehensive Plan Transportation Policy Chapter](#)

2021-2026 SIX-YEAR TRANSPORTATION CAPITAL IMPROVEMENT PLAN (Fund 340) - DRAFT
 Costs rounded to nearest \$10,000

		Concurrency intersection		FUND 340 PROJECT COSTS												
		Pipeline Concurrency Failure		2021	2022	2023	2024	2025	2026	6-Year Total	Projected 2020 Expend	2015-2019 Expend	Future Years	Fund 340 Total Costs	Fund 438 Total Costs	Total Project Costs
No.	Project No.	PROJECT														
1	TR-01	SE 4th Street: 218th Ave SE to 228th Ave SE Widen to 3 lanes with bike lanes, curb, gutter and sidewalk.		0	0	0	0	0	0	0	6,650,000	10,110,000	0	16,760,000	416,740	17,180,000
2	TR-02	Issaquah-Pine Lake Rd: Klahanie Blvd to SE 32nd, Ph 1 Widen to 3 lanes with bike lanes, curb, gutter, sidewalk, roundabout and ITS.		1,200,000	500,000	0	0	0	0	1,700,000	1,000,000	820,000	16,500,000	20,020,000	2,200,000	22,220,000
3	TR-03	Issaquah-Pine Lake Rd: SE 48th St to Klahanie Blvd, Ph 2 Widen to 5 lanes with bike lanes, curb, gutter and sidewalk.		0	0	0	0	0	0	0	0	0	29,512,000	29,512,000	3,000,000	32,510,000
4	TR-04	East Lake Sammamish Parkway SE / SE 24th Way Intersection Add turn pocket and acceleration lane on ELSP, separate turn lanes on SE 24th, mini roundabout or signal.		0	800,000	3,920,000	0	0	0	4,720,000	0	0	0	4,720,000	60,000	4,780,000
5	TR-48	Sahalee North City Limits to SR202								0		0		28,583,000		28,580,000
6	TR-05	Sahalee Way NE: NE 25th Way to North City Limits Widen to 3 lanes with bike lanes, curb, gutter and sidewalk one side, widened shoulder.		0	0	0	0	0	0	0	750,000	450,000	92,143,000	93,343,000	1,100,000	94,440,000
7	TR-__	Sahalee Way NE: NE 12th Pl to NE 25th Way Widen to 3 lanes with bike lanes, curb, gutter, turnlanes, sidewalk on one side. Signal Improvements at NE 14th and NE 19th Dr.		0	0	0	0	0	0	0	0	0		0	1,000,000	1,000,000
8	TR-__	SR202/Sahalee Way NE Intersection Study		0	0	0	0	0	0	0	0	0	0	0	0	0
9	TR-(New for 2021)	Sahalee Way NE/NE 36th St Construct signal and ITS		0	0	300,000	1,350,000	0	0	1,650,000	0	0	0	1,650,000	150,000	1,800,000
10	TR-34	228th Avenue SE: SE 8th Street & SE 10th Street Intersections Study Analyze widening/adding lanes or installing a roundabout to improve operations.		0	0	0	0	0	0	0	0	0	4,700,000	4,700,000	0	4,700,000
11	TR-07	Issaquah-Fall City Rd: 242nd Avenue SE to Klahanie Dr SE (Phase 1) Widen to 5 lanes with bike lanes, curb, gutter and sidewalk. Project will also construct TR-51, TR-52, and TR-39 (temp roundabout), whose costs are included here.		2,000,000	0	0	0	0	0	2,000,000	18,000,000	7,380,000	0	27,380,000	1,500,000	28,880,000
12	TR-08	Issaquah-Fall City Rd: Klahanie Dr SE to Issaquah-Beaver Lk Rd, Ph 2 Widen to 3 lanes with bike lanes, curb, gutter and sidewalk		1,000,000	1,000,000	9,500,000	9,000,000	0	0	20,500,000	1,000,000	0	0	21,500,000	1,000,000	22,500,000
13	TR-51	SE Issaquah Fall City Rd/247th Pl SE Construct roundabout as part of TR-07.		Costs incl in TR-07	0	0	0	0	0	0	0	0	0	0	0	0
14	TR-52	SE Issaquah Fall City Rd/Klahanie Dr S Construct roundabout as part of TR-07.		Costs incl in TR-07	0	0	0	0	0	0	0	0	0	0	0	0
15	TR-20	SE 14th Street Extension: Lawson Park Plat to 248th Ave SE Construct 2 lane roadway connection with walking path on north side of street		0		0	0	0	0	0	0	0	350,000	350,000	40,000	390,000
16	TR-19	Intelligent Transportation System (ITS) Ph 2 - 228th Ave/Sahalee Way Install ITS from NE 12th Pl to SR202, connect to WSDOT & Redmond traffic monitoring systems, construct Traffic Management Center at City Hall.		0	0	0	0	0	0	0	2,067,000	880,000	0	2,947,000	0	2,950,000
17	TR-__	Intelligent Transportation System (ITS), Ph 3 - Variable Message Signs & CCTV Cameras Install permanent realtime traffic VMS' on 228th near Inglewood and IPLR, and Closed Circuit TV cameras at ~40 intersections.		100,000	1,000,000	400,000	0	0	0	1,500,000	0	0	0	1,500,000	0	1,500,000
18	TR-18	SE 8th Street/218th Avenue SE: 212th Avenue SE to SE 4th Street Study Analyze capacity and safety improvements needed to accommodate increased traffic volumes and pedestrian use.		0	0	0	0	0	0	0	200,000	80,000	13,270,000	13,550,000	1,500,000	15,050,000
19	TR-42	218th Avenue SE/216th Avenue SE: SE 4th Street to Inglewood Hill Road NE Analysis Analyze capacity and safety improvements needed to accommodate increased traffic volumes and pedestrian use.		0	0	0	0	0	0	0	150,000	80,000	6,000,000	6,230,000	1,000,000	7,230,000
20	TR-39	256th Ave SE/E Beaver Lake Dr SE/Issaquah Beaver Lake Rd Construct permanent roundabout.		0	0	0	0	200,000	550,000	750,000	0	0	0	750,000	0	750,000
21	TR-45	SE 32nd St/244th Ave SE Intersection Improvement Install all-way stop control and pedestrian improvements.		150,000	0	0	0	0	0	150,000	0	0	0	150,000	0	150,000
22	TR-53	Sahalee Way/NE 28th Pl/223rd Ave NE Install signal and ITS.		0	0	250,000	1,360,000	0	0	1,610,000	0	0	0	1,610,000	150,000	1,760,000

Pipeline Concurrency Failure			FUND 340 PROJECT COSTS												
No.	Project No.	PROJECT	2021	2022	2023	2024	2025	2026	6-Year Total	Projected 2020 Expend	2015-2019 Expend	Future Years	Fund 340 Total Costs	Fund 438 Total Costs	Total Project Costs
23	TR-54	228th Ave/SE 40th Create center turn lane on 228th, modify median on SE 40th.	0	0	0	0	180,000	670,000	850,000	0	0	0	850,000	0	850,000
24	TR-55	242nd Ave NE/NE 8th St Add westbound right turn pocket, widen NE 8th	0	0	0	250,000	750,000	1,000,000	2,000,000	0	0	0	2,000,000	100,000	2,100,000
25	TR-56	Issaquah Pine Lake Rd/230th Ln SE/231st Lane SE Rechannelize/restripe 230th Ln & 231st Ln, extend WB left turn pocket on IPLR.	0	0	0	0	0	0	0	0	0	0	0	0	0
26	TR-New for 2021	212 Ave SE/SE 16th St Replacement Replace portion of SE 212th between SE 14th PL and SE 18th St damaged by highwater and flooding. Construct bridge and new roadway with walls.	0	0	0	0	0	0	0	0	0	15,000,000	15,000,000	250,000	15,250,000
27	TR-A	Public Works Trust Fund Loan Repayment 228th Ave NE Improvements	540,000	0	0	0	0	0	540,000	0	550,000	0	1,090,000	0	1,090,000
28	TR-B	Non-motorized Transportation Projects Sidewalks, trails, bikeways and paths, etc.	750,000	750,000	750,000	750,000	750,000	750,000	4,500,000	0	0	Same annual funding	4,500,000	750,000	5,250,000
29	TR-C	Sidewalk Projects Various sidewalk projects, includes gap projects, extensions, safety improvements.	160,000	160,000	160,000	160,000	160,000	160,000	960,000	0	0	Same annual funding	960,000	150,000	1,110,000
30	TR-D	Intersection and Safety Improvements Intersection/other safety improvements, including channelization, signing, signalization, and/or other traffic control devices.	200,000	200,000	200,000	200,000	200,000	200,000	1,200,000	540,000	0	Same annual funding	1,200,000	150,000	1,350,000
31	TR-E	Neighborhood CIP Safety improvements including gap projects, bike routes, pedestrian safety and school zone safety.	100,000	100,000	100,000	100,000	100,000	100,000	600,000	0	0	Same annual funding	600,000	90,000	690,000
32	TR-F	Street Lighting Program Provide street lighting at high priority locations with significant safety issues that can be addressed through better street lighting.	15,000	15,000	15,000	15,000	15,000	15,000	90,000	15,000	0	Same annual funding	90,000	0	90,000
33	TR-G	School Zone Safety Improvements In conjunction with Issaquah & Lake Washington School Districts, provide safety improvements in the City's various school zones.	50,000	50,000	50,000	50,000	50,000	50,000	300,000	50,000	40,000	Same annual funding	340,000	0	340,000
34	TR-H	Capital Contingency Reserve Placeholder Reserve fund for capital projects and to address other unforeseen circumstances that may arise.	500,000	500,000	500,000	500,000	500,000	500,000	3,000,000	0	0	Same annual funding	3,000,000	0	3,000,000
TOTAL			6,770,000	5,080,000	16,150,000	13,740,000	2,910,000	4,000,000	48,620,000	30,420,000	20,390,000	177,480,000	304,890,000	14,610,000	319,490,000
TOTAL TIP EXPENDITURES			6,770,000	5,080,000	16,150,000	13,740,000	2,910,000	4,000,000	48,620,000	30,420,000	20,390,000	177,480,000	304,890,000	14,610,000	319,490,000

TIP Funding Source	6 Year Projection					
	2021	2022	2023	2024	2025	2026
Beginning Fund Balance*	\$ 6,200,000	\$ 2,980,000	\$ 1,950,000	\$ (5,650,000)	\$ (15,340,000)	\$ (14,200,000)
Real Estate Excise Tax (REET)	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000
Impact Fees	500,000	1,050,000	1,050,000	1,050,000	1,050,000	1,050,000
Interest	50,000					
Awarded Grants-ITS						
Awarded Grants-Iss-FC Road			1,500,000			
SE 4th TIB						
SE 4th Utility Reimbursement						
Anticipated Grants**			3,000,000			
Total	\$ 9,750,000	\$ 7,030,000	\$ 10,500,000	\$ (1,600,000)	\$ (11,290,000)	\$ (10,150,000)
Total Ending Fund Balance	\$ 2,980,000	\$ 1,950,000	\$ (5,650,000)	\$ (15,340,000)	\$ (14,200,000)	\$ (14,150,000)
Restricted Ending Fund Balance	\$ (5,836,439)	\$ (6,636,439)	\$ (7,686,439)	\$ (8,736,439)	\$ (9,786,439)	\$ (10,836,439)
Unrestricted Ending Fund Balance	\$ (2,856,439)	\$ (4,686,439)	\$ (13,336,439)	\$ (24,076,439)	\$ (23,986,439)	\$ (24,986,439)

**Other funding sources that could reasonably be expected include Grants (TIB, PSRC, etc.), Loans, Bonded Debt, and available resources from the General Fund.
 Restricted EFB = Impact and mitigation fees restricted to specific projects. For the 2021 to 2026 projection assumed only IPLR was eligible for impact fee funding at 50% of project costs.

**CITY OF SAMMAMISH
WASHINGTON
RESOLUTION NO. R2020-___**

**A RESOLUTION OF THE CITY OF SAMMAMISH,
WASHINGTON, ADOPTING AN UPDATED SIX-YEAR
TRANSPORTATION IMPROVEMENT PLAN FOR 2021-2026**

WHEREAS, state law requires the legislative body of each city to prepare and adopt a comprehensive transportation improvement plan for the ensuing six years; and

WHEREAS, the purpose of such plan is to ensure that each city shall have plans looking to the future, for not less than six years, as a guide in carrying out a coordinated transportation program; and

WHEREAS, if a city has adopted a comprehensive plan, state law provides that the transportation improvement plan shall be consistent with the comprehensive plan; and

WHEREAS, the adoption of a transportation improvement plan will allow the City to coordinate planning efforts, mitigate certain transportation impacts, and pursue grant funding for transportation projects; and

WHEREAS, the updated plan is consistent with recent changes to RCW 35.77.010 and incorporates urban planning approaches that promote physical activity and non-motorized and transit-oriented projects; and

WHEREAS, the City Council has conducted a public hearing to receive comments on the proposed plan on June 2, 2020; and

WHEREAS, the City is undertaking development of a Transportation Master Plan that will derive projects and programs that will help prioritize the City's long-term investments in its transportation system;

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

Section 1. Adoption of Transportation Improvement Plan. The City hereby adopts the Six-Year Transportation Improvement Plan, 2021-2026, attached hereto as Attachment "A" and incorporated herein by reference.

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.

PASSED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF ON THE ____ DAY OF JUNE
2020.

CITY OF SAMMAMISH

Karen Moran, Mayor

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:
Resolution No.: 2020-

Comparison Between Adopted 2020-2025 TIP and Draft 2021-2026 TIP - DRAFT

		2020 Numbers = Adopted 2020 -2025 TIP Plan 2021 Numbers = Draft 2021-2026 TIP Plan														
		Concurrency segment, corridor or intersection														
		Concurrency Failure		Fund 340 Project Costs												
No.	Project No.	Project	2021	2022	2023	2024	2025	2026	6-Year Total	Projected 2020 Expend	2015 – 2019 Expend	Future Years	Fund 340 Total Costs	Fund 438 Total Costs	Total Project Costs	
1	TR-01	SE 4 th Street: 218 th Avenue SE to 228 th Avenue SE						2021 = \$0	2020 = \$8,130,000 2021 = \$0	\$6,650,000	2020 = \$12,380,000 2021 = \$10,110,000		2020 = \$20,510,000 2021 = \$16,760,000		2020 = \$20,930,000 2021 = \$17,180,000	
2	TR-02	Issaquah Pine Lake Rd: Klahanie Blvd. to SE 32 nd , Phase 1						2021 = \$0	2020 = \$3,300,000 2021 = \$1,700,000	\$1,000,000	2020 = 1,170,000 2021 = \$820,000	2020 = \$14,440,000 2021 = 16,500,000	2020 = \$18,910,000 2021 = \$20,020,000	2020 = \$710,000 2021 = \$2,200,000	2020 = \$19,620,000 2021 = \$22,220,000	
3	TR-03	Issaquah-Pine Lake Rd: SE 48 th Street to Klahanie Blvd., Phase 2						2021 = \$0		\$0		2020 = \$25,070,000 2021 = \$29,512,000	2020 = \$25,070,000 2021 = \$29,512,000	2020 = \$750,000 2021 = \$3,000,000	2020 = \$25,820,000 2021 = \$32,510,000	
4	TR-04	East Lake Sammamish Parkway SE / SE 24 th Way Intersection		2020 = \$500,000 2021 = \$800,000				2021 = \$0	2020 = \$4,420,000 2021 = \$4,720,000	\$0			2020 = \$4,420,000 2021 = \$4,720,000		2020 = \$4,480,000 2021 = \$4,780,000	
5	TR-48	Sahalee North City Limits to SR202						2021 = \$0					2021 = \$28,583,000		2021 = \$28,580,000	
6	TR-05	Sahalee Way NE: NE 25 th Way to North City Limits			2020 = \$2,000,000 2021 = \$0	2020 = \$11,650,000 2021 = \$0	2020 = \$12,300,000 2021 = \$0	2021 = \$0	2020 = \$27,450,000 2021 = \$0	\$750,000	2020 = \$370,000 2021 = \$450,000	92,143,000	2020 = \$27,820,000 2021 = 93,343,000		2020 = \$28,920,000 2021 = \$94,440,000	
7	TR-___	Sahalee Way NE: NE 12 th Place to NE 25 th Way			2020 = \$2,000,000 2021 = \$0	2020 = \$10,550,000 2021 = \$0	2020 = \$11,650,000 2021 = \$0	2021 = \$0	2020 = \$25,700,000 2021 = \$0	\$0				2020 = \$25,700,000 2021 = \$0		2020 = \$26,700,000 2021 = \$1,000,000
8	TR-___	SR202 / Sahalee Way NE Intersection Study						2021 = \$0	2020 = \$250,000 2021 = \$0	\$0			2020 = \$250,000 2021 = \$0		2020 = \$250,000 2021 = \$0	
9	TR-___ (New for 2021)	Sahalee Way NE / NE 36 th Street			2021 = \$300,000	2021 = 1,350,000		2021 = \$0	2021 = \$1,650,000				2021 = \$1,650,000	2021 = \$150,000	2021 = \$1,800,000	
10	TR-34	228 th Avenue SE: SE 8 th Street and SE 10 th Street Intersections Study	2020 = \$600,000 2021 = \$0					2021 = \$0	2020 = \$600,000 2021 = \$0	\$0		2020 = \$4,100,000 2021 = \$4,700,000				
11	TR-07	Issaquah-Fall City Rd: 242 nd Avenue SE to Klahanie Dr SE (Phase 1)	2020 = \$7,000,000 2021 = \$2,000,000					2021 = \$0	2020 = \$19,000,000 2021 = \$2,000,000	\$18,000,000	2020 = \$9,000,000 2021 = \$7,380,000		2020 = \$28,000,000 2021 = \$27,380,000		2020 = \$29,500,000 2021 = \$28,880,000	
12	TR-08	Issaquah-Fall City Rd: Klahanie Dr SE to Issaquah-Beaver Lk Rd, Phase 2	2020 = \$1,500,000 2021 = 1,000,000	2020 = \$1,500,000 2021 = \$1,000,000	2020 = \$7,000,000 2021 = \$9,500,000	2020 = \$7,000,000 2021 = \$9,000,000		2021 = \$0	2020 = \$17,250,000 2021 = \$20,500,000	\$1,000,000	2020 = \$350,000 2021 = \$0		2020 = \$17,600,000 2021 = \$21,500,000		2020 = \$18,600,000 2021 = \$22,500,000	
13	TR-51	SE Issaquah Fall City Rd / 247 th Pl SE						2021 = \$0		\$0						
14	TR-52	SE Issaquah Fall City Rd / Klahanie Dr S						2021 = \$0		\$0						
15	TR-20	SE 14 th Street Extension: Lawson Park Plat to 248 th Avenue SE		2020 = \$350,000 2021 = \$0				2021 = \$0	2020 = \$350,000 2021 = \$0	\$0		2020 = \$0 2021 = \$350,000				
16	TR-19	Intelligent Transportation System (ITS) Phase 2 – 228 th Ave / Sahalee Way						2021 = \$0	2020 = \$2,000,000 2021 = \$0	\$2,067,000	2020 = \$0 2021 = \$880,000		2020 = \$2,000,000 2021 = \$2,947,000		2020 = \$2,000,000 2021 = \$2,950,000	
17	TR-___	Intelligent Transportation System (ITS), Phase 3 – Variable Message Signs & CCTV Cameras	2020 = \$1,000,000 2021 = \$100,000	2020 = \$400,000 2021 = \$1,000,000	2020 = \$0 2021 = \$400,000			2021 = \$0		\$0						
18	TR-18	SE 8 th Street / 218 th Avenue SE: 212 th Avenue SE to SE 4 th Street Study						2021 = \$0	2020 = \$190,000 2021 = \$0	\$200,000	2020 = \$100,000 2021 = \$80,000		2020 = \$13,560,000 2021 = \$13,550,000		2020 = \$15,060,000 2021 = \$15,050,000	
19	TR-42	218 th Avenue SE / 216 th Avenue SE: SE 4 th Street to Inglewood Hill Road NE Analysis						2021 = \$0	2020 = \$150,000 2021 = \$0	\$150,000	2020 = \$100,000 2021 = \$80,000		2020 = \$6250,000 2021 = \$6,230,000		2020 = \$7,250,000 2021 = \$7,230,000	
20	TR-39	256 th Ave SE / East Beaver Lake Dr SE / Issaquah Beaver Lake Rd			2020 = \$1,550,000 2021 = \$0		2020 = \$0 2021 = \$200,000	2021 = \$550,000	2020 = 1,550,000 2021 = \$750,000	\$0	2020 = \$150,000 2021 = 0		2020 = \$1,700,000 2021 = \$750,000		2020 = \$1,700,000 2021 = \$750,000	
21	TR-45	SE 32 nd St / 244 th Ave SE Intersection Improvement						2021 = \$0		\$0						
22	TR-53	Sahalee Way / NE 28 th Pl / 223 rd Ave NE			2020 = \$230,000 2021 = \$250,000	2020 = \$1,080,000 2021 = \$1,360,000		2021 = \$0	2020 = \$1,310,000 2021 = \$1,610,000	\$0			2020 = \$1,310,000 2021 = \$1,610,000	2020 = \$0 2021 = \$150,000	2020 = \$1,310,000 2021 = \$1,760,000	
23	TR-54	228 th Ave / SE 40 th				2020 = \$140,000 2021 = \$0	2020 = \$670,000 2021 = \$180,000	2021 = \$670,000	2020 = \$810,000 2021 = \$850,000	\$0			2020 = \$810,000 2021 = \$850,000		2020 = 810,000 2021 = \$850,000	

2020 Numbers = Adopted 2020-2025 TIP Plan
 2021 Numbers = Draft 2021-2026 TIP Plan
 Concurrency segment, corridor or intersection
 Concurrency Failure

No.	Project No.	Project	2021	2022	2023	2024	2025	2026	Fund 340 Project Costs						
									6-Year Total	Projected 2020 Expend	2015 – 2019 Expend	Future Year	Fund 340 Total Costs	Fund 438 Total Costs	Total Project Costs
24	TR-55	242 nd Ave NE / NE 8 th St					2020 = \$630,000 2021 = \$750,000	2020 = \$0 2021 = \$1,000,000	2020 = \$880,000 2021 = \$2,000,000	\$0			2020 = \$880,000 2021 = \$2,000,000	2020 = \$0 2021 = \$100,000	2020 = \$880,000 2021 = \$2,100,000
25	TR-56	Isaiah Pine Lake Rd / 230 th Ln SE / 231 st Lane SE					2020 = \$120,000 2021 = \$0	2020 = \$0 2021 = \$0	2020 = \$120,000 2021 = \$0	\$0			2020 = \$120,000 2021 = \$0		2020 = \$120,000 2021 = \$0
26	TR-New for 2021	212 th Ave SE / SE 16 th St Replacement						2021 = \$0				2021 = \$15,000,000	2021 = \$15,000,000	2021 = \$250,000	2021 = \$15,250,000
27	TR-A	Public Works Trust Fund Loan Repayment						2021 = \$0	2020 = \$1,080,000 2021 = \$540,000	\$0	2020 = \$1,100,000 2021 = \$550,000		2020 = \$2,180,000 2021 = \$1,090,000		2020 = \$2,180,000 2021 = \$1,090,000
28	TR-B	Non-motorized Transportation Projects						2021 = \$750,000		\$0					
29	TR-C	Sidewalk Projects						2021 = \$160,000		\$0					
30	TR-D	Intersection and Safety Improvements						2021 = \$200,000		\$540,000					
31	TR-E	Neighborhood CIP						2021 = \$100,000		\$0					
32	TR-F	Street Lighting Program						2021 = \$15,000		\$15,000					
33	TR-G	School Zone Safety Improvements						2021 = \$50,000		\$50,000	2020 = \$0 2021 = \$40,000		2020 = \$300,000 2021 = \$340,000		2020 = \$300,000 2021 = \$340,000
34	TR-H	Capital Contingency Reserve Placeholder						2021 = 500,000		\$0					

Agenda Bill

City Council Regular Meeting
June 02, 2020



SUBJECT:	Updates to the City Council Meeting Schedule		
DATE SUBMITTED:	May 27, 2020		
DEPARTMENT:	City Manager's Office		
NEEDED FROM COUNCIL:	<input checked="" type="checkbox"/> Action <input type="checkbox"/> Direction <input type="checkbox"/> Informational		
RECOMMENDATION:	Approve the proposed meeting schedule as shown below or with modifications.		
EXHIBITS:			
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 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 Council's meeting schedule be updated to catch up on the work plan and accommodate budget discussions?

KEY FACTS AND INFORMATION SUMMARY:

Covid-19 has caused significant disruptions to the City Council's work plan for 2020. In an attempt to catch up on the work plan and accommodate Budget discussions, staff are proposing the Council's meeting schedule be modified as follows:

June

- 6/2 Regular Meeting
- **6/9 Study Session (REMAINS CANCELED)**
- 6/16 Regular Meeting
- **6/23 Special Meeting (NEW MEETING)**

July

- 7/7 Regular Meeting
- **7/14 Study Session (WOULD BE HELD)**
- 7/21 Regular Meeting

August

- **8/4 Special Meeting (NEW MEETING)**
- **8/18 Special Meeting (NEW MEETING)**

The Council should determine whether this meeting schedule is suitable as shown or if modifications are necessary.

Agenda Bill

City Council Regular Meeting
June 16, 2020



SUBJECT:	Discussion: Business Recovery Task Force	
DATE SUBMITTED:	June 08, 2020	
DEPARTMENT:	City Manager's Office	
NEEDED FROM COUNCIL:	<input type="checkbox"/> Action <input checked="" type="checkbox"/> Direction <input type="checkbox"/> Informational	
RECOMMENDATION:	Provide feedback on the proposed Business Recovery Task Force.	
EXHIBITS:		
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 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:

Should the City Council form a Business Recovery Task Force for the purpose of distributing any County, State or Federal funds earmarked for businesses affected by Covid-19?

KEY FACTS AND INFORMATION SUMMARY:

Summary

On June 2, 2020, Mayor Moran and Councilmember Ross presented a recommendation that the City form a short-term Business Recovery Task Force. The general purpose of the Task Force would be to identify opportunities for the City to assist businesses impacted by Covid-19 as they begin to re-open and expand operations under the phased approach outlined by Governor Inslee. The Council offered broad support for the idea and requested further details be brought back for consideration on June 16, 2020.

The following sections include proposed ideas about the duties of the Task Force, the application process, and membership. Mayor Moran and Councilmember Ross are seeking Council's feedback on this proposal.

Duties & Responsibilities

The following outlines some potential duties and responsibilities of the Task Force:

1. Define the current needs of the Sammamish business community and the anticipated needs as businesses move through reopening phases.
2. Review existing resources for businesses at the local, County, State and Federal levels.
3. Identify gaps between needs and existing resources, and develop strategies for how the City can assist in filling the gaps.
4. Recommend criteria for a grant funding process. If the grant process is established, review applications and make a funding recommendation to the City Council.

Application Process

The City will set up an online application form to which Sammamish business owners can apply to be a member of the Task Force. Applications would be reviewed and selected by the full Council. The selection process would be similar to how members are appointed to City commissions.

The following outlines a list of potential questions for the application:

1. How long have you been in business?
2. Where is your business located? (home-based, storefront, mobile)
3. Briefly describe your business.
4. How many FTEs does your business currently employ?
5. How many jobs have been lost due to Covid-19?
6. Describe how Covid-19 has impacted your business.
7. What is the current status of your business? (Closed, partially open, fully open)
 - a. If closed or partially open, when do you expect to fully reopen?
8. What is your business structure? (LLC, Sole Proprietorship, etc.)
9. What is the likelihood of your business permanently closing due to Covid-19?
10. Are you a member of any organizations or groups that promote businesses?

Membership

Membership on the Task Force is proposed to consist of 7 members as follows:

- 1 Home-based business
- 1 Business from each major shopping center:
 - Klahanie
 - Pine Lake Village
 - Sammamish Highlands (including surrounding retail spaces, such as Saffron and Inglewood Plaza)
- 1 Other business to be determined based on application
- 2 Councilmembers

This criteria ensures geographic distribution within Sammamish. The types of businesses selected will depend on applications received, but in general, they will represent a variety of sectors and sizes.