



# City Council, Regular Meeting

## AGENDA REVISED

6:30 pm – 9:30 pm

March 17, 2015



Council Chambers

### Call to Order

### Roll Call

### Pledge of Allegiance

### Approval of Agenda and Consent Agenda

### Student Liaison Reports

### Presentations/Proclamations

### Public Comment

**Note:** *This is an opportunity for the public to address the Council. Three-minutes limit per person or five-minutes if representing the official position of a recognized community organization. If you would like to show a video or PowerPoint, it must be submitted or emailed by 5 pm, the end of the business day, to the City Clerk, Melonie Anderson at [manderson@sammamish.us](mailto:manderson@sammamish.us)*

### Consent Agenda

- Payroll for period ending February 28, 2015 for pay date March 5, 2015 in the amount of \$ 287,306.55
- 1. **Approval:** Claims for period ending March 17, 2015 in the amount of \$2,356,385.67 for Check No. 39865 through 39975
- 2. **Ordinance:** Second Reading Adopting Provisions Related To Surface Water Management In The Surface Water Design Manual And As Also Codified Into Chapter 20 Of Title 13 Of The Sammamish Municipal Code
- ~~3. **Resolution:** Granting Approval for the Plat Alteration for Elston Ridge~~

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.

4. **Contract Award:** Intelligent Transportation System (ITS) Project/Pioneer Construction
5. **Contract Amendment:** ITS Project Construction Management/Jacobs Engineering
6. **Bid Award:** Pine Lake Driveway Resurfacing/Northwest Asphalt, Inc.
7. **Approval:** Minutes for February 17, 2015 Regular Meeting
8. **Approval:** Minutes for March 3, 2015 Regular Meeting

#### **Unfinished Business**

3. **Resolution:** Granting Approval for the Plat Alteration for Elston Ridge

#### **Public Hearings**

9. **Update:** 2015 Comprehensive Plan

**Executive Session** – Evaluating the qualifications of an applicant pursuant to RCW42.30.110(1)(g) and property acquisition pursuant to RCW42.30.110(1)(b) and potential litigation pursuant to RCW42.30.110(1)(i)

10. **Resolution:** Appointing Three Members to the Sammamish Planning Commission

**New Business** - None

**Council Reports**

**City Manager Report**

**Adjournment**

## AGENDA CALENDAR

<b>April 2015</b>			
Tues 4/7	6:30 pm	Regular Meeting	Public Hearing: Ordinance Extension Emergency Tree Retention Regulations Resolution: EF & R Non-Profit Formation (consent) Amendment: WTA/Evans Creek Preserve Trail Construction Town Center Update (ss) Uses in R-Zones (ss)
Tues 4/14	6:30 pm	Study Session	2015 Comp Plan Update (Land Use, Housing)
Mon 4/20	6:30 pm	COW Meeting	2015 Comp Plan Update (Capital Facilities, Utilities)
Tues 4/21	6:30 pm	Regular Meeting	Discussion: Facility Rental Polices Resolution: Facilities Rental Policies
<b>May 2015</b>			
Tues 5/5	6:30 pm	Regular Meeting	Ordinance: First Ready 2015 Carry Forwards Impact Fee Report Year End Report
Tues 5/12	6:30 pm	Study Session	2015 Comp Plan Update (Transportation, Environment)
Mon 5/18	6:30 pm	COW Meeting	2015 Comp Plan Update (If needed)
Tues 5/19	6:30 pm	Regular Meeting	Ordinance: Second Reading 2015 Carry Forwards
<b>June 2015</b>			
Tues 6/2	6:30 pm	Regular Meeting	Public Hearing/first reading: 2015 Comp Plan Update
Tues 6/9	6:30 pm	Study Session	2015 Comp Plan (if needed)
Mon 6/15	6:30 pm	COW Meeting	
Tues 6/16	6:30 pm	Regular Meeting	Ordinance: Second Reading 2015 Comp Plan Update
<b>July 2015</b>			
Tues 7/7	6:30 pm	Regular Meeting	
Tues 7/14	6:30 pm	Study Session	
Mon 7/20	6:30 pm	COW Meeting	
Tues 7/21	6:30 pm	Regular Meeting	
<b>August 2015</b>			
			NO MEETINGS
<b>Sept 2015</b>			
Tues 9/1	6:30 pm	Regular Meeting	
Tues 9/8	6:30 pm	Study Session	YMCA Property Development Discussion
Tues 9/15	6:30 pm	Regular Meeting	
Mon 9/21	6:30 pm	COW Meeting	
<b>Oct 2015</b>			
Tues 10/6	6:30 pm	Regular Meeting	Presentation: LWSD STEM School/Big Rock Park Project
Tues 10/13	6:30 pm	Study Session	
Mon 10/19	6:30 pm	COW Meeting	
Tues 10/20	6:30 pm	Regular Meeting	
<b>Nov 2015</b>			



If you are looking for facility rentals, please click [here](#).

<< March

## April 2015

May >>

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1 6:30 p.m. <b>Parks and Recreation Commission Meeting</b>	2 6:30 p.m. <b>Planning Commission Meeting</b>	3	4
5	6	7 5 p.m. <b>City Council Office Hour</b> 6:30 p.m. <b>City Council Meeting</b>	8 7 p.m. <b>Beaver Lake Management District Meeting</b>	9	10 8:30 a.m. <b>Art Exhibit - Amanda Devine</b>	11
12	13	14 6:30 p.m. <b>City Council Study Session</b>	15	16 6:30 p.m. <b>Planning Commission Meeting</b>	17	18 9 a.m. <b>Volunteer at Ebright Creek Park</b>
19	20 6 p.m. <b>Committee of the Whole</b>	21 6:30 p.m. <b>City Council Meeting</b>	22	23 6 p.m. <b>Exhibiting Artist Reception</b>	24	25
26	27 6:30 p.m. <b>Arts Commission Meeting</b>	28 2 p.m. <b>Finance Committee Meeting</b>	29	30		

If you are looking for facility rentals, please click [here](#).

<< April

## May 2015

June >>

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					1	2
3 7:30 a.m. Sammamish- Redmond Boys & Girls Club 10K/5K Fun Run	4	5 5 p.m. City Council Office Hour 6:30 p.m. City Council Meeting	6 6:30 p.m. Parks and Recreation Commission Meeting	7 9 a.m. Spring Senior Art Classes 10 a.m. "Block Printing" Senior Art Workshop 6:30 p.m. Planning Commission Meeting	8	9 12 p.m. Special Arts Sammamish
10	11	12 6:30 p.m. City Council Study Session	13	14	15	16 12 p.m. Rig-A-Palooza
17	18 6:30 p.m. Committee of the Whole 6:30 p.m. Arts Commission Meeting	19 6:30 p.m. City Council Meeting	20 4 p.m. Farmer's Market	21 10 a.m. "Pushing the Puddle" watercolor workshop 6:30 p.m. Planning Commission Meeting	22	23
24	25 Memorial Day City offices closed	26	27 4 p.m. Farmer's Market	28	29	30 6:30 a.m. Flying Wheels Bike Ride
31						



# MEMORANDUM

**TO:** Melonie Anderson/City Clerk  
**FROM:** Marlene/Finance Department  
**DATE:** March 12, 2015  
**RE:** Claims for March 17, 2015

**\$ 212,143.27**  
**2,144,242.40**

### Over \$10,000 Payments

Porter Brothers	\$13,619,080.10	Community & Aquatic Center - February 2015
Eastside Fire & Rescue	\$477,715.75	Fire Services - March 2015
Heritage Bank	\$65,163.07	Porter Brothers - Retainage
City Of Bellevue	\$64,040.71	Ecity Gov 2015 Dues for SPP, NWP, NWM, GJT, MPR
Studio 3MW	\$18,792.50	Comp Plan Rewrite - December 2014
Elway Research	\$12,000.00	Citizen Survey
ELM Environments	\$11,403.00	Big Rock Park - Schematic
Top To Bottom	\$10,687.08	Janitorial Services - February 2015
City of Issaquah	\$10,481.00	Jail Services - January 2015

**TOTAL \$ 2,356,385.67**

**Checks # 39865 – 39975**

212,143.27 +  
 2,144,242.40 +  
 2,356,385.67G+

# Accounts Payable

## Check Register Totals Only

User: mdunham  
 Printed: 3/5/2015 - 10:07 AM

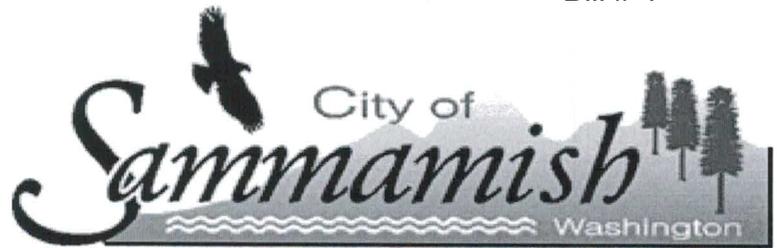


Check	Date	Vendor No	Vendor Name	Amount	Voucher
39865	03/05/2015	AMEX	American Express	234.72	39,865
39866	03/05/2015	AWCMED	AWC Employee BenefitsTrust	114,007.96	39,866
39867	03/05/2015	CENTLIN2	Century Link	65.99	39,867
39868	03/05/2015	FLEXPLAN	Flex-Plan Services Inc	1,849.66	39,868
39869	03/05/2015	ICMA401	ICMA 401	39,790.75	39,869
39870	03/05/2015	ICMA457	ICMA457	10,627.89	39,870
39871	03/05/2015	IDHW	Idaho Child Support Receipting	326.50	39,871
39872	03/05/2015	ISD	Issaquah School District	11,985.00	39,872
39873	03/05/2015	LWSD	Lake Washington School Dist	33,680.50	39,873
39874	03/05/2015	PREPAIDL	LegalShield	109.60	39,874
39875	03/05/2015	PSE	Puget Sound Energy	464.70	39,875
Check Total:				213,143.27	

## Accounts Payable

## Check Register Totals Only

User: mdunham  
 Printed: 3/11/2015 - 3:47 PM



Check	Date	Vendor No	Vendor Name	Amount	Voucher
39876	03/17/2015	ALLBATTE	All Battery Sales & Service, Inc.	70.41	39,876
39877	03/17/2015	AT&TMOBI	AT&T Mobility	62.51	39,877
39878	03/17/2015	AWC	Association of Wa Cities	6,515.27	39,878
39879	03/17/2015	BACKGROU	Background Source Intl	168.00	39,879
39880	03/17/2015	BELLCITY	City Of Bellevue	64,040.71	39,880
39881	03/17/2015	BELMONT	Belmont-Colvin Holdings LLC	7,500.30	39,881
39882	03/17/2015	BEST	Best Parking Lot Cleaning, Inc	3,806.53	39,882
39883	03/17/2015	BMC	BMC West Corp	35.94	39,883
39884	03/17/2015	CADMAN	Cadman, Inc.	299.17	39,884
39885	03/17/2015	CALPORT	CalPortland Company	516.24	39,885
39886	03/17/2015	CDW	CDW Govt Inc	1,707.48	39,886
39887	03/17/2015	CODEPUB	Code Publishing Inc	831.43	39,887
39888	03/17/2015	COMCAST3	Comcast	1,240.61	39,888
39889	03/17/2015	COSTCO	Costco Wholesale	1,658.17	39,889
39890	03/17/2015	DEERE	John Deere Landscapes	71.61	39,890
39891	03/17/2015	EASTFIRE	Eastside Fire & Rescue	477,715.75	39,891
39892	03/17/2015	ECS	Environmental Chemical Solutions Inc	303.14	39,892
39893	03/17/2015	ELM	ELM Environments	11,403.00	39,893
39894	03/17/2015	ELWAY	Elway Research, Inc.	12,000.00	39,894
39895	03/17/2015	EPICENTE	Epicenter Services LLC	2,513.35	39,895
39896	03/17/2015	EVANS	David Evans & Associates, Inc	4,243.27	39,896
39897	03/17/2015	FAIRWEAT	Fair Weather Site Furnishings	2,032.32	39,897
39898	03/17/2015	FASTENAL	Fastenal Industrial Supplies	90.44	39,898
39899	03/17/2015	FLORES	Dawn Flores	16.19	39,899
39900	03/17/2015	FRAME	Scott Frame	135.00	39,900
39901	03/17/2015	FRONTIR2	Frontier	381.26	39,901
39902	03/17/2015	GARRETSON	Lin Garretson	47.96	39,902
39903	03/17/2015	GIANINI	Chris Gianini	230.00	39,903
39904	03/17/2015	GOODSON	David M. Goodson	450.00	39,904
39905	03/17/2015	GOSHMAN	Gwen Goshman	649.60	39,905
39906	03/17/2015	GRAINGER	Grainger	817.31	39,906
39907	03/17/2015	GREATAME	Great America Financial Services	130.31	39,907
39908	03/17/2015	GUARDIAN	Guardian Security	72.00	39,908
39909	03/17/2015	HALVORSE	Gretchen Halvorsen	500.00	39,909
39910	03/17/2015	HDFOWL	H. D. Fowler Company	203.55	39,910
39911	03/17/2015	HERITAGE	Heritage Bank	65,163.07	39,911
39912	03/17/2015	HOMEDE	Home Depot	945.02	39,912
39913	03/17/2015	HONEY	Honey Bucket	1,183.48	39,913
39914	03/17/2015	ISSCEDAR	Issaquah Cedar & Lumber	448.25	39,914
39915	03/17/2015	ISSCITY	City Of Issaquah	10,481.00	39,915
39916	03/17/2015	KCBLANK	King County Finance	2,623.04	39,916
39917	03/17/2015	KCDNRP	King County Dept of Natural Resources	2,000.00	39,917
39918	03/17/2015	KCRADIO	King Cty Radio Comm Svcs	526.69	39,918
39919	03/17/2015	KELLER	Mike Keller	41.97	39,919
39920	03/17/2015	KINGFI	King County Finance A/R	930.00	39,920
39921	03/17/2015	KINGPET	King County Pet Licenses	265.00	39,921
39922	03/17/2015	KINGREC	King County Recorder	1,000.00	39,922
39923	03/17/2015	KINGWAT	King County Finance Water & Land D	5,526.16	39,923
39924	03/17/2015	KLEINFEL	Kleinfelder, Inc.	5,964.75	39,924
39925	03/17/2015	LAKESIDE	Lakeside Industries	522.28	39,925





**Meeting Date:** March 17, 2015

**Date Submitted:** 2/25/2015

**Originating Department:** Public Works

**Clearances:**

- |  |   |  |
|--|---|--|
| <input checked="" type="checkbox"/> Attorney | <input checked="" type="checkbox"/> Community Development | <input type="checkbox"/> Parks & Recreation      |
| <input type="checkbox"/> Admin Services      | <input type="checkbox"/> Eastside Fire and Rescue         | <input type="checkbox"/> Police                  |
| <input type="checkbox"/> City Manager        | <input type="checkbox"/> Finance & IT                     | <input checked="" type="checkbox"/> Public Works |

**Subject:** Surface Water Management – Inglewood Neighborhood

**Action Required:** Conduct Second Reading and Approve Ordinance

- Exhibits:**
1. Proposed Ordinance with Attachments A and B
  2. Planning Commission Recommendation Memorandum

**Budget:** N/A

**Summary Statement:**

The Planning Commission has completed their review of proposed amendments to Title 13 of the Sammamish Municipal Code (SMC) and the Surface Water Design Manual, related to control of stormwater in the Inglewood Hill neighborhood. The Planning Commission is recommending that the City Council adopt the proposed amendments.

**Background:**

The City Council adopted Ordinance No. O2014-373 on July 15, 2014, which was amended through Ordinance O2014-474 on October 7, 2014, establishing interim development regulations relating to surface water management. Following adoption of the emergency ordinance, the City Council requested that the Planning Commission evaluate and consider whether a permanent code amendment was warranted.

The Planning Commission and staff held a public meeting on September 18, 2014 and a public hearing on October 16, 2014. The Planning Commission received verbal and written public comments regarding the proposed ordinance. Following the completion of the public hearing and deliberation, the Planning Commission has recommended that the City Council adopt the permanent code amendments. The City Council held a public hearing on March 3, 2017 and received one verbal comment.

**Financial Impact:** N/A

**Recommended Motion:** Motion to approve the ordinance amending Chapter 20 of Title 13 of the Sammamish Municipal Code.



**DRAFT**  
**CITY OF SAMMAMISH**  
**WASHINGTON**  
**ORDINANCE NO. O2015-\_\_\_\_\_**

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**AN ORDINANCE OF THE CITY OF SAMMAMISH, WASHINGTON, ADOPTING PROVISIONS RELATED TO SURFACE WATER MANAGEMENT IN THE SURFACE WATER DESIGN MANUAL AND AS ALSO CODIFIED INTO CHAPTER 20 OF TITLE 13 OF THE SAMMAMISH MUNICIPAL CODE**

WHEREAS, the City incorporated in August of 1999;

WHEREAS, the City Council adopted the City’s Comprehensive Plan on September 16, 2003, and the City has enacted zoning consistent with the comprehensive plan; and

WHEREAS, the City Council adopted the Sammamish Municipal Code on October 7, 2003 and subsequent revisions have been made since that time; and

WHEREAS, Title 13 of the Sammamish Municipal Code (“SMC”) contains development regulations for surface and stormwater management; and

WHEREAS, plats approved prior to 1977 (“historic plats”) were not subject to surface and stormwater regulations; and

WHEREAS, the City has landslide hazard areas that are potentially subject to risk of mass movement and susceptible to landslides due to a combination of geologic, topographic, and hydrologic factors; and

WHEREAS, the City has observed that when development occurs on previously vacant lots within historic plats that drain onto landslide hazard areas, there is a greater possibility for deleterious discharges associated with surface and stormwater when the development is not tightlined below the landslide hazard area; and

WHEREAS, drainage review is currently not required for development permits or approvals that would result in less than 2,000 square feet of new impervious surface, replaced impervious surface, or new plus replaced impervious surface; and

WHEREAS, through the adoption of Ordinance No. O2014-373 on July 15, 2014, and amended through Ordinance O2014-474 on October 7, 2014, the City Council adopted interim development regulations relating to surface water management and those interim regulations are expected to expire in 2015;

WHEREAS, the City Council held a public hearing on March 3, 2015 and received public testimony related to the adoption of the proposed permanent regulations set forth herein; and interim development regulations relating to surface water management

WHEREAS, a State Environmental Policy Act (SEPA) Determination of Non Significance for the proposed permanent regulations was issued on February 17, 2015; and

WHEREAS, in accordance with RCW 36.70A, a request for expedited review was received by the State of Washington Department of Commerce on October 24, 2014 and was granted expedited review on November 10, 2014; and

WHEREAS, the public process for the proposed permanent regulations has provided for public participation opportunities at public meetings and hearings before the Planning Commission and City Council between September of 2014 and March of 2015; and

WHEREAS, the Planning Commission held public meetings and public hearings on September 18 and October 16, 2014 and forwarded a recommendation to permanently amend Section 13.20.020 SMC and Section 1.2.1 of the adopted Surface Water Design Manual to further regulate and adopt standards for surface water management to the City Council on March 3, 2015; and

WHEREAS, the City Council considered the proposed surface water management regulations at a City Council public hearing on March 3, 2015, and

WHEREAS, the City Council considered the Planning Commission's recommendation, public comment, and other available information.

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

**Section 1. Adoption of the Surface Water Management regulations.** The Surface Water Management regulations as set forth in Attachment "A" to this ordinance are hereby adopted.

**Section 2. Codification of the Surface Water Management regulations.** The City Council authorizes the Community Development Director and City Clerk to codify the regulatory provisions of this ordinance into Section 13.20.020 SMC and Section 1.2.1 of the adopted Surface Storm Water Design Manual for ease of use and reference.

**Section 3. Adoption of Historic Plat map.** The Historic Plat map as set forth in Attachment "B" to this ordinance is hereby adopted.

**Section 4. Interpretation.** The City Council authorizes the Community Development Director to administratively interpret these provisions as necessary to implement the intent of the Council.

**Section 5. Severability.** Should any section, paragraph, sentence, clause or phrase of this Ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this Ordinance be pre-empted by state or federal law or regulation, such decision or pre-emption shall not affect the validity of the remaining portions of this Ordinance or its application to other persons or circumstances.

**Section 6. Effective Date.** This ordinance shall be published in the official newspaper of the City, and shall take effect and be in full force five (5) days after the date of publication.

**ADOPTED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF ON THE \_\_\_\_\_ DAY OF MARCH 2015.**

CITY OF SAMMAMISH

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Mayor Thomas E. Vance

ATTEST/AUTHENTICATED:

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Melonie Anderson, City Clerk

Approved as to form:

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Michael R. Kenyon, City Attorney

Filed with the City Clerk: February 25, 2015  
Public Hearing: March 3, 2015  
First Reading: March 3, 2015

Exhibit 1

Second Reading: March 17, 2015  
Passed by the City Council:  
Date of Publication:  
Effective Date:

1 **Stormwater Development Regulations – Inglewood**

2  
3  
4 **SMC 13.20.020 Drainage review – When required – Type**

5 (1) Drainage review is required when any proposed project is subject to a City of Sammamish  
6 development permit or approval and:

7 (a) Would result in ~~2,000~~<sup>500</sup>~~2,000~~ square feet or more of new impervious surface, replaced  
8 impervious surface or new plus replaced impervious surface; or

9 (a.1) Would result in 500 square feet or more of new impervious surface, replaced  
10 impervious surface or new plus replaced impervious surface within an Historic Plat as  
11 defined and mapped in Attachment B; or

12 (b) Would involve 7,000 square feet or more of land disturbing activity; or

13 (c) Would construct or modify a drainage pipe or ditch that is 12 inches or more in size or  
14 depth or receives surface and stormwater runoff from a drainage pipe or ditch that is 12  
15 inches or more in size or depth; or

16 (d) Contains or is adjacent to a flood hazard area as defined in SMC Title 15 or 21A; or

17 (e) Is located within a critical drainage area; or

18 (f) Is a redevelopment project proposing \$100,000 or more of improvements to an existing  
19 high-use site; or

20 (g) Is a redevelopment project on a site in which the total of new plus replaced impervious  
21 surface is 5,000 square feet or more and whose valuation of proposed improvements,  
22 including interior improvements and excluding required mitigation and frontage  
23 improvements, exceeds 50 percent of the assessed value of the existing site improvements.

24 (2) The drainage review for any proposed project shall be scaled to the scope of the project's  
25 size, type of development and potential for impacts to the regional surface water system to  
26 facilitate preparation and review of project applications. If drainage review for a proposed  
27 project is required under subsection (1) of this section, the City shall determine which of the  
28 following drainage reviews apply as specified in the Surface Water Design Manual:

29 (a) Small project drainage review;

30 (b) Targeted drainage review;

31 (c) Full drainage review; or

32 (d) Large project drainage review. (Ord. O2011-304 § 1 (Att. A))

1 **Surface Water Design Manual**

2  
3 **1.2.1 CORE REQUIREMENTS #1:**  
4 **DISCHARGE AT THE NATURAL LOCATION**

5  
6 ...

7  
8 **DISCHARGE REQUIREMENTS**

9 Proposed projects must comply with the following discharge requirements (1, 2, and 3) as  
10 applicable:

11  
12 ...

13  
14 2. IF a proposed project or any **natural discharge area** within a project is located within a  
15 historic plat<sup>1</sup> as defined and mapped in Attachment B or Landslide Hazard Drainage Area<sup>2+22</sup>  
16 and, in fact, ultimately drains over the erodible soils of a SAO-defined landslide hazard area  
17 with slopes steeper than 15%, THEN a **tightline system must be provided** through the  
18 landslide hazard area to an acceptable discharge point unless one of the following  
19 exceptions applies. The tightline system must comply with the design requirements in Core  
20 Requirements #4 and in Section 4.2.2 unless otherwise approved by DDES. Drainage  
21 easements for this system must be secured from downstream property owners and  
22 recorded prior to engineering plan approval.

23  
24 **Exceptions:** A tightline is not required for any **natural discharge location** where one of the  
25 following conditions can be met:

- 26  
27 a) Less than 5002,000 square feet of new impervious surface will be added within the  
28 **natural discharge area**, OR  
29  
30 b) All runoff from the **natural discharge area** will be infiltrated for runoff events up to and  
31 including the 100-year event, OR

32  
33 ~~c) The developed conditions runoff volume<sup>2</sup> from the natural discharge area is less than~~  
34 ~~50% of the existing conditions runoff volume from other areas draining to the location~~

<sup>1</sup> Historic plats are plats approved prior to 1977 that created separate lots as defined in SMC Title 19A smaller than 5,000 square feet.

<sup>2+ 22</sup> Landslide Hazard Drainage Areas are areas mapped by the County where it has been determined that overland flows from new projects will pose a significant threat to health and safety because of their close proximity to SAO-defined landslide hazard areas that are on slopes steeper than 15% (see Definitions Section for a more detailed definition of SAO landslide hazard areas). Such areas are delineated on the Landslide Hazard Drainage Areas map adopted with this manual (see map pocket on inside of back cover).

<sup>2</sup> ~~For the purposes of applying this exception, the developed conditions runoff volume is the average annual runoff volume as computed with KCRTS per Chapter 3. Any areas assumed not to be cleared when computing the developed~~

1  
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~~where runoff from the natural discharge area enters the landslide hazard area onto slopes steeper than 15%, AND the provisions of Discharge Requirement 1 are met, OR~~

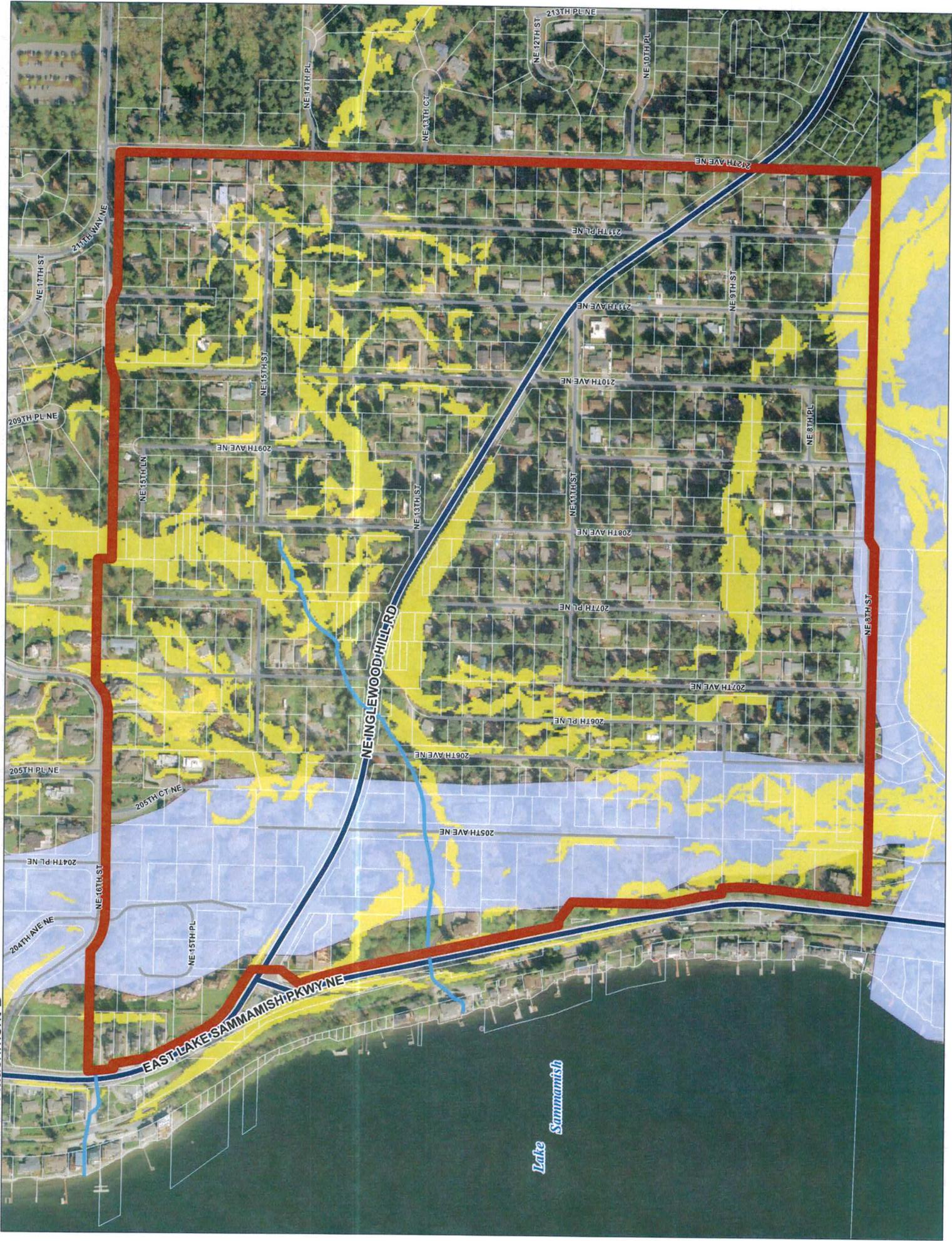
c) DDES determines that a tightline system is not physically feasible or will create significant adverse impact based on a soils report by a geotechnical engineer.

...

~~conditions runoff volume must be set aside in an open space tract or covenant in order for the proposed project to qualify for this exception. Preservation of existing forested areas in Landslide Hazard Drainage Areas is encouraged.~~



Exhibit 1 - Attachment B







## Planning Commission

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801 228<sup>th</sup> Avenue SE • Sammamish, WA 98075 • Phone: 425.295.0500 • Fax: 425.295.0600 •  
web: [www.ci.sammamish.wa.us](http://www.ci.sammamish.wa.us)

TO: City Council

February 10, 2015

FM: Ryan Kohlmann, Chair

RE: Recommendation for Stormwater Development Regulations - Inglewood

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On behalf of the Planning Commission, I am pleased to transmit the Commission's recommendations for the amendments to the Sammamish Municipal Code related to Stormwater Development Regulations in the Inglewood neighborhood. The recommended amendment requires that development within the Inglewood Hill neighborhood, which will result in more than 500 square feet of new impervious surface, comply with the requirements of the Landslide Hazard Drainage Area established in the Sammamish Surface Water Design Manual. The Landslide Hazard Drainage Area generally sets forth two options for regulating drainage discharge – pipe the stormwater drainage to a point where it won't create problems or infiltrate the storm water such that a zero increase in stormwater leaving the development site results.

The Planning Commission was asked to review a permanent change to the Stormwater Development regulations, following the adoption of an emergency ordinance requiring increased drainage review for development in Inglewood. The Planning Commission first concluded that an amendment to the Stormwater Development regulations were necessary, and then evaluated appropriate drainage review threshold and associated drainage standards.

The Planning Commission and staff held a public meeting on September 18, 2014 and a public hearing on October 16, 2014. The Planning Commission received and considered written and verbal public comment regarding the proposed ordinance. Following the public hearing, the Planning Commission **unanimously recommends** that the City Council adopt the proposed Stormwater Development Regulations for Inglewood.

Staff provided a summary of the basis for the emergency ordinance requiring increased drainage review and control within Inglewood, and the standards established by the City Council. Based upon this information, the Planning Commission's recommended draft essentially recommends permanent adoption of the emergency ordinance.

The Planning Commission considered a number of aspects of the proposed amendments, including, but not limited to:

1. The relative risk associated with the failure to adopt the proposed regulations;
2. The appropriate threshold for requiring drainage review;
3. The effect of the regulation once an anticipated stormwater pipeline was installed to serve Inglewood;
4. The feasibility of infiltration on Inglewood Hill; and
5. The number of properties affected by the new regulations and the effect of the new regulations on the cost of construction.

Thank you for your consideration of our recommendations. If you have any questions, please contact Jeffrey Thomas at 425.295.0520 or [jthomas@sammamish.us](mailto:jthomas@sammamish.us)

## Exhibit 2



**Meeting Date:** March 17, 2015

**Date Submitted:** 3/11/2015

**Originating Department:** Community Development

**Clearances:**

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> Attorney                | <input checked="" type="checkbox"/> Community Development | <input type="checkbox"/> Parks & Recreation      |
| <input type="checkbox"/> Admin Services          | <input type="checkbox"/> Eastside Fire and Rescue         | <input type="checkbox"/> Police                  |
| <input checked="" type="checkbox"/> City Manager | <input checked="" type="checkbox"/> Finance & IT          | <input checked="" type="checkbox"/> Public Works |

**Subject:** Resolution: Final Plat Alteration for Elston Ridge subdivision of 30 lots

**Action Required:** Motion to adopt resolution approving the plat alteration

- Exhibits:**
1. Resolution
  2. Hearing Examiner Decision
  3. Original recorded plat
  4. Final Plat Alteration
  5. Vicinity Map

**Budget:** N/A - Legislative Approval

**Summary Statement:**

The developer of the Elston Ridge subdivision is seeking to record a plat alteration, which will amend the previously recorded plat.

**Background:**

The City Council authorized the Elston Ridge final plat on July 2, 2013 and it was recorded on August 26, 2013. Subsequently, the plattor sold the subdivision to a new developer for single-family home construction and two plat alterations were submitted for review.

The first plat alteration was submitted in October, 2013 and served to correct outdated information from the original title report (removing notes referencing easements that were no longer applicable, correcting private drainage easements, providing for minor lot line adjustments between four lots, and revising some building setback lines). This plat alteration was granted preliminary approval on July 23, 2014 by the hearing examiner, but was not recorded.

The second plat alteration was submitted in October, 2014 to modify the condition of approval related to the reforestation plan recorded with the final plat. The original plan proposed 316 trees be planted on individual lots during home construction. As building permits were submitted, it became clear the lots did not have sufficient area for infrastructure, houses, and the proposed trees. To reduce to the maximum possible extent the potential number of conflicts between these three elements, the new developer, with staff review, worked to produce a revised reforestation plan. This plan provides for 60

new trees to be planted during home construction. Due to the reduction in potential conflict, these new trees have a significant chance at long term success and survival.

This plat alteration was granted preliminary approval on December 19, 2014 by the hearing examiner. This second alteration incorporated the revisions from the first alteration into one decision. The developer has incorporated the revisions in one amended final plat and has met the applicable conditions of approval.

Access to the development is from Issaquah-Pine Lake Road. The site is zoned Residential, 8 units per acre (R-8). The environmentally critical areas are located within a separate critical areas tract, which encumbers approximately 12% of the subdivision site. The proposed lots are located outside of the critical areas tract. Some lots not affected by the plat alteration are currently being developed with single-family homes.

The applicant has demonstrated to the City of Sammamish that all of the preliminary plat alteration 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 Elston Ridge final plat alteration and authorize the Mayor to sign the mylars for the final plat alteration.

**CITY OF SAMMAMISH  
WASHINGTON  
Resolution No. R2015-\_\_\_\_**

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**A RESOLUTION OF THE CITY OF SAMMAMISH,  
WASHINGTON, GRANTING FINAL PLAT  
ALTERATION APPROVAL TO THE PLAT OF  
ELSTON RIDGE**

WHEREAS, the City Council has received a recommendation of approval for the final plat alteration of the Elston Ridge Subdivision; and

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

WHEREAS, the City Council desires to grant final approval to the 30-lot plat of the Elston Ridge;

**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 December 19, 2014 for the plat alteration of Elston Ridge.

Section 2. Grant of Approval. The City Council hereby grants final approval to the Elston Ridge (30-lot) plat.

**PASSED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF ON  
THE \_\_\_\_\_ DAY OF MARCH, 2015.**

CITY OF SAMMAMISH

\_\_\_\_\_  
Mayor Thomas E. Vance

Exhibit 1

ATTEST/AUTHENTICATED:

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Melonie Anderson, City Clerk

Approved as to form:

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Michael R. Kenyon, City Attorney

Filed with the City Clerk: March 11, 2015

Passed by the City Council:

Resolution No.: R2015-\_\_\_\_

RECEIVED

DEC 22 2014

CITY OF SAMMAMISH

## EXHIBIT 2 – HEARING EXAMINER’S DECISION

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

#### DECISION

FILE NUMBER: PLA2014-00231

APPLICANT: BMC Pine Ridge, LLC  
150 120<sup>th</sup> Avenue NE, Suite 200  
Bellevue, WA 98005

TYPE OF CASE: Alteration of a recorded plat (*Elston Ridge*, to be known in the future as *Symphony Ridge*)

STAFF RECOMMENDATION: Approve subject to conditions

EXAMINER DECISION: GRANT subject to conditions

DATE OF DECISION: December 19, 2014

#### INTRODUCTION <sup>1</sup>

BMC Pine Ridge, LLC (BMC Pine Ridge) seeks to alter the recorded plat of *Elston Ridge*, which, after alteration, it intends to record as *Symphony Ridge*. (The requested alterations are listed in Finding of Fact 2, below.) This is the second plat alteration application filed for *Elston Ridge*. A brief history of this development will be found in Finding of Fact 1, below.

BMC Pine Ridge filed a Base Land Use Application on October 13, 2014. (Exhibit 1 <sup>2</sup>) The Sammamish Department of Community Development (the Department) deemed the application to be complete when submitted. (Exhibit 12 {p. 6, Recommended Condition 1, Sentence 1})

<sup>1</sup> Any statement in this section deemed to be either a Finding of Fact or a Conclusion of Law is hereby adopted as such.  
<sup>2</sup> 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.

The subject property is located in the 4600 block on the west side of the Issaquah-Pine Lake Road. (Exhibits 10 and 11)

A plat alteration request “shall be processed as a Type 3 permit pursuant to SMC 20.05.020, except that a public hearing is not required unless requested by a person receiving notice within 14 days of receipt of the notice.” [Sammamish Municipal Code (SMC) 19A.16.070(3)] The Department issued a Notice of Application as required by SMC 20.05.060 on October 23, 2014. (Exhibit 5) The Department received one comment within the established comment period; that comment did not request a hearing. (Exhibit 9)

The Hearing Examiner (Examiner) received the following documents from the Department on December 18, 2014:

Exhibits 1 - 11: As enumerated in Exhibit 12, the Departmental Staff Report  
Exhibit 12: Departmental Staff Report

The above-enumerated documents form the record upon which this Decision is based.

Subsection 20.05.100(1) SMC requires that decisions on plat alterations be issued within 120 net review days after the application is found to be complete. This Decision is being issued within 120 days of October 23, 2014.

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. The 30-lot plat of *Pine Ridge* was granted preliminary approval by the City’s previous Hearing Examiner (Examiner) on April 18, 2008, under Sammamish file number PLN2006-00088. (Exhibit 2, Finding of Fact 1) On April 12, 2012, the undersigned Examiner approved an application by Windward Development, Inc. (Windward), the successor in interest to the original applicant, to revise two of the conditions of preliminary subdivision approval under Sammamish file number PLN2011-00042. (Exhibit 3) The revised plat was recorded as *Elston Ridge* in the Summer of 2013. (Exhibit 4)

On October 17, 2013, Windward’s successor in interest, Union Community LLC (Union), sought alteration of the recorded plat under file number PLA2013-00204 and planned to rename it *Symphony Ridge* (the First Alteration). No hearing was requested; the Examiner constructively received the First Alteration application materials from the Department on July 17, 2014. On July 23, 2014, the Examiner approved the following alterations subject to five conditions: (Exhibit 2)

HEARING EXAMINER DECISION

RE: PLA2014-00231 (*Elston Ridge* Plat Alteration)

December 19, 2014

Page 3 of 8

- A. Sheet 2 of 5, Notes and Restrictions: The name “Elston Ridge” will be changed to “Symphony Ridge” throughout. Current Note 11 will be Note 8 and current Notes 8 - 10 will be Notes 9 - 11. Current Notes 17, 18, 19, and 22 will be deleted. Current Notes 20, 21, and 23 will become Notes 17, 18, and 19.
- B. Sheets 4 and 5, Private Drainage Easement (PDE) elimination. The PDEs on Lots 3 and 4, 14 – 17, and 19 – 22 will be eliminated.
- C. Sheet 4, Lots 4/5 and 29/30. Minor errors in lot line lengths and lot areas affecting these two pairs of lots will be corrected.

Exhibit 8 is the altered plat as approved by the Examiner. The First Alteration has not yet been recorded. (Exhibit 12)

- 2. BMC Pine Ridge, Union’s successor in interest, now seeks to delete Low Impact Development notes 1 – 4 from Page 2 of the recorded plat (the Second Alteration). (Cf. Exhibits 4 and 7)

Exhibit 7 incorporates all alterations approved in the First Alteration as well as those requested herein. BMC Pine Ridge intends “to record the revisions approved under both plat alterations under one amended final plat that incorporates all revisions of both plat alterations in a newly recorded final plat” named *Symphony Ridge*. (Exhibit 12 {p. 2, § 5})

- 3. When *Pine Ridge* was approved in 2008, the City Engineer granted a variation to the Interim Public Works Standards (PWS) to allow reduced pavement and right-of-way widths within the subdivision. That “variation was approved due to the low impact development (LID) techniques proposed for the plat.” (Exhibit 3 {p. 2, Finding of Fact 1, quoting from original preliminary subdivision condition 12})

One required LID technique would require planting at least two (2) natives trees per 1,000 square feet (SF) of lot area on every lot, or a total of 316 native trees within the subdivision. (Exhibit 6)

- 4. In order to meet that requirement, trees would have to be planted in side and front yards where rockeries, side sewers, storm drain lines, and water lines are located. (Exhibit 6) Many of the required trees could result in damage to foundations, roofs and eaves, and driveways. (Exhibit 12 {p. 3, § 9})

- 5. On November 17, 2014, the City Engineer approved a modification to the conditions associated with the previously granted pavement and right-of-way width PWS variation. The approved modification reduces the number of required trees from 2 per 1,000 SF to 2 per lot. The approved modification still includes conditions relating to soil amendment and landscaping. (Exhibit 6)

6. The record contains one comment letter from a family residing in an adjoining subdivision to the west (the Tills). The Tills support “modification/elimination of the reforestation plan.” In particular, they express a desire that tree selection limit the number of tall species planted so as to better preserve existing views from their neighborhood. (Exhibit 9)
7. The Department recommends approval of the Second Alteration subject to eight recommended conditions. The Department’s recommended conditions include Conditions 1, 2, and 5 imposed by the Examiner on the First Alteration. Condition 3 has been fulfilled by changes made on Exhibit 7. The Department has not expressly carried Condition 4 forward as a recommended condition of approval for the Second Alteration. (Exhibit 12)
8. Any Conclusion of Law deemed to be a Finding of Fact is hereby adopted as such.

### LEGAL FRAMEWORK<sup>3</sup>

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

#### Authority

A plat alteration request “shall be processed as a Type 3 permit pursuant to SMC 20.05.020, except that a public hearing is not required unless requested by a person receiving notice within 14 days of receipt of the notice.” [Sammamish Municipal Code (SMC) 19A.16.070(3)]

The Examiner makes a final decision on Type 3 land use applications 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

A plat alteration “may be approved if the proposed alteration is consistent with the required findings of SMC 20.10.200 and 20.10.220”. [SMC 19A.16.070]

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<sup>3</sup> Any statement in this section deemed to be either a Finding of Fact or a Conclusion of Law is hereby adopted as such.

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 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)] Applications to alter a recorded plat "shall comply with the regulations in effect at the time the alteration application is submitted." [SMC 19A.16.070(1)] Therefore, this application is vested to the development regulations as they existed on October 13, 2014.

#### 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.

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

**CONCLUSIONS OF LAW**

1. BMC Pine Ridge's plat alteration application meets, or has been recommended to be conditioned to meet, all requirements of SMC 19A.16.070. (See Exhibit 12, p. 5.)
2. The normal review criteria in SMC 20.10.200 and 20.10.220 for preliminary subdivisions do not logically apply due to the very limited, technical nature of the requested alterations. The previous Hearing Examiner Decisions applied the normal review criteria before granting preliminary subdivision approval in 2008 and preliminary subdivision revision in 2011. Nothing in the present request alters the conclusions reached in those Decisions.
3. The City Engineer's modified PWS variation did not eliminate the LID requirements, it merely revised them to reduce the number of trees that have to be planted. The reduced pavement and right-of-way widths are expressly conditioned upon application of certain stated LID techniques in the development of the subdivision. Therefore, complete elimination of the LID notes on page 2 of the final plat is not appropriate. Complete elimination would convey an incorrect message.

Three of the new conditions recommended by the Department (Recommended Conditions 3 – 5) adequately address the changes to the LID notes. While they do not specify required wording, they are specific enough to provide the platlor sufficient guidance to complete the necessary changes.

4. Since the First Alteration has not yet been recorded, it is entirely appropriate and necessary that all applicable conditions from the First Alteration be carried forward as conditions of this, the Second Alteration. Of the five conditions of approval on the First Alteration, only Condition 3 need not be carried forward: The requirement contained therein is already reflected on Exhibit 7.
5. Recommended Condition 2 cites both Exhibit 7 (the Second Alteration plat) and Exhibit 8 (the First Alteration plat) as approved plats. Reference to the First Alteration plat is unnecessary: All changes that were approved by the First Alteration have been depicted on the Second Alteration plat.
6. Recommended Condition 6 is effectively redundant and will be omitted.

7. The Examiner is not aware of any authority by which he could force the platlor to plant low-growing or slow-growing trees. However, the very fact that “reforestation” will now be at a rate of two trees per lot instead of two trees per 1,000 SF of lot area (which would translate to between 10 and 14 trees trees per lot on the westerly row of lots) will greatly reduce the number of trees and thus, presumably, indirectly preserve views from neighboring lots.
8. 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 evidence submitted by the Department, the Examiner **GRANTS** the plat alteration as reflected by Exhibit 7, **SUBJECT TO THE FOLLOWING CONDITIONS:**

1. Pursuant to RCW 58.17.170, the Platlor shall comply with all county, state, and federal rules and regulations in effect on October 13, 2014, the vesting date of the subject application. However, future development may be subject to updated construction codes, including but not limited to the International Building Code and the International Fire Code, as amended.
2. The plat configuration shall be developed in substantial conformance with the Plat Alteration (Sheets 1 through 5) by Group Four, Inc. received October 13, 2014 (Exhibit 7), subject to applicable conditions of approval.
3. Prior to approval of the final plat alteration, a Revised Reforestation Plan shall be submitted for review and approval by the Departments of Community Development and Public Works.
4. Prior to approval of the final plat alteration, the Platlor shall revise the Low Impact Development notes on Sheet 2 of 5 of the final plat and record a Revised Reforestation Plan to reflect the conditions outlined in the November 17, 2014, PWS variation approval (Exhibit 6).
5. Prior to approval of the final plat alteration, the Platlor shall revise the Low Impact Development notes on Sheet 2 of 5 of the final plat to reference the recording number of the Revised Reforestation Plan. Further, such notes shall reflect the required acknowledgment and acceptance of the proposed alteration.
6. Prior to approval of the final plat alteration documents, the Covenants, Conditions, and Restrictions (CC&Rs) of the Symphony Ridge Homeowners Association shall be amended as necessary to allow the proposed alterations. A copy of the recorded, amended CC&Rs shall be provided to the City prior to recording of the final plat alteration documents.

7. Prior to the City's maintenance and defect acceptance of plat improvements, updated as-builts shall be submitted to provide survey of plat grading including pad elevations, walls, and wall footing drains.
8. After approval of the alteration, the Plator shall submit the revised drawing of the approved alteration of the final plat, to be processed as set forth for final plats in Title 19A.

Decision issued December 19, 2014.

  
\_\_\_\_\_  
John E. Galt  
Hearing Examiner

#### **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, 801 228<sup>th</sup> 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."

RECORDING NO. 2013082600163

VOLUME/PAGE 20130116

VOLUME/PAGE

NE1/4 & SE1/4 OF THE SW1/4 & SW 1/4 OF SE 1/4 SEC. 15, TWP. 24 N., RGE. 6 E., W.M.

ELSTON RIDGE

PLN 2006-00088 "PINE RIDGE" CITY OF SAMMAMISH, KING COUNTY, WASHINGTON

LEGAL DESCRIPTION PARCEL A: THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, AND OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, ALL IN SECTION 15, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., RECORDS OF KING COUNTY, WASHINGTON; DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 88°00'44" WEST ALONG THE NORTH LINE THEREOF, 379.01 FEET; THENCE NORTH 01°38'21" EAST 36 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 01°38'21" WEST 377.68 FEET; THENCE SOUTH 88°00'44" EAST THROUGH THE SOUTHWEST QUARTER AND THROUGH SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, 390.19 FEET, MORE OR LESS; TO THE WESTERLY MARGIN OF VAUGHN COUNCIL ROAD; THENCE SOUTHWESTERLY ALONG SAID ROAD, 201.16 FEET MORE OR LESS, TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF THE NORTH 80'68 FEET OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 80°00'44" WEST ALONG SAID LINE, 668.595 FEET; THENCE NORTH 01°36'21" EAST 281.423 FEET TO THE TRUE POINT OF BEGINNING, RECORDS OF KING COUNTY, WASHINGTON.

PARCEL B: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE KING COUNTY WASHINGTON SECTION 15, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., THENCE SOUTH 88°00'51" EAST A DISTANCE OF 49.37 FEET TO THE WESTERLY RIGHT OF WAY OF VAUGHN HILL COUNTY ROAD; THENCE ALONG SAID RIGHT OF WAY SOUTH, 07°45'52" WEST, A DISTANCE OF 94.80 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 07°45'52" WEST, A DISTANCE OF 248.62 FEET; THENCE SOUTH 88°00'51" WEST, A DISTANCE OF 391.66 FEET; THENCE NORTH 01°38'17" EAST, A DISTANCE OF 377.33 FEET; THENCE SOUTH 88°38'14" EAST, A DISTANCE OF 278.09 FEET; THENCE SOUTH 08°14'27" WEST, A DISTANCE OF 106.16 FEET; THENCE SOUTH 77°48'12" EAST, A DISTANCE OF 154.93 FEET TO THE TRUE POINT OF BEGINNING.

FORMERLY KNOWN AS LOTS 1 & 2, AND TRACTS A AND B, CITY OF SAMMAMISH SHORT PLAT NO. SHPO01612, RECORDED UNDER RECORDING NUMBER 20100428900004. NOW VACATED UNDER RECORDING NUMBER 20100428900004.

APPROVALS

KING COUNTY DEPARTMENT OF ASSESSMENTS EXAMINED AND APPROVED THIS 26th DAY OF August, 2013. KING COUNTY ASSESSOR DEPT. KING COUNTY ASSESSOR ACCOUNT NO. 152406-9038 & 152406-9088. CITY OF SAMMAMISH APPROVALS EXAMINED AND APPROVED PER SMC 19A.16 THIS 27th DAY OF June, 2013. DIRECTOR, DEPARTMENT OF COMMUNITY DEVELOPMENT CITY OF SAMMAMISH EXAMINED AND APPROVED PER SMC 19A.16 THIS 27th DAY OF June, 2013. CITY ENGINEER, CITY OF SAMMAMISH APPROVED FOR RECORDING BY THE CITY COUNCIL THIS 20th DAY OF June, 2013. MAYOR CITY OF SAMMAMISH



City Council this ... at ... of King County, Washington

FINANCE DIVISION CERTIFICATE I HEREBY CERTIFY THAT ALL PROPERTY TAXES ARE PAID, THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS CERTIFIED TO THIS OFFICE FOR PROPERTY TAX AND EDITION AND SPECIAL ASSESSMENTS HEREIN MENTIONED, IMPROVEMENTS, STREETS, ALLEYS OR FOR ANY OTHER PUBLIC USE, ARE PAID IN FULL.

THIS 26th DAY OF August, 2013 Scott Mesner, Deputy Mayor, King County, Finance Division

DEDICATION. 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 WE HEREBY DEDICATE TO THE PUBLIC THE USE THEREOF FOR AVENUES NOT SHOWN AS PRIVATE HEREON, AND WE DEDICATE TO THE PUBLIC ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR HIGHWAY PURPOSES, AND ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS; UPON THE LOTS 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 SPACES, UTILITIES AND DRAINAGE, AND ALL SUCH EASEMENTS AND TRACTS AS NECESSARY TO CARRY OUT THE PLAT AS BEING DEDICATED OR CONVEYED TO THE 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 KING COUNTY, ITS SUCCESSORS AND ASSIGNS WHICH MAY BE OCCASIONED BY THE ESTABLISHMENT, CONSTRUCTION, OR MAINTENANCE OF ROADS AND/OR DRAINAGE SYSTEMS. THIS SUBDIVISION OTHER THAN CLAIMS RESULTING FROM INADEQUATE MAINTENANCE BY KING COUNTY.

FURTHER, THE UNDERSIGNED OWNERS OF THE LAND HEREBY SUBDIVIDED, FOR THEMSELVES, THEIR HEIRS AND ASSIGNS, AND ANY PERSON OR ENTITY DERIVING TITLE FROM THE UNDERSIGNED, WAIVE FROM ANY AND ALL CLAIMS 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 RELINQUISHING THE UNDERSIGNED OWNERS' LIABILITY FROM LIABILITY FOR DAMAGES, INCLUDING THE COSTS OF DEFENSE, RESULTING FROM LIABILITY IN PART FROM THE NEGLIGENCE OF KING COUNTY, 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. WINDWARD REAL ESTATE SERVICES, INC., A WASHINGTON CORPORATION.

BY: Lee E. Sams, Jr. TITLE: GENERAL PARTNER RESTARTR PINE RIDGE LP, A CALIFORNIA LIMITED PARTNERSHIP. BY: Lee E. Sams, Jr. TITLE: GENERAL PARTNER RESTARTR PR2 LP, A CALIFORNIA LIMITED PARTNERSHIP. BY: Lee E. Sams, Jr. TITLE: GENERAL PARTNER



LAND SURVEYOR'S CERTIFICATE I hereby certify that this plat of Elston Ridge and subdivision of Section 15, Twp. 24 N., Rge. 6 E., W.M., that the courses and distances are shown correctly thereon; that the monuments will be set and the lot and block corners aligned correctly on the ground and that I have fully complied with the provisions of the platting regulations.

Daniel K. Rouse, P.L.S. Certificate No. 30450 Date 6/13/2013

ACKNOWLEDGMENTS STATE OF WA COUNTY OF KING

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE WAS AUTHORIZED TO EXECUTE THIS INSTRUMENT AND ACKNOWLEDGED IT AS THE FREE AND VOLUNTARY ACT OF SUCH PARTY TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: 6-14-13 NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON PAMELA J. MALVEAUX (NOTARY NAME TO BE PRINTED) RESIDING AT 111512015 MY APPOINTMENT EXPIRES: 11/15/2015

STATE OF WASHINGTON COUNTY OF KING I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE WAS AUTHORIZED TO EXECUTE THIS INSTRUMENT AND ACKNOWLEDGED IT AS THE FREE AND VOLUNTARY ACT OF SUCH PARTY TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: 6-14-13 NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON PAMELA J. MALVEAUX (NOTARY NAME TO BE PRINTED) RESIDING AT 111512015 MY APPOINTMENT EXPIRES: 11/15/2015

INDEXING DATA: G4 GROUP FOUR, Inc. SURVEYING - ENGINEERING - PLANNING - MANAGEMENT PO BOX 10891 1911 VERNON ROAD STE "A" LAKE STEVENS WA 98288 425-468-1152 - FAX 425-977-141 - WWW.G4P.COM

JOB NO.: 09-8001 DATE: 4-30-13 SHEET: 1 OF 5

NE1/4 & SE1/4 OF THE SW1/4 & SW 1/4 OF SE 1/4 SEC. 15, TWP. 24 N., RGE. 6 E., W.M.

ELSTON RIDGE

PLN 2006-00088 "PINE RIDGE"  
CITY OF SAMMAMISH, KING COUNTY, WASHINGTON

UTILITY EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO PUEBT SOUND ENERGY, U.S. WEST, AT&T CABLE AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND FROM THE EXTERIOR TO FEET PARALLEL WITH AND ADJOINING THE STREET FRONTAGE OF ALL LOTS AND TRACTS IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND CONDUITS, CABLES, PIPE, AND WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, TELEPHONE, AND UTILITY SERVICE. TOGETHER WITH THE RIGHT TO ENTER UPON LINES OR WIRES FOR THE TRANSMISSION OF ELECTRIC POWER OR TELEPHONE SIGNALS, AND TO LOCATE, CONSTRUCT, MAINTAIN, REPAIR AND REPLACE THEREON SHALL BE GRANTED OR PERMITTED TO BE LOCATED UPON ANY LOT OUTSIDE THE BUILDINGS THEREON UNLESS THE SAME SHALL BE UNDERGROUND OR IN CONDUIT ATTACHED TO THE BUILDING.

WATER AND SEWER EASEMENT PROVISIONS

AN EASEMENT IS HEREBY DEDICATED AND CONVEYED UPON THE RECORDING OF THIS PLAT TO THE SAMMAMISH PLATEAU WATER AND SEWER DISTRICT. OVER, UNDER, AND FROM THE EASEMENTS SHOWN ON THIS PLAN DESCRIBED AS "SEWER AND SEWER EASEMENT" OR WATER EASEMENT AS FOLLOWS: AS TO THE EXTERIOR TO FEET PARALLEL WITH TRACTS "A", "B", AND "C" STRIP, A UTILITY EASEMENT HEREIN IN WHICH TO INSTALL, LAY, CONSTRUCT, MAINTAIN, REPAIR, RENEW AND OPERATE WATER AND SEWER SYSTEMS AND APURTENANCES FOR THIS SUBDIVISION AND OTHER PROPERTY TOGETHER WITH THE RIGHT TO ENTER UPON THE EASEMENTS AT ALL TIMES WITH ALL NECESSARY MAINTENANCE CONSTRUCTION EQUIPMENT FOR THE PURPOSES STATED. THE GRANTOR COVENANTS THAT NO STRUCTURES SHALL BE CONSTRUCTED OR ERCTED OVER, UPON OR WITHIN THESE EASEMENTS, INCLUDING PENCES OR ROCKRIES, AND NO TREES, BUSHES OR OTHER SHRUBBERY SHALL BE PLANTED OR MAINTAINED ON OR WITHIN THESE EASEMENTS IN FAVOR OF SAMMAMISH PLATEAU WATER AND SEWER DISTRICT HAS BEEN APPROVED.

NOTES AND RESTRICTIONS

- METAL PRODUCTS SUCH AS GALVANIZED STEEL, COPPER OR ZINC SHALL NOT BE USED IN ALL BUILDING ROOFS, FLASHING, GUTTERS, OR DOWNPOUTS UNLESS THEY ARE TREATED TO PREVENT METAL LEACHING AND SEALED SUCH THAT CONTACT WITH STORM WATER IS PREVENTED.
- ALL BUILDING DOWNSPOUTS, FOOTING DRAINS AND DRAINS FROM ALL IMPROVED SURFACES SUCH AS PATIOS AND DRIVEWAYS SHALL BE CONNECTED TO THE SEWER OR GRADE PERMIT ON FILE WITH THE CITY OF SAMMAMISH. CONNECTION OF THE STORM SYSTEM SHALL BE THROUGH A PERFORATED LIGHTLINE PER THE 1988 KING COUNTY SURFACE WATER DESIGN MANUAL.
- FOR ALL LOTS CONTAINING OR ADJACENT TO INFILTRATION OR DISPERSON FACILITIES, THE LOTS SHALL BE GRADED SUCH THAT TOP OF THE FACILITY IS BELOW THE BOTTOM OF FOUNDATION.
- NO LOT OR PORTION OF A LOT SHALL BE SUBDIVIDED AND SOLD, OR REBOLD OR ITS OWNERSHIP CHANGED OR TRANSFERRED IN VIOLATION OF APPLICABLE CITY, COUNTY, STATE, OR FEDERAL STANDARDS, RULES, REGULATIONS OR LAWS.
- THE HOUSE ADDRESS SYSTEM FOR THIS PLAT SHALL BE AS FOLLOWS: ADDRESSES 23420 THROUGH 23560 WILL BE ASSIGNED ON SE 46TH PLACE, 4670 THROUGH 4687 WILL BE ASSIGNED ON 234TH PLACE SE, AND 4645 THROUGH 4668 WILL BE ASSIGNED ON 235TH PLACE SE.
- TRACT B, WETLANDS AND BUFFER AND TRACT C, OPEN SPACE ARE HEREBY GRANTED AND CONVEYED, TOGETHER WITH ALL MAINTENANCE OBLIGATIONS TO THE ELSTON RIDGE HOMEOWNERS ASSOCIATION.
- TRACT A, RECREATION AND STORMWATER TRACT IS HEREBY GRANTED AND CONVEYED, TOGETHER WITH ALL MAINTENANCE OBLIGATIONS TO THE ELSTON RIDGE HOMEOWNERS ASSOCIATION. AN EASEMENT IS HEREBY GRANTED TO THE CITY OF SAMMAMISH FOR ACCESS, INSPECTION, MAINTENANCE, REPAIR AND REPLACEMENT OF ALL STORMWATER FACILITIES LOCATED WITHIN THE TRACT.
- PLANS FOR FUTURE ROAD IMPROVEMENTS ON ISSAQUAH-PINE LAKE ROAD MAY IN THE FUTURE MEAN THAT IT WOULD REQUIRE THE DEVELOPMENT RIGHT-IN AND RIGHT OUT ACCESS ONLY.
- FUTURE HOMEOWNERS OF ALL LOTS IN THE SUBDIVISION SHALL NOT OBJECT TO THE FUTURE ROAD CONNECTION WITH DEVELOPMENT OF PROPERTY ON THE NORTHERN BOUNDARY OF THIS PLAT.
- TREES IDENTIFIED ON THE FACE OF THIS PLAT HAVE BEEN RETAINED PURSUANT TO THE PROVISIONS OF SMC 21A.35.210. RETAINED TREES ARE SUBJECT TO THE TREE PROTECTION STANDARDS OF SMC 21A.35.230. REMOVAL OF THESE TREES IS PROHIBITED UNLESS THE TREE IS REMOVED TO PREVENT IMMINENT DANGER OR HAZARD TO PERSONS OR PROPERTY, 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 SMC 21A.35.240.
- THE CITY SHALL HAVE NO MAINTENANCE RESPONSIBILITY FOR BATFILTERS LOCATED WITHIN TRACT A OR IN CITY R.O.W. ON ISSAQUAH-PINE LAKE ROAD. THE HOME OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR ANNUAL MAINTENANCE, INCLUDING VACTORING AND CLEANING, THE STRUCTURE AND REPLACEMENT OF FILTERS. PUBLIC WORKS SHALL PERFORM ANNUAL INSPECTION.

NOTES AND RESTRICTIONS (CONTINUED)

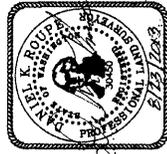
- NO FURTHER TRAFFIC IMPACT FEES ARE DUE. THE DEVELOPER HAS RECEIVED A CREDIT FOR THE FRONTAGE IMPROVEMENTS WORK CONSTRUCTED ON ISSAQUAH-PINE LAKE ROAD THAT SATISFIES ALL REMAINING ROAD IMPACT FEES.
- FIFTY PERCENT OF THE SCHOOL IMPACT FEE WAS PAID AT THE TIME OF FINAL PLAT. THE REMAINING 50% OF THE ISSAQUAH SCHOOL DISTRICT IMPACT FEE SHALL BE REMOVED AND DEDUCTED FROM THE TOTAL IMPACT FEE PAID TO AN ADMINISTRATIVE FEE AT THE TIME OF BUILDING PERMIT ISSUANCE, WITH THE CITY OF SAMMAMISH.
- THE PROPOSED SUBDIVISION IS SUBJECT TO PARKS IMPACT FEES. CONSISTENT WITH SMC 14A.20, WHICH SHALL BE PAID AT THE TIME OF BUILDING PERMIT ISSUANCE TOGETHER WITH AN ADMINISTRATIVE FEE.
- PER CITY OF SAMMAMISH ORDINANCE NO. 02002-112, A SURFACE WATER SYSTEM DEVELOPMENT CHARGE SHALL BE PAID AT THE TIME OF BUILDING PERMIT ISSUANCE FOR EACH NEW DWELLING UNIT.
- MAINTENANCE OF LANDSCAPE STRIPS ALONG ISSAQUAH-PINE LAKE ROAD AND TRACT A SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION. UNDER NO CIRCUMSTANCES SHALL THE CITY BEAR ANY MAINTENANCE RESPONSIBILITIES FOR LANDSCAPING STRIPS, PLANTER ISLANDS OR PLANTED MEDIANS CREATED BY THE PLAT.
- SUBJECT TO AGREEMENT INCLUDING THE TERMS AND CONDITIONS THEREIN, AS RECORDED UNDER RECORDING NUMBER 200303032001585.
- SUBJECT TO NOTICE OF ADOPTION OF CONNECTION OF CONNECTION CHARGE WATER REGIONAL CAPITAL FACILITY CHARGE.
- SUBJECT TO NOTICE OF OBLIGATION TO CONSTRUCT DEVELOPER EXTENSION AGREEMENT WATER AND SEWER IMPROVEMENTS PURSUANT TO ROW CHAPTER 57.22 AND THE TERMS AND CONDITIONS THEREOF AS RECORDED UNDER RECORDING NUMBER 20060222001321.
- SUBJECT TO RESERVATIONS AND EXCEPTIONS CONTAINED IN DEED FROM NORTHERN PACIFIC RAILROAD COMPANY AS RECORDED UNDER RECORDING NUMBER 155197, 198021 AND 497425.
- ENTITLED TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT AGREEMENT WATER AND SEWER IMPROVEMENTS PURSUANT TO CHAPTER 57.22 ROW \* AS RECORDED UNDER RECORDING NUMBER 2008119000038.
- SUBJECT TO EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREIN AS RECORDED UNDER RECORDING NUMBER 201203280000742.
- THE ELSTON RIDGE HOMEOWNERS ASSOCIATION WAS ESTABLISHED AND IS SUBJECT TO THE COVENANTS CONDITIONS AND RESTRICTIONS THEREOF AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 200303032001585.

CITY OF SAMMAMISH 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. THE CITY OF SAMMAMISH IS GRANTED THE RIGHT TO ENTER SAID DRAINAGE EASEMENT 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. THE CITY OF SAMMAMISH IS GRANTED THE RIGHT TO ENTER SAID DRAINAGE EASEMENT 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. THE CITY OF SAMMAMISH IS GRANTED THE RIGHT TO ENTER SAID DRAINAGE EASEMENT 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.

THE OWNERS OF SAID PRIVATE PROPERTY ARE REQUIRED TO OBTAIN PRIOR WRITTEN APPROVAL FROM THE CITY OF SAMMAMISH FOR ANY ACTS OF MAINTENANCE 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.



**GI GROUP FOUR, Inc.**  
 ENGINEERING, SURVEYING, & PLANNING MANAGER  
 PO BOX 1094 10941 VERNON ROAD STE "A"  
 LAKE STEVENS WA 98258  
 (425) 468-1155 • FAX (425) 671-1341 • WWW.GRPA.COM

20130826001631



ELSTON RIDGE

NE1/4 & SE1/4 OF THE SW1/4 & SW 1/4 OF SE 1/4 SEC. 15, TWP. 24 N., RGE. 6 E., W.M.

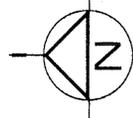
PLN 2006-00088 "PINE RIDGE"  
CITY OF SAMMAMISH, KING COUNTY, WASHINGTON

RECORDING NO. 2021019  
VOLUME/PAGE

PARCEL # 1524065043

LEGEND

- AF NO. SURVEYOR'S FILE NUMBER
- B.S.B.L. BUILDING SETBACK LINE
- DE PUBLIC DRAINAGE EASEMENT
- DOWN MONUMENT
- MONUMENT
- PDE PRIVATE DRAINAGE EASEMENT
- POD PUBLIC OPEN SPACE
- RB RADIAL BEARING
- RANGE
- RECORD OF SURVEY VOL. 120, PG. 94
- SE NE SOUTHEAST, NORTHEAST
- SW NW SOUTHWEST, SOUTHWEST
- SE NE SOUTHEAST, NORTHWEST
- SW NW SOUTHWEST, SOUTHWEST
- S.S. SQUARE FEET, EAST, WEST
- SS SANITARY SEWER EASEMENT
- UTILITY EASEMENT
- VOL. VOLUME
- W.M. WILLAMETTE MERIDIAN
- W.M. WASHINGTON CORNER / FOUND
- AS NOTED
- SUBDIVISION CORNER/POINT FOUND
- EXISTING MONUMENT AS NOTED
- EXISTING REBAR OR IRON PIPE
- SET STANDARD KING COUNTY MONUMENT/CASE & BRASS CAP
- W/PUNCH MARK LS NO. 30450
- SET 1/2" X 24" REBAR WITH PLASTIC CAP, LS NO. 30450



SCALE 1" = 30'



BASIS OF BEARINGS: NAD 83/91  
NORTH 84°30'13" EAST FROM THE FOUND MONUMENT AT THE INTERSECTION OF ISSAQUAH-PINE LAKE ROAD AND W. 235TH PLACE SE AND THE FOUND MONUMENT AT THE CENTERLINE OF 235TH WAY SE AS SHOWN ON THE AMENDED PLAT OF BROOKSHIRE PER THE RECORDS IN VOL. 158 OF PLATS, PGS 14-16



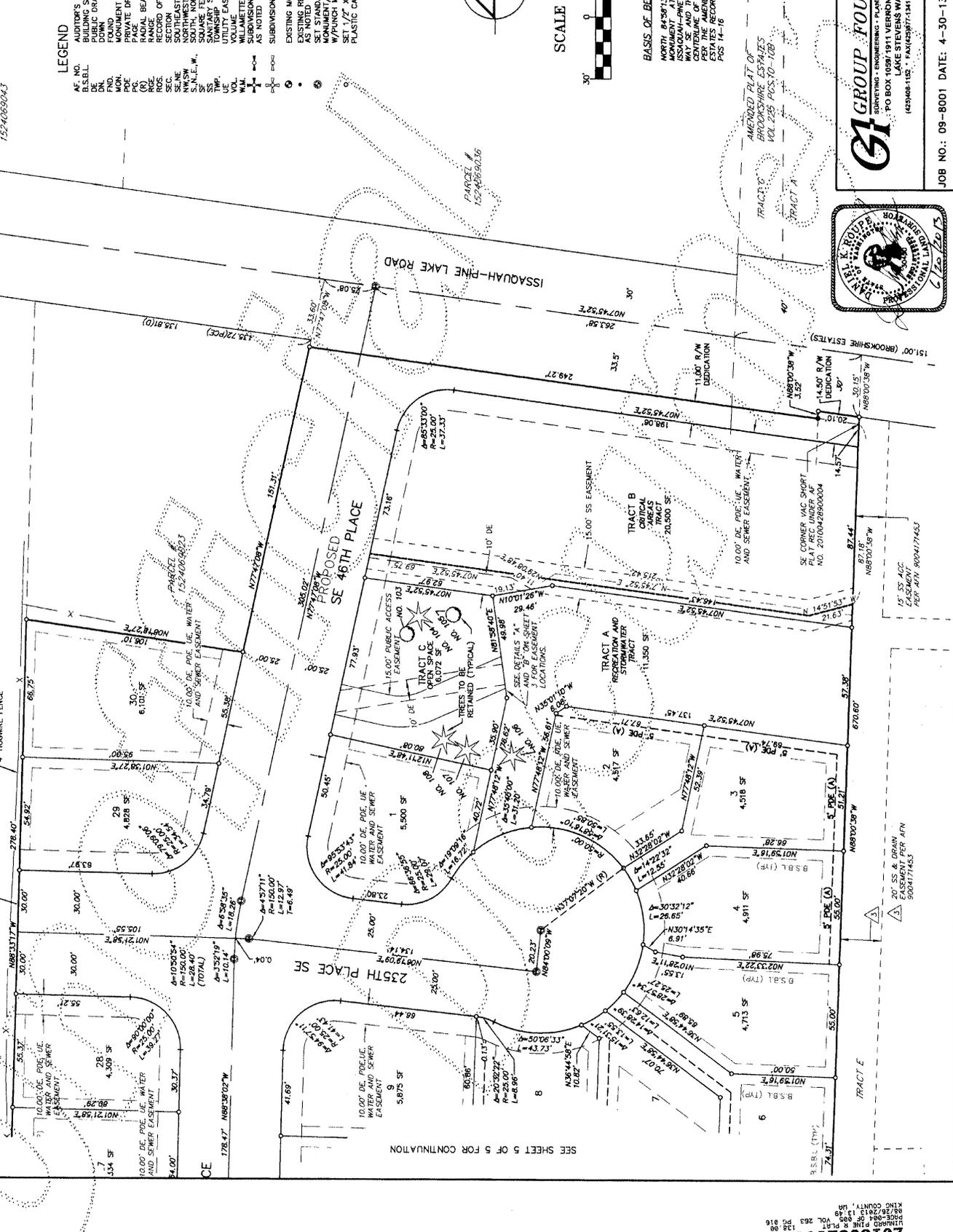
**GI GROUP FOUR, Inc.**  
SUPPORT ENGINEERING - PLANNING - MANAGEMENT  
11000 1ST AVE. SUITE 'A'  
PO BOX LAKE STEVENS WA 98258  
(425)408-1102 FAX(425)877-1341 WWW.GI4.COM

JOB NO.: 09-8001 DATE: 4-30-13 SHEET: 4 OF 5

FIELD NORTH LINE PER  
S&P LINE RECORD  
OF SURVEY VOL. 150 PG 94

PARCEL # 1524065029

10.00' DE. POE. U.E. WATER AND SEWER EASEMENT



SEE SHEET 5 OF 5 FOR CONTINUATION

20130826001631





PLAT ALTERATION OF ELSTON RIDGE

RECORDING NO. VOLUME/PAGE

NE1/4 & SE1/4 OF THE SW1/4 & SW 1/4 OF SE 1/4 SEC. 15, TWP. 24 N., RGE. 6 E., W.M.
PLN 2006-00088 FORMERLY KNOWN AS 'PINE RIDGE'
CITY OF SAMMAMISH, KING COUNTY, WASHINGTON

LEGAL DESCRIPTION

LOT(S) 1 THROUGH 30, AND TRACTS A,B AND C, ELSTON RIDGE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 263 OF PLATS, PAGES 16 THROUGH 20, RECORDS OF KING COUNTY, WASHINGTON.

APPROVALS

KING COUNTY DEPARTMENT OF ASSESSMENTS
EXAMINED AND APPROVED THIS \_\_\_ DAY OF \_\_\_, 20\_\_.

KING COUNTY ASSESSOR DEPUTY, KING COUNTY ASSESSOR
ACCOUNT NO.: 2326600010, 2326600020, 2326600030, 2326600040, 2326600050, 2326600060, 2326600070, 2326600080, 2326600090, 2326600100, 2326600110, 2326600120, 2326600130, 2326600140, 2326600150, 2326600160, 2326600170, 2326600180, 2326600190, 2326600200, 2326600210, 2326600220, 2326600230, 2326600240, 2326600250, 2326600260, 2326600270, 2326600280, 2326600290, 2326600300, 2326600310, 2326600320 & 2326600330.

CITY OF SAMMAMISH APPROVALS
EXAMINED AND APPROVED PER SMC 19A.16 THIS \_\_\_ DAY OF \_\_\_, 20\_\_.

DIRECTOR, DEPARTMENT OF COMMUNITY DEVELOPMENT
CITY OF SAMMAMISH
EXAMINED AND APPROVED PER SMC 19A.16 THIS \_\_\_ DAY OF \_\_\_, 20\_\_.

CITY ENGINEER, CITY OF SAMMAMISH
APPROVED FOR RECORDING BY THE CITY COUNCIL THIS \_\_\_ DAY OF \_\_\_, 20\_\_.

MAYOR, CITY OF SAMMAMISH

FINANCE DIVISION 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 \_\_\_, 20\_\_.

FINANCE DIVISION
MANAGER, KING COUNTY FINANCE DEPUTY
DIVISION

DEDICATION
I HEREBY 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 TO 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 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.

DEDICATION (CONTINUED)

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 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 CITY OF SAMMAMISH.

FURTHER, THE UNDERSIGNED OWNERS OF THE LAND HEREBY SUBDIVIDED AGREE FOR THEMSELVES, THEIR HEIRS AND ASSIGNS TO INDEMNIFY AND HOLD 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 CITY OF SAMMAMISH, ITS SUCCESSORS OR ASSIGNS, FROM LIABILITY FOR DAMAGES, INCLUDING THE COST OF DEFENSE, RESULTING WHOLE OR IN PART FROM THE NEGLIGENCE OF CITY OF SAMMAMISH, ITS SUCCESSORS OR ASSIGNS.

IN WITNESS WHEREOF WE HAVE SET OUR HANDS AND SEALS.

BMC PINE RIDGE, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: Kelly M. Foster TITLE: Division President
PRINTED NAME: Kelly M. Foster

U.S. BANK NATIONAL ASSOCIATION, d/b/a HOUSING CAPITAL COMPANY

BY: Carol F. Swanson TITLE: SVP
PRINTED NAME: Carol F. Swanson

ELSTON RIDGE HOMEOWNERS ASSOCIATION

BY: Kelly M. Foster TITLE: Director
PRINTED NAME: Kelly M. Foster

PROPERTY OWNERS OF PARCEL #2326600130

BY: Yijian Fu and Wei Liu TITLE: Property Owners
PRINTED NAME: Yijian Fu and Wei Liu

ACKNOWLEDGMENTS

STATE OF Washington )
COUNTY OF King )

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Kelly M. Foster IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE Director of Elston Ridge, SVP of U.S. BANK NATIONAL ASSOCIATION, d/b/a HOUSING CAPITAL COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: March 3, 2015
Notary Public in and for the State of Washington
Katherine A. Condit
RESIDING AT Bellevue, Washington
MY APPOINTMENT EXPIRES: 2/4/2018



ACKNOWLEDGMENTS (CONTINUED)

STATE OF Washington )
COUNTY OF King )

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Kelly M. Foster IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE Division President of BMC PINE RIDGE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: March 3, 2015
Notary Public in and for the State of Washington
Katherine A. Condit
RESIDING AT Bellevue, Washington
MY APPOINTMENT EXPIRES: 2/4/2018



STATE OF Washington )
COUNTY OF King )

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Carol F. Swanson IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT SHE SIGNED THIS INSTRUMENT, ON OATH STATED THAT SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE SVP of U.S. BANK NATIONAL ASSOCIATION, d/b/a HOUSING CAPITAL COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: March 3, 2015
Notary Public in and for the State of Washington
Katherine A. Condit
RESIDING AT Bellevue, Washington
MY APPOINTMENT EXPIRES: 2/4/2018



STATE OF California )
COUNTY OF Fresno )

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Lori Nicole Beckman IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT SHE SIGNED THIS INSTRUMENT, ON OATH STATED THAT SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE SVP of U.S. BANK NATIONAL ASSOCIATION, d/b/a HOUSING CAPITAL COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: March 2, 2015
Notary Public in and for the State of Washington
Lori Nicole Beckman
RESIDING AT Fresno, California
MY APPOINTMENT EXPIRES: 2/15/2017



RECORDING CERTIFICATE

Filed for record at the request of the King County Council this \_\_\_ day of \_\_\_, 20\_\_ at \_\_\_ minutes past \_\_\_ and recorded in Volume \_\_\_, at \_\_\_ of Plats, Pages \_\_\_, Records of King County, Washington.
DIVISION OF RECORDS AND ELECTIONS

Manager Superintendent of Records



LAND SURVEYOR'S CERTIFICATE

I hereby certify that this plat of PLAT ALTERATION OF ELSTON RIDGE is based upon an actual survey and subdivision of Section 15, Twp. 24 N., Rge. 6 E., W.M., that the courses and distances are shown correctly thereon; that the monuments will be set and the lot and block corners staked correctly on the ground and that I have fully complied with the provisions of the platting regulations.

Daniel K. Roupe, P.L.S. 30450 02/27/2015
Certificate No. Date

INDEXING DATA:

GROUP FOUR, Inc.
SURVEYING • ENGINEERING • PLANNING • MANAGEMENT
PO BOX 10367 1911 VERNON ROAD STE "A"
LAKE STEVENS WA 98258
(425)488-1152 • FAX(425)877-1341 • WWW.GRP4.COM

JOB NO.: 13-8006 DATE: 2-27-2015 SHEET: 1 OF 5

# PLAT ALTERATION OF ELSTON RIDGE

NE1/4 & SE1/4 OF THE SW1/4 & SW 1/4 OF SE 1/4 SEC. 16, TWP. 24 N., RGE. 6 E., W.M.  
 PLN 2008-0088 FORMERLY KNOWN AS "PINE RIDGE"  
 CITY OF SAMMAMISH, KING COUNTY, WASHINGTON

RECORDING NO. VOLUME/PAGE

## UTILITY EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO PUGET SOUND ENERGY, U.S. WEST, AT&T, CABLE, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE EXTERIOR 10 FEET PARALLEL WITH AND ADJOINING THE STREET FRONTAGE OF ALL LOTS AND TRACTS IN WHICH TO INSTALL, LAY, CONSTRUCT, REPAIR, OPERATE AND MAINTAIN UNDERGROUND CONDUITS, CABLES, PIPE, AND WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, TELEPHONE, AND UTILITY SERVICE TOGETHER WITH THE RIGHT TO ENTER UPON LINES OR WIRES FOR THE TRANSMISSION OF ELECTRIC CURRENT OR FOR TELEPHONE USE, CATV, FIRE OR POLICE SIGNALS, OR FOR OTHER PURPOSES, SHALL BE PLACED OR PERMITTED TO BE PLACED UPON ANY LOT OUTSIDE THE BUILDINGS THEREON UNLESS THE SAME SHALL BE UNDERGROUND OR IN CONDUIT ATTACHED TO THE BUILDING.

## WATER AND SEWER EASEMENT PROVISIONS

AN EASEMENT IS HEREBY DEDICATED AND CONVEYED, UPON THE RECORDING OF THIS PLAT, TO THE SAMMAMISH PLATEAU WATER AND SEWER DISTRICT OVER, UNDER, ACROSS AND UPON THE EASEMENTS SHOWN ON THIS PLAT DESCRIBED AS "SANITARY SEWER EASEMENT OR WATER EASEMENT" DESCRIBED AS FOLLOWS: THE EXTERIOR 10.00' FEET, PARALLEL WITH AND ADJOINING THE PUBLIC STREET FRONTAGE OF LOTS 1 THROUGH 30 AND TRACTS "A", "B", AND "C" SHOWN AS A UTILITY EASEMENT HEREIN, AND THE 15-FOOT STRIP ALONG THE EAST LINE OF TRACT "A" AND THE WEST LINE OF TRACT "B" SHOWN AS THE 15.00' SS EASEMENT HEREIN IN WHICH TO INSTALL, LAY, CONSTRUCT, MAINTAIN, INSPECT, REPLACE, REPAIR, REMOVE, RENEW 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 CONSTRUCTION EQUIPMENT FOR THE PURPOSES STATED. THE GRANTOR COVENANTS THAT NO STRUCTURES SHALL BE CONSTRUCTED OR ERRECTED 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.

## NOTES AND RESTRICTIONS

- 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.
- ALL BUILDING DOWNSPOUTS, FOOTING DRAINS AND DRAINS FROM ALL IMPERVIOUS SURFACES SUCH AS PATIOS AND DRIVEWAYS SHALL BE CONNECTED TO THE PERMANENT STORM DRAIN SYSTEM AS SHOWN ON THE APPROVED PLAT CLEAR AND GRADE PERMIT ON FILE WITH THE CITY OF SAMMAMISH. CONNECTION OF THE STORM SYSTEM SHALL BE THROUGH A PERFORATED TIGHTLINE PER THE 1998 KING COUNTY SURFACE WATER DESIGN MANUAL.
- FOR ALL LOTS CONTAINING OR ADJACENT TO INFILTRATION OR DISPERSION FACILITIES, LOTS SHALL BE GRADED SUCH THAT TOP OF THE FACILITY IS BELOW THE BOTTOM OF FOUNDATION.
- 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.
- THE HOUSE ADDRESS SYSTEM FOR THIS PLAT SHALL BE AS FOLLOWS: ADDRESSES 23420 THROUGH 23560 WILL BE ASSIGNED ON SE 46TH PLACE, 4670 THROUGH 4697 WILL BE ASSIGNED ON 234TH PLACE SE, AND 4645 THROUGH 4668 WILL BE ASSIGNED ON 235TH PLACE SE.
- TRACT B, WETLANDS AND BUFFER AND TRACT C, OPEN SPACE, ARE HEREBY GRANTED AND CONVEYED, TOGETHER WITH ALL MAINTENANCE OBLIGATIONS TO THE HOMEOWNERS ASSOCIATION.
- TRACT A, A RECREATION AND STORMWATER TRACT, IS HEREBY GRANTED AND CONVEYED, TOGETHER WITH ALL RECREATION MAINTENANCE OBLIGATIONS TO THE HOMEOWNERS ASSOCIATION. AN EASEMENT IS HEREBY GRANTED TO THE CITY OF SAMMAMISH FOR ACCESS, INSPECTION, MAINTENANCE, REPAIR AND REPLACEMENT OF ALL STORMWATER FACILITIES LOCATED WITHIN THE TRACT.
- THE CITY SHALL HAVE NO MAINTENANCE RESPONSIBILITY FOR BAYFILTERS LOCATED WITHIN TRACT A OR IN CITY R.O.W. ON ISSAQUAH-PINE LAKE ROAD. THE HOME OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR ANNUAL MAINTENANCE, INCLUDING VACTORING AND CLEANING THE STRUCTURE AND REPLACEMENT OF FILTERS. PUBLIC WORKS SHALL PERFORM ANNUAL INSPECTION.
- PLANS FOR FUTURE ROAD IMPROVEMENTS ON ISSAQUAH-PINE LAKE ROAD MAY INCLUDE A MEDIAN THAT WOULD REQUIRE THE DEVELOPMENT RIGHT-IN AND RIGHT OUT ACCESS ONLY.

## NOTES AND RESTRICTIONS (CONTINUED)

- FUTURE HOMEOWNERS OF ALL LOTS IN THE SUBDIVISION SHALL NOT OBJECT TO THE FUTURE ROAD CONNECTION WITH DEVELOPMENT OF PROPERTY ON THE NORTHERN BOUNDARY OF THIS PLAT.
- TREES IDENTIFIED ON THE FACE OF THIS PLAT HAVE BEEN RETAINED PURSUANT TO THE PROVISIONS OF SMC 21A.35.210. RETAINED TREES ARE SUBJECT TO THE TREE PROTECTION STANDARDS OF SMC 21A.35.230. REMOVAL OF THESE TREES IS PROHIBITED UNLESS THE TREE IS REMOVED TO PREVENT IMMEDIATE DANGER OR HAZARD TO PERSONS OR PROPERTY, 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 SMC 21A.35.240.
- NO FURTHER TRAFFIC IMPACT FEES ARE DUE. THE DEVELOPER HAS RECEIVED A CREDIT FOR THE FRONTAGE IMPROVEMENTS WORK CONSTRUCTED ON ISSAQUAH-PINE LAKE ROAD THAT SATISFIES ALL REMAINING ROAD IMPACT FEES.
- FIFTY PERCENT OF THE SCHOOL IMPACT FEE WAS PAID AT THE TIME OF FINAL PLAT. THE REMAINING 50% OF THE ISSAQUAH SCHOOL DISTRICT IMPACT FEE SHALL BE ASSESSED AND COLLECTED PURSUANT TO SMC 21A.108, TOGETHER WITH AN ADMINISTRATIVE FEE, AT THE TIME OF BUILDING PERMIT ISSUANCE, PAID TO THE CITY OF SAMMAMISH.
- THE PROPOSED SUBDIVISION IS SUBJECT TO PARKS IMPACT FEES, CONSISTENT WITH SMC 14A.20, WHICH SHALL BE PAID AT THE TIME OF BUILDING PERMIT ISSUANCE TOGETHER WITH AN ADMINISTRATIVE FEE.
- PER CITY OF SAMMAMISH ORDINANCE NO. 02002-112, A SURFACE WATER SYSTEM DEVELOPMENT CHARGE SHALL BE PAID AT THE TIME OF BUILDING PERMIT ISSUANCE FOR EACH NEW DWELLING UNIT.
- MAINTENANCE OF LANDSCAPE STRIPS ALONG ISSAQUAH-PINE LAKE ROAD AND THE INTERNAL PLAT ROAD SEPARATING THE SIDEWALK FROM THE ROADWAY SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION. UNDER NO CIRCUMSTANCES SHALL THE CITY BEAR ANY MAINTENANCE RESPONSIBILITIES FOR LANDSCAPING STRIPS, PLANTER ISLANDS OR PLANTED MEDIANS CREATED BY THE PLAT.
- SUBJECT TO RESERVATIONS AND EXCEPTIONS CONTAINED IN DEED FROM NORTHERN PACIFIC RAILROAD COMPANY AS RECORDED UNDER RECORDING NUMBER 153197, 193021 AND 437425.
- SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "NOTICE OF OBLIGATION TO CONSTRUCT DEVELOPER EXTENSION AGREEMENT WATER AND SEWER IMPROVEMENTS PURSUANT TO CHAPTER 87.22 RCW" AS RECORDED UNDER RECORDING NUMBER 2008119000038.
- THE SYMPHONY RIDGE HOMEOWNERS ASSOCIATION WAS ESTABLISHED MARCH 11, 2014, AND IS SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS THEREOF AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER [REDACTED] RECORDS OF KING COUNTY, WA. REFERENCES TO "HOMEOWNERS ASSOCIATION" HEREIN MEAN THE ELSTON RIDGE HOMEOWNERS ASSOCIATION.
- LOTS 18-23 CONTAIN A GROUNDWATER INTERCEPTOR TRENCH THAT HAS BEEN ABANDONED IN PLACE. ALL BUILDING PERMITS FOR THESE LOTS SHALL INCLUDE A 6" FOOTING DRAIN ALONG THE WESTERN PERIMETER FOOTING.
- PRIOR TO THE CITY'S MAINTENANCE AND DEFECT ACCEPTANCE OF PLAT IMPROVEMENTS, UPDATED AS-BUILTS SHALL BE SUBMITTED TO PROVIDE SURVEY OF GRADING, INCLUDING PAD ELEVATIONS, WALLS, AND WALL FOOTING DRAINS.

## LOW IMPACT DEVELOPMENT

- THIS PLAT IS SUBJECT TO THE LOW IMPACT DEVELOPMENT (LID) GUIDELINES PER SMC 21A.85.040. AS SUCH, THE LOTS SHALL INCLUDE SOIL AMENDMENTS AND REFORESTATION PER THE PRELIMINARY PLAT APPROVAL, REFORESTATION PLAN AND CONSTRUCTION DRAWINGS.
- TREES PLANTED IN COMMON AREAS AND ON INDIVIDUAL LOTS SHALL BE REQUIRED TO BE RETAINED AS PART OF THE LOW IMPACT DEVELOPMENT PLAN. THE APPROVED TREE PLANTING PLAN IS RECORDED IN KING COUNTY UNDER NO. 20150225000534 FOR THE PLAT OF ELSTON RIDGE AND ON RECORD WITH THE CITY OF SAMMAMISH.
- THE HOA SHALL BE RESPONSIBLE FOR ANNUAL MAINTENANCE INCLUDING VACTORING AND CLEANING STRUCTURE AND REPLACEMENT OF FILTERS. PUBLIC WORKS SHALL PERFORM ANNUAL INSPECTION.

## PRIVATE EASEMENT (PDE) PROVISIONS

THE OWNER(S) OF LAND HEREBY SUBDIVIDED DO HEREBY GRANT AND CONVEY TO THE OWNER(S) OF LOTS BENEFITTED 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 BENEFITTED. THE OWNER(S) OF LOTS BENEFITTED 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 BENEFITTED. 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 ERRECT 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 BENEFITTED PURSUANT TO ITS RESTORATION DUTIES HEREIN.

## CITY OF SAMMAMISH DRAINAGE EASEMENT (DE) 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, PILING, 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.



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# PLAT ALTERATION OF ELSTON RIDGE

NE1/4 & SE1/4 OF THE SW1/4 & SW 1/4 OF SE 1/4 SEC. 15, TWP. 24 N., RGE. 6 E., W.M.  
 PLN 2006-00088 FORMERLY KNOWN AS "PINE RIDGE"  
 CITY OF SAMMAMISH, KING COUNTY, WASHINGTON

RECORDING NO. \_\_\_\_\_ VOLUME/PAGE \_\_\_\_\_

### EASEMENT NOTES

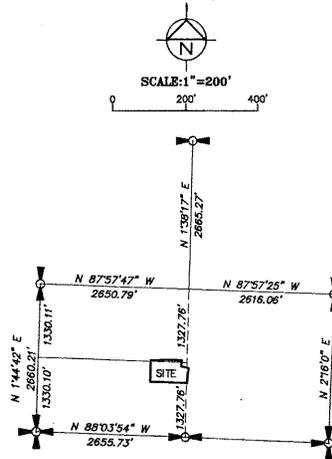
PRIVATE DRAINAGE EASEMENTS (P.D.E.) DESIGNATED ON THE PLAT ARE HEREBY RESERVED FOR AND GRANTED TO THE OWNERS OF THE LOTS BENEFITED. ALL LOT OWNERS UTILIZING THE FACILITIES WITHIN SAID EASEMENTS ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THEIR RESPECTIVE FACILITIES WITHIN SAID EASEMENTS AND SHALL SHARE EQUALLY IN THE COST OF MAINTENANCE OF THE PRIVATE STORM DRAIN FACILITIES USED IN COMMON WITHIN SAID EASEMENT. REFER TO THE APPROVED AS-CONSTRUCTED DRAINAGE PLANS FOR LOCATIONS. SEE BELOW FOR BENEFITED LOTS:

- A. 5-FOOT P.D.E., SHOWN ON LOT 2, BENEFIT LOT 3
- B. 5-FOOT P.D.E., SHOWN ON LOT 6, BENEFIT LOT 14
- C. 5-FOOT P.D.E., SHOWN ON LOT 8, BENEFIT LOT 12
- D. 5-FOOT P.D.E., SHOWN ON LOT 7, BENEFIT LOT 13
- E. 5-FOOT P.D.E., SHOWN ON LOT 17, 18, AND 20-23 BENEFIT LOT 17-23
- F. 5-FOOT P.D.E., SHOWN ON LOT 24, BENEFIT LOT 23

NO STRUCTURES MAY BE CONSTRUCTED WITH ANY EASEMENT AREA, REGARDLESS OF ITS LOCATION WITH RESPECT TO BUILDING SETBACK LINES PER SMC 21A.25.030 AND CITY OF SAMMAMISH ORDINANCE ORD2009-00249.

PRIVATE ACCESS EASEMENTS (P.A.E.) DESIGNATED ON THE PLAT ARE HEREBY RESERVED FOR AND GRANTED TO THE OWNERS OF THE LOTS BENEFITED. ALL LOT OWNERS UTILIZING THE FACILITIES WITHIN SAID EASEMENT ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THEIR RESPECTIVE FACILITIES WITHIN SAID EASEMENTS. SEE BELOW FOR BENEFITED LOTS:

- 15' P.A.E. SHOWN ON LOTS 5-6, BENEFITS LOTS 5-6
- 15' P.A.E. SHOWN ON LOTS 13-14, BENEFITS LOTS 13-14
- 15' P.A.E. SHOWN ON LOTS 17-18, BENEFITS LOTS 17-18
- 15' P.A.E. SHOWN ON LOTS 22-23, BENEFITS LOTS 22-23



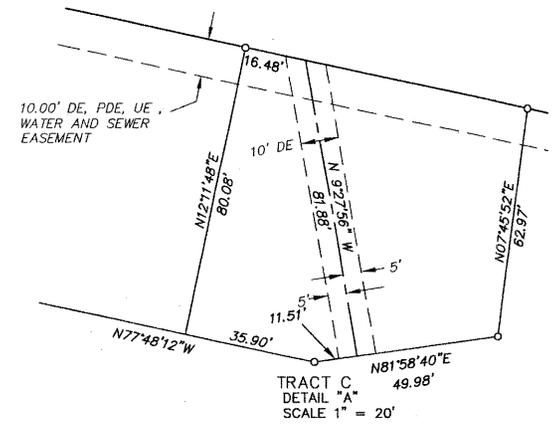
### SECTION SUBDIVISION

**BASIS OF BEARINGS: NAVD 83/91**

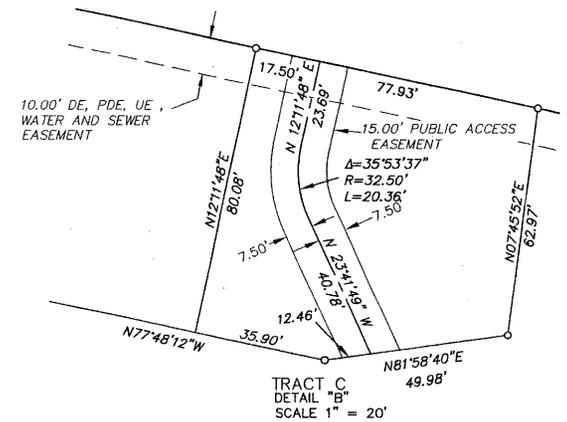
NORTH 84°58'13" EAST FROM THE FOUND MONUMENT AT THE INTERSECTION OF ISSAQUAH-PINE LAKE ROAD AND 238TH WAY SE AND THE FOUND PC MON IN THE CENTERLINE OF 238TH WAY SE AS SHOWN PER THE AMENDED PLAT OF BROOKSHIRE ESTATES RECORDED IN VOL. 139 OF PLATS, PGS 14-16



SHEET INDEX



TRACT C  
 DETAIL "A"  
 SCALE 1" = 20'



TRACT C  
 DETAIL "B"  
 SCALE 1" = 20'



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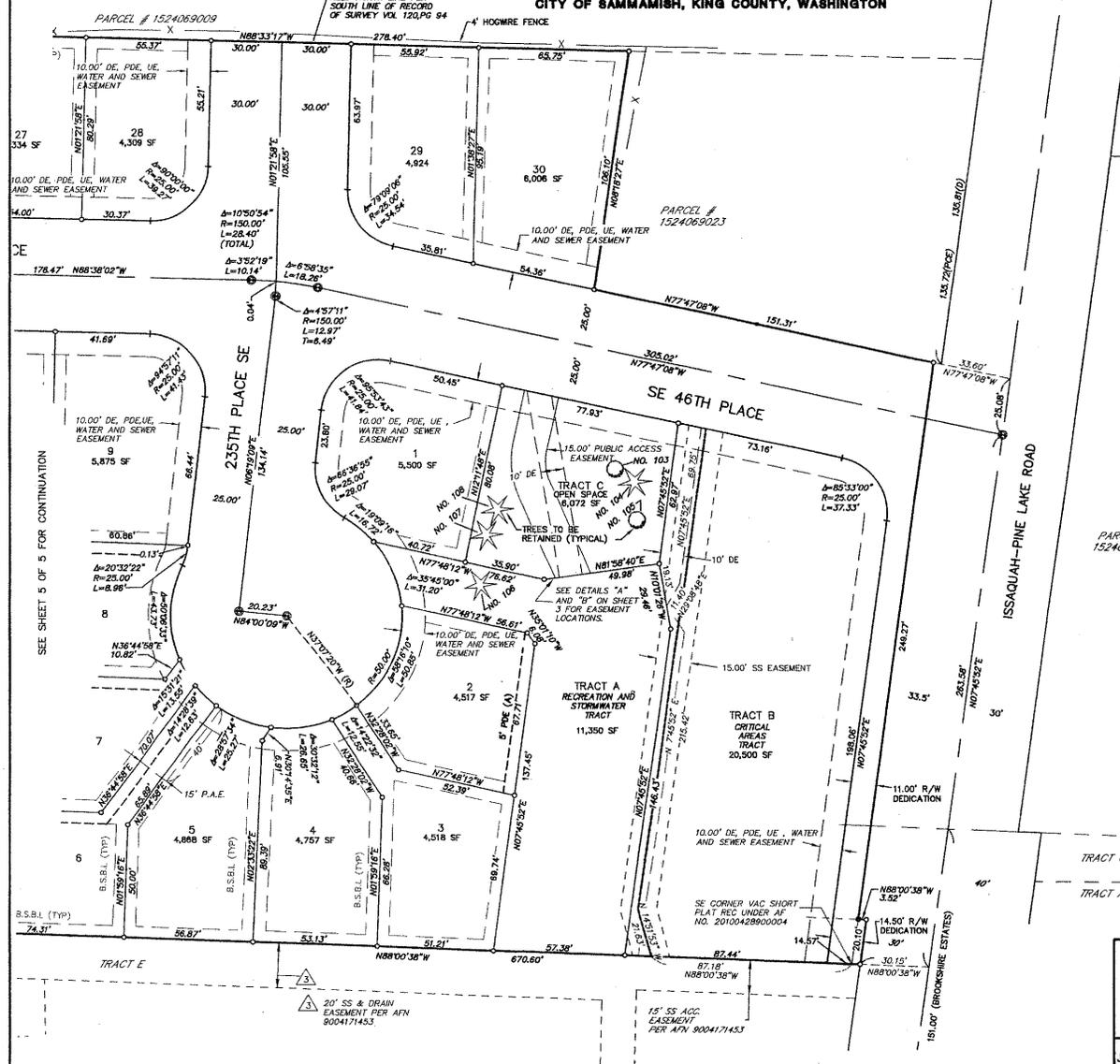
JOB NO.: 13-8006 DATE: 2-27-15 SHEET: 3 OF 5

VOLUME/PAGE

# PLAT ALTERATION OF ELSTON RIDGE

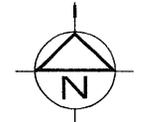
NE1/4 & SE1/4 OF THE SW1/4 & SW 1/4 OF SE 1/4 SEC. 15, TWP. 24 N., RGE. 6 E., W.M.  
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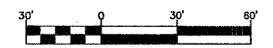


PARCEL # 1524069043

- LEGEND**
- AF. NO. AUDITOR'S FILE NUMBER
  - B.S.B.L. BUILDING SETBACK LINE
  - DN. PUBLIC DRAINAGE EASEMENT
  - FND. FOUND MONUMENT
  - MON. MONUMENT
  - PDE. PRIVATE DRAINAGE EASEMENT
  - PGE. PAGE
  - RD. RADIAL BEARING
  - RNG. RANGE
  - REC. RECORD OF SURVEY VOL. 120, PG. 94
  - SEC. SECTION
  - SE.NE. SOUTHEAST, NORTHEAST
  - SW,SW. NORTHWEST, SOUTHWEST
  - S.W.,E.,W. SOUTH, NORTH, EAST, WEST
  - SF. SQUARE FEET
  - SE. SANITARY SEWER EASEMENT
  - TOWNSHIP TOWNSHIP
  - UT. UTILITY EASEMENT
  - VE. WILLAMETTE MERIDIAN
  - W.M. SUBDIVISION CORNER / FOUND AS NOTED
  - 1-1-1 SUBDIVISION CORNER/NOT FOUND
  - EXISTING MONUMENT AS NOTED
  - EXISTING REBAR OR IRON PIPE AS NOTED
  - ⊙ SET STANDARD KING COUNTY MONUMENT/CASE & BRASS CAP W/PUNCH MARK LS NO. 30450
  - SET 1/2" X 1/4" REBAR WITH PLASTIC CAP, LS NO. 30460



SCALE 1" = 30'



**BASIS OF BEARINGS: NAVD 83/91**  
 NORTH 84°58'13" EAST FROM THE FOUND MONUMENT AT THE INTERSECTION OF ISSAQUAH-PINE LAKE ROAD AND 238TH WAY SE AND THE FOUND PGM IN THE CENTERLINE OF 238TH WAY SE AS SHOWN PER THE AMENDED PLAT OF BROOKSHIRE ESTATES RECORDED IN VOL. 139 OF PLATS, PGS 14-16



TRACT G AMENDED PLAT OF BROOKSHIRE ESTATES VOL. 225 PGS. 10-108

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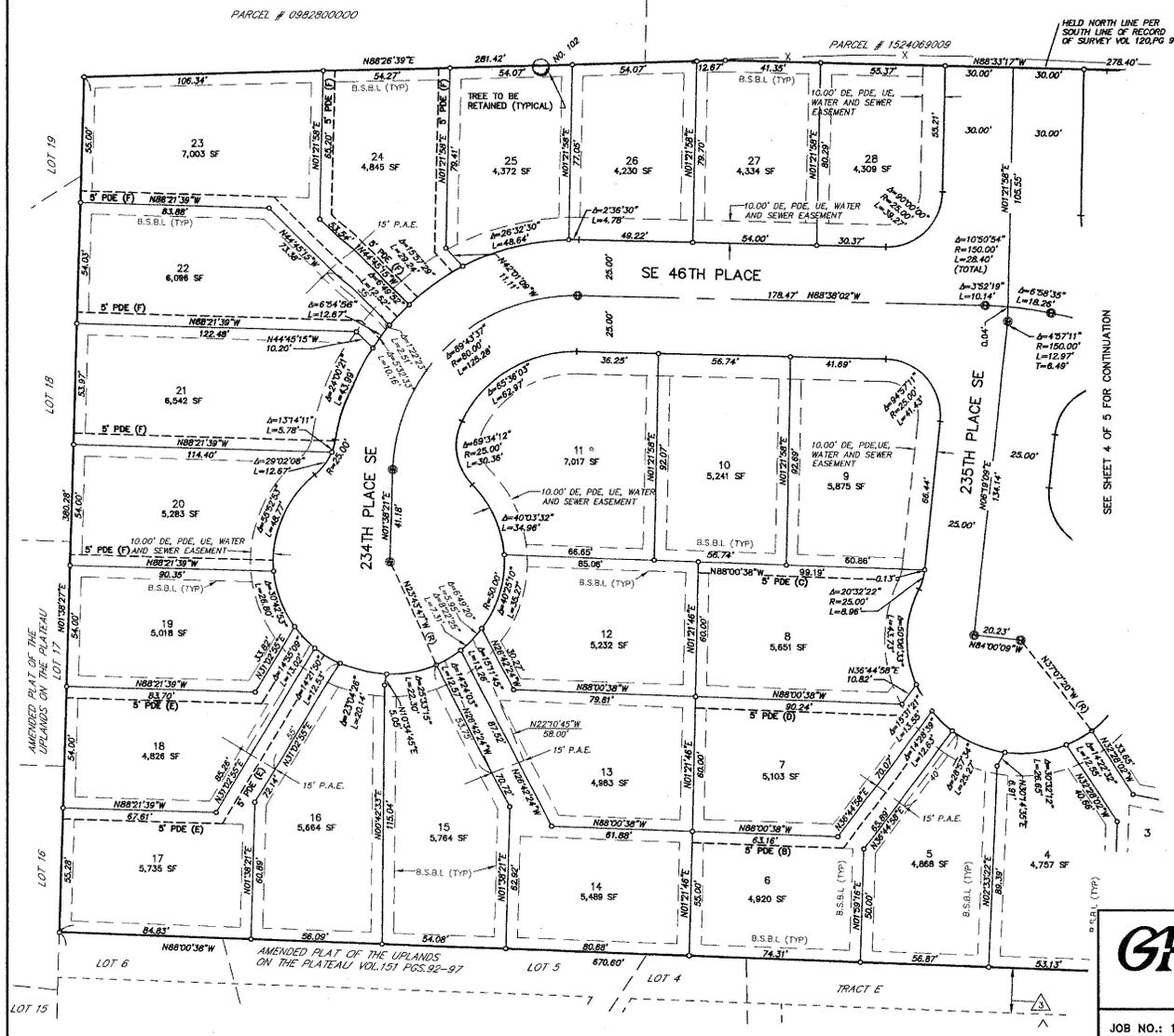
JOB NO.: 13-8006 DATE: 2-27-15 SHEET: 4 OF 5

VOLUME/PAGE

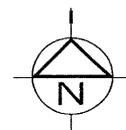
# PLAT ALTERATION OF ELSTON RIDGE

NE1/4 & SE1/4 OF THE SW1/4 & SW 1/4 OF SE 1/4 SEC. 15, TWP. 24 N., RGE. 6 E., W.M.  
 PLN 2008-00088 FORMERLY KNOWN AS "PINE RIDGE"  
 CITY OF SAMMAMISH, KING COUNTY, WASHINGTON

RECORDING NO. VOLUME/PAGE



- LEGEND**
- AF. NO. AUDITOR'S FILE NUMBER
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  - NW. SW. NORTHWEST, SOUTHWEST
  - S. N.E., W. SOUTH, NORTH, EAST, WEST
  - SF. SQUARE FEET
  - SE. SANITARY SEWER EASEMENT
  - TWP. TOWNSHIP
  - UE. UTILITY EASEMENT
  - VOL. VOLUME
  - W.M. WILLAMETTE MERIDIAN
  - SW. SUBDIVISION CORNER / FOUND AS NOTED
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SCALE 1" = 30'



**BASIS OF BEARINGS: NAVD 83/91**  
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JOB NO.: 13-8006 DATE: 2-27-15 SHEET: 5 OF 5

VOLUME/PAGE



Exhibit 5 - Elston Ridge Plat Alteration - Vicinity Map







**Meeting Date:** March 17, 2015

**Date Submitted:** 3/11/2015

**Originating Department:** Public Works

**Clearances:**

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> Attorney                | <input type="checkbox"/> Community Development    | <input type="checkbox"/> Parks & Recreation      |
| <input type="checkbox"/> Admin Services          | <input type="checkbox"/> Eastside Fire and Rescue | <input type="checkbox"/> Police                  |
| <input checked="" type="checkbox"/> City Manager | <input type="checkbox"/> Finance & IT             | <input checked="" type="checkbox"/> Public Works |

**Subject:** Sammamish ITS Phase 1 – 228<sup>th</sup> Avenue Project

**Action Required:** Authorize the City Manager to award and execute a construction contract for the Sammamish ITS Phase 1 – 228<sup>th</sup> Avenue Project and administer a construction contingency.

**Exhibits:** 1. Bid Summary

**Budget:** This project will be funded through the adopted 2015 Transportation Capital Improvement Fund (Fund 340) for Sammamish ITS Phase 1 – 228<sup>th</sup> Avenue Project. A detailed breakdown of the budgets is described in the Financial Impact section of this agenda bill.

**Summary Statement:**

The Public Works Department recommends that the City Council authorize the City Manager to award and execute a contract with the lowest responsive and responsible bidder for construction of intelligent transportation system (ITS) along 228<sup>th</sup> Avenue corridor to implement adaptive signal control technology systems (ASCT) from Issaquah Pine Lake Rd to NE 12<sup>th</sup> Place.

The Public Works Department advertised the project for bids on January 21, 2015. Bids were opened on February 11, 2015. The lowest responsible bidder was Pioneer Cable, Inc. for the amount of \$509,737.00.

**Background:**

This project provides for construction of 228<sup>th</sup> Avenue ITS and ASCT system by installing a fiber optic communications network, video detection system and ASCT system for 11 traffic signals from Issaquah Pine Lake Rd to NE 12<sup>th</sup> Place.

The City of Sammamish was successful in receiving Federal grant funding for construction of this project. These funds were awarded following the 2012 King County Countywide project competition. At the June

4, 2013 regular meeting, the City Council authorized a Local Agency Agreement with the Washington State Department of Transportation (WSDOT) who manages the Federal funds on behalf of the Federal Highway Administration (FHWA). The City Council authorized the design contract to Jacobs Engineering at June 30, 2014 council meeting. The City successfully obligated FHWA construction funds and received WSDOT authorization on December 24, 2015 to advertise the project for construction.

Staff recommends the authorization of a construction contingency to address any unexpected items that may be identified during project construction.

### Financial Impact:

The financial summary of the project is shown in the table below. This project includes a \$462,000 federal grant, making the total net city expenditures equal to \$324,297. A portion of the unspent 2014 budget will need to be carried forwarded to complete this project.

#### Sammamish ITS Phase 1 (340-153-595-30-63-00)

##### Project Expenditures

Design (Jacobs Engineering)	\$176,586
Construction (Bid amount)	\$509,737
Construction Contingency (10%)	\$50,974
Construction Support Services (Jacobs Engineering)	\$49,000
<b>TOTAL ESTIMATED PROJECT COST:</b>	<b>\$786,297</b>

##### Adopted Budget

Carryforward request from unspent 2014 Budget	\$296,297
2015 Budget	\$490,000
<b>TOTAL PROJECT BUDGET</b>	<b>\$786,297</b>

<b>Federal CMAQ Grant Funding</b>	<b>\$462,000</b>
-----------------------------------	------------------

<b>NET CITY COST</b>	<b>\$324,297</b>
----------------------	------------------

### Recommended Motion:

Move to authorize the City Manager to award and execute a contract with Pioneer Cable, Inc. of Everett, WA, the lowest bidder for construction of the Sammamish ITS Phase 1 – 228<sup>th</sup> Avenue Project, in an amount not to exceed \$509,737 and to administer a 10% construction contingency in an amount not to exceed \$50,974.

# Exhibit 1

Sammamish ITS Phase 1 - 228th Ave Project (Federal Aid Project # CM-2207 (002))  
 BID TABS

Item No.	Item With Unit Priced Bid	Approx. Quantity	Unit	Engineer's Est. Unit Price	Amount	Pioneer Cable Unit Price	Pioneer Cable Bid Amount	Valley Electric Unit Price	Valley Electric Bid Amount	Veca Electric Unit Price	Veca Electric Bid Amount	Prime Electric Unit Price	Prime Electric Bid Amount	Elcon Corp. Unit Price	Elcon Corp. Bid Amount	Totem Electric Unit Price	Totem Electric Bid Amount	Transportation Systems Unit Price	Transportation Systems Bid Amount	American Electrical Services Unit Price	American Electrical Services Bid Amount
1	UNEXPECTED SITE CHANGES	1	EST.	\$25,000	\$25,000	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00
2	RECORD DRAWINGS	1	L.S.	\$3,000.00	\$3,000	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00
3	SPCC	1	L.S.	\$2,000	\$2,000	\$ 750.00	\$ 750.00	\$ 1,200.00	\$ 1,200.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 1,000.00	\$ 1,000.00	\$ 5,000.00	\$ 5,000.00	\$ 400.00	\$ 400.00
4	MOBILIZATION	1	L.S.	\$42,150	\$42,150	\$ 21,000.00	\$ 21,000.00	\$ 49,000.00	\$ 49,000.00	\$ 53,550.00	\$ 53,550.00	\$ 5,400.00	\$ 5,400.00	\$ 16,178.00	\$ 16,178.00	\$ 59,472.00	\$ 59,472.00	\$ 41,748.00	\$ 41,748.00	\$ 30,093.00	\$ 30,093.00
5	PROJECT TEMPORARY TRAFFIC CONTROL	1	L.S.	\$45,000	\$45,000	\$ 27,755.00	\$ 27,755.00	\$ 25,760.00	\$ 25,760.00	\$ 21,322.00	\$ 21,322.00	\$ 19,200.00	\$ 19,200.00	\$ 29,744.00	\$ 29,744.00	\$ 27,218.00	\$ 27,218.00	\$ 52,400.00	\$ 52,400.00	\$ 19,986.00	\$ 19,986.00
6	COMMUNICATION NETWORK AND ASCT INSTALLATION	1	L.S.	\$86,700	\$86,700	\$ 98,082.00	\$ 98,082.00	\$ 90,888.00	\$ 90,888.00	\$ 98,040.00	\$ 98,040.00	\$ 160,876.00	\$ 160,876.00	\$ 170,364.00	\$ 170,364.00	\$ 173,107.00	\$ 173,107.00	\$ 178,500.00	\$ 178,500.00	\$ 270,842.00	\$ 270,842.00
7	ADAPTIVE SIGNAL CONTROL TECHNOLOGY (ASCT) EQUIPMENT	1	L.S.	\$336,150	\$336,150	\$ 336,150.00	\$ 336,150.00	\$ 336,150.00	\$ 336,150.00	\$ 336,150.00	\$ 336,150.00	\$ 336,150.00	\$ 336,150.00	\$ 336,150.00	\$ 336,150.00	\$ 336,150.00	\$ 336,150.00	\$ 336,150.00	\$ 336,150.00	\$ 336,150.00	\$ 336,150.00
	TOTAL CONSTRUCTION COST:				\$540,000	\$ 509,737.00	\$ 509,737.00	\$ 528,998.00	\$ 528,998.00	\$ 535,562.00	\$ 535,562.00	\$ 548,126.00	\$ 548,126.00	\$ 578,936.00	\$ 578,936.00	\$ 622,947.00	\$ 622,947.00	\$ 639,798.00	\$ 639,798.00	\$ 683,471.00	\$ 683,471.00

## Exhibit 1



**Meeting Date:** March 17, 2015

**Date Submitted:** 3/11/2015

**Originating Department:** Public Works

**Clearances:**

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> Attorney                | <input type="checkbox"/> Community Development    | <input type="checkbox"/> Parks & Recreation      |
| <input type="checkbox"/> Admin Services          | <input type="checkbox"/> Eastside Fire and Rescue | <input type="checkbox"/> Police                  |
| <input checked="" type="checkbox"/> City Manager | <input type="checkbox"/> Finance & IT             | <input checked="" type="checkbox"/> Public Works |

**Subject:** Sammamish ITS Phase 1 - 228<sup>th</sup> Avenue Project Design Revision for Construction Support Services

**Action Required:** Authorize the City Manager to execute a contract amendment with Jacobs Engineering Group Inc. to provide construction support and system validation testing services during project construction in an amount not to exceed \$49,000 and increasing the total contract authorization to \$225,586.

**Exhibits:** Contract Supplemental Agreement #2

**Budget:** \$490,000 budgeted in the adopted 2015 Transportation Capital Improvement Fund

**Summary Statement:**

The Public Works Department recommends that the City Council authorize the City Manager to execute a contract amendment with Jacobs Engineering Group Inc. to provide construction support and system validation testing services during project construction.

**Background:**

The City of Sammamish was successful in receiving Federal grant funding to implement the initial phase of an intelligent transportation system (ITS) along 228th Ave corridor to implement adaptive signal control technology system (ASCT) from Issaquah Pine Lake Rd to NE 12<sup>th</sup> Pl. These funds were awarded following the 2012 King County Countywide project competition.

The City advertised the project for construction bids on January 21, 2015. Bids were opened on February 11, 2015. The engineer's estimate for construction is \$540,000. The lowest bidder was Pioneer Cable, Inc. for the amount of \$509,737.00. The Public Works Department is making recommendation to City Council at March 17, 2015 meeting to award construction contract to the lowest bidder, Pioneer Cable, Inc.

Federal grant funding requires ITS projects to complete the mandatory System Engineering requirements during project design to include documentations of Concept of Operations, System Requirements, System Verification Plan, and System Validation Plan. This consultant contract amendment will allow the city's consultant to provide construction assistance on an as-needed basis during project construction, and provide ASCT system validation testing assistance to comply with the federally required system engineering validation requirements.

### Financial Impact:

The financial summary of the project is shown in the table below. This project includes a \$462,000 federal grant, making the total net city expenditures equal to \$324,297. A portion of the unspent 2014 budget will need to be carried forwarded to complete this project.

Sammamish ITS Phase 1 (340-153-595-30-63-00)	
<b>Project Expenditures</b>	
Design (Jacobs Engineering)	\$176,586
Construction (Bid amount)	\$509,737
Construction Contingency (10%)	\$50,974
Construction Support Services (Jacobs Engineering)	\$49,000
<b>TOTAL ESTIMATED PROJECT COST:</b>	<b>\$786,297</b>
<b>Adopted Budget</b>	
Carryforward request from unspent 2014 Budget	\$296,297
2015 Budget	\$490,000
<b>TOTAL PROJECT BUDGET</b>	<b>\$786,297</b>
<b>Federal CMAQ Grant Funding</b>	<b>\$462,000</b>
<b>NET CITY COST</b>	<b>\$324,297</b>

### Recommended Motion:

Authorize the City Manager to execute Supplemental Agreement #2 with Jacobs Engineering Group Inc. to provide construction support and system validation testing services during project construction of Sammamish ITS Phase 1 – 228<sup>th</sup> Avenue Project in an amount not to exceed \$49,000.



<b>Supplemental Agreement Number <u>2</u></b>		Organization and Address City of Sammamish 801 228th Ave SE Sammamish, WA 98075	
Original Agreement Number LA-8172		Phone: (425) 295-0564	
Project Number		Execution Date 6/30/2014	Completion Date 12/31/2015
Project Title Sammamish ITS - Phase 1: 228th Ave NE		New Maximum Amount Payable <b>\$ 225,586.00</b>	
Description of Work Services During Construction			

The Local Agency of City of Sammamish  
 desires to supplement the agreement entered into with Jacobs Engineering Group  
 and executed on 06/30/2014 and identified as Agreement No. LA-8172

All provisions in the basic agreement remain in effect except as expressly modified by this supplement.

The changes to the agreement are described as follows:

**I**

Section 1, SCOPE OF WORK, is hereby changed to read:

See Exhibit A-1 Scope of Work Supplement 2  
 \_\_\_\_\_  
 \_\_\_\_\_

**II**

Section IV, TIME FOR BEGINNING AND COMPLETION, is amended to change the number of calendar days for completion of the work to read: No Change

**III**

Section V, PAYMENT, shall be amended as follows:

The original contract plus supplement 1 amount of \$176,586 has increased \$49,000 with this supplement for a total contract amount of \$225,586.  
 \_\_\_\_\_

as set forth in the attached Exhibit A, and by this reference made a part of this supplement.

If you concur with this supplement and agree to the changes as stated above, please sign in the appropriate spaces below and return to this office for final action.

By: \_\_\_\_\_

By: \_\_\_\_\_

\_\_\_\_\_  
 Consultant Signature

\_\_\_\_\_  
 Approving Authority Signature

\_\_\_\_\_  
 Date

# Exhibit A-1

## ITS - Phase 1: 228th Avenue Project

### City of Sammamish

### Scope of Services – Supplement 2

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#### Section 1.0 Project Description, Design Criteria, and Deliverables

##### 1.1 Project Description

The City of Sammamish (the City) is undertaking an effort to examine the need for adaptive traffic control technology (ASCT) along 228th Avenue from Issaquah-Pine Lake Road to NE 12th Place, covering a distance of approximately 2 ¾ miles. 228th Avenue is the City's main north-south corridor. This Primary Arterial is the backbone to all travel on and off of the plateau. With an ADT of 22,800, it serves the two principal commercial centers, three high schools, along with the Sammamish Commons civic campus which includes the Sammamish Library, City Hall, and (in late 2015) the Sammamish Community and Aquatic center.

This project has received Federal CMAQ funding from the 2012 PSRC Countywide Grant Funding Competition.

#### Section 2.0 Project Management and Quality Control

##### 2.1 Project Management

Hours added to manage project for an additional 3 months.

##### 2.2 Project Schedule & Updates

No changes to this section.

##### 2.3 Monthly Invoices

Additional 3 monthly invoices and progress reports will be prepared by the CONSULTANT for the CITY.

**Deliverable:** (3) Monthly Invoice and Progress Reports

##### 2.4 Coordination Meetings

No changes to this section.

##### 2.5 Quality Control/Quality Assurance Review

No changes to this section.

#### Section 3.0 Site Review and Reconnaissance

No changes to this section.

## **Section 4.0 Systems Engineering Documentation Review**

No changes to this section.

## **Section 5.0 Design - ITS Plans, Specifications and Estimate**

No changes to this section.

## **Section 6.0 Systems Engineering Documentation**

No changes to this section.

## **Section 7.0 Services During Construction**

### **7.1 Construction Assistance**

The CONSULTANT shall be available on an as-needed basis to provide assistance to the CITY Construction office. The CONSULTANT shall assist the City with interpreting the contract plans and specifications and provide guidance to the CITY regarding the intent of the design.

As requested by the CITY, construction office assistance duties may include the following:

- Attend up to eight meetings as requested by the CITY;
- Respond to RFIs from the CITY Project Manager;
- Assist CITY with Shop drawing reviews;
- Assist CITY in answering contractor questions; and
- Site visits as requested by the CITY;

Services shall be provided up to the contract amount. Additional services can be provided as mutually agreed between the CITY and CONSULTANT.

### **7.2 ASCT System Testing Assistance**

The CONSULTANT shall review the testing procedures and certifications provided by the CITY. Once testing has been completed, the CONSULTANT shall review test results provided by the CITY. The CONSULTANT shall assist with field testing and system performance as needed by the CITY.

The CONSULTANT will review and recommend approval/disapproval of the test procedures, and test certifications, witness the tests when requested by the CITY, and review and recommend approval/disapproval of the test results.

The CONSULTANT will be present at the field and system tests of the Adaptive System and the fiber optic communication network equipment. The CONSULTANT will witness the varying levels of testing and review the test results for compliance with equipment technical specifications and project functional requirements. The CONSULTANT will review system performance data obtained during the system acceptance tests and provide technical feedback regarding system performance based on the test results. The CONSULTANT will track rectification of open technical issues identified during final system testing.

## Exhibit 1

The CONSULTANT will complete a visual inspection of the fiber optic cable system to verify all connections are made and there is no leakage of light. The CONSULTANT will verify end-to-end attenuation, including all splices, fiber jumpers and connectors of the fiber optic cable. The CONSULTANT will verify the Optical Time Domain Reflectometer (OTDR) testing and evaluate fiber loss per unit distance (dB/Km). The CONSULTANT will review distances to splices, connectors, fiber ends and localized attenuations for appropriateness.

The CONSULTANT will provide on-site support for review and adjustment of the traffic signal timings and traffic adaptive system implemented as part of the construction project. Field personnel will be provided to coordinate with CITY personnel to observe/modify signal operation at the project intersections.

Services shall be provided up to the contract amount. Additional services can be provided as mutually agreed between the CITY and CONSULTANT.

# Exhibit 1

## EXHIBIT E-2 Supplement 1 Fee Estimate Worksheet

<b>ITS - Phase 1: 228th Avenue</b> <b>City of Sammamish, Washington</b>
--

Pay rates are effective from October 2014 through October 2015.  
 Only key staff are shown and other staff may work on and charge to the project as needed by the project manager.

	QA/QC (Civil Engr.)	Engr. Project Manager	Project Engineer (Civil Engr.)	Design Engineer (Civil Engr.)	ASCT Design Lead (Civil Engineer)	Project Admin	Contract Admin
name	Mark	Jeannette	Brooksie	Liz	Steve	Rachel	Dawn
Specific Rate	\$165.68	\$175.58	\$122.85	\$101.92	\$170.41	\$63.59	\$139.10

**Labor:**

Work Task								Hours	Cost
<b>2.0</b>	<b>Project Management</b>							<b>27</b>	<b>\$3,996</b>
2.1	Project Management		16					16	\$2,809
2.2	Initial Project Schedule								
2.3	Monthly Invoice and Progress Report - 3 additional Invoices		3			6	2	11	\$1,186
2.4	Project Coordination Meetings							0	\$0
	Kickoff Meeting								
<b>7.0</b>	<b>Services During Construction</b>							<b>252</b>	<b>\$41,699</b>
7.1	Construction Assistance	24	8	16	6	50		104	\$16,479
7.3	ASCT System Testing Services					148		148	\$25,221
<b>Total Hours</b>		<b>24</b>	<b>27</b>	<b>16</b>	<b>6</b>	<b>198</b>	<b>6</b>	<b>2</b>	<b>279</b>
<b>Labor Costs</b>		<b>\$3,976</b>	<b>\$4,741</b>	<b>\$1,966</b>	<b>\$612</b>	<b>\$33,741</b>	<b>\$382</b>	<b>\$278</b>	<b>\$45,695</b>

<b>Miscellaneous Expenses:</b>		Reimbursable Cost
Item		
Federal Express / Courier		\$50
Travel expenses		\$3,200
Misc.		\$55
<b>Total Reimbursable Expenses</b>		<b>\$3,305</b>

<b>Subconsultants:</b>		Subs Cost
Firm		
1-Alliance Geomatics		
<b>Total Subconsultants</b>		<b>\$0</b>

Supplement Totals	Cost
Total Jacobs Labor	\$45,695
Total Jacobs Expenses	\$3,305
Total Subconsultants	\$0
<b>Sub Total</b>	<b>\$49,000</b>
<b>TOTAL SUPPLEMENT AMOUNT</b>	<b>\$49,000</b>

Contract Totals	Cost
Total Original Contract	\$132,986
Total Supplement 1	\$43,600
Total Supplement 2	\$49,000
<b>TOTAL CONTRACT AMOUNT</b>	<b>\$225,586</b>

**Exhibit E-2**  
**Consultant Fee Determination - Summary Sheet**  
**(Specific Rates of Pay)**  
**Fee Schedule**

Discipline or Job Title	Hourly Rate	Overhead @ 1.15%	Profit @ 29%	Cost
QA/QC (Civil Engineer)	\$67.90	\$ 78.09	\$ 19.69	\$165.68
QA/QC (Engr. Project Manager)	\$86.71	\$ 99.72	\$ 25.15	\$211.57
Engr. Project Manager	\$71.96	\$ 82.75	\$ 20.87	\$175.58
Project Engineer (Civil Engineer)	\$50.35	\$ 57.90	\$ 14.60	\$122.85
Design Engineer (Civil Engineer)	\$41.77	\$ 48.04	\$ 12.11	\$101.92
Structural Engineer (Engr. Project Manager)	\$94.88	\$ 109.11	\$ 27.52	\$231.51
Systems Engineer (Mngr of Projects)	\$101.51	\$ 116.74	\$ 29.44	\$247.68
Electrical Engineer	\$58.92	\$ 67.76	\$ 17.09	\$143.76
ASCT Design Lead (Civil Engineer)	\$69.84	\$ 80.32	\$ 20.25	\$170.41
CADD Design	\$55.92	\$ 64.31	\$ 16.22	\$136.44
Systems Integration Engineer (Engr. Project Manager)	\$91.89	\$ 105.67	\$ 26.65	\$224.21
Traffic Engineer (Civil Engineer)	\$47.67	\$ 54.82	\$ 13.82	\$116.31
Project Admin	\$26.06	\$ 29.97	\$ 7.56	\$63.59
Contract Admin	\$57.01	\$ 65.56	\$ 16.53	\$139.10



**Meeting Date:** March 17, 2015

**Date Submitted:** 3/11/2015

**Originating Department:** Parks and Recreation

**Clearances:**

- |  |  |  |
|--|--|--|
| <input type="checkbox"/> Attorney                | <input type="checkbox"/> Community Development         | <input type="checkbox"/> Public Safety           |
| <input type="checkbox"/> Admin Services          | <input type="checkbox"/> Finance & IT                  | <input checked="" type="checkbox"/> Public Works |
| <input checked="" type="checkbox"/> City Manager | <input checked="" type="checkbox"/> Parks & Recreation |  |

**Subject:** Pine Lake Park Driveway Resurfacing Project

**Action Required:** Authorize the City Manager to sign a contract with Northwest Asphalt for the Pine Lake Park Driveway Resurfacing Project

**Exhibits:** Bid Tab

**Budget:** \$200,000 is allocated in the 2015 Parks Capitol Improvement Program (CIP) fund for capital repairs, of which approximately \$30,000 was allocated for the Pine Lake Park Driveway Resurfacing project.

**Summary Statement:**

This is a contract with Northwest Asphalt to complete a driveway resurfacing project at Pine Lake Park. The scope of work includes resurfacing a section of driveway that extends from the main parking lot towards 228<sup>th</sup> Ave SE (approximately 400').

A request for proposals (RFP) was issued in February 2015. A total of four firms responded to the RFP. Northwest Asphalt was identified as the lowest responsible and responsive bidder.

**Background:**

Pine Lake Park was transferred from King County to the City of Sammamish upon incorporation. Since that time the Park has undergone several renovations including updating the sports field, expanding the parking lot, installing new picnic shelters, remodeling the restrooms, improving the beach, installing a new dock and the addition of new play areas. Driveway resurfacing was not included in prior phases of construction.

A portion of the driveway pavement is in very poor condition and needs to be resurfaced. In cooperation with the Public Works Department, a stretch of about 400' (extending from the main parking lot towards 228<sup>th</sup>) was identified for resurfacing in 2015. This work is being scheduled prior to the start of the busy spring and summer season and will require a one-day park closure. For these reasons, the project has not been included in the 2015 Overlay program. If it is safe to do so, pedestrian access will be allowed on the day of the park closure.

**Financial Impact:**

A total of \$200,000 is allocated in the 2015 Parks CIP fund for capital repairs, of which approximately \$30,000 was allocated for the Pine Lake Park Driveway Resurfacing Project.

The total authorization amount requested is \$24,947.50 + WSST. This includes a contract in the amount of \$22,947.50 + WSST and a construction contingency of \$2,000.00.

**Recommended Motion:**

Authorize the City Manager to execute a contract with Northwest Asphalt for the Pine Lake Park Driveway Resurfacing project in the amount of \$22,947.50 + WSST and authorize the City Manager to administer a \$2,000.00 construction contingency.

# Exhibit 1

City of Sammamish

## Pine Lake Park Driveway Resurfacing

Quote Deadline: March 11, 2015 @ 2:00 pm

Engineer's Estimate = \$23,000.00

**Low Quote = \$ 22,947.50 Northwest Asphalt, Inc.**



### Base Bid

Item No.	Item With Unit Priced Bid	Approx. Quantity	Unit	Lakeridge Paving Co. Price	Northwest Asphalt	Sutter	AA Asphalt
1	Minor Change	1.00	CALC.	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00
2	Project Temporary Traffic Control	1.00	L.S.	\$ 2,400.00	\$ 200.00	\$ 400.00	\$ 1,112.00
3	Pavement Removal	1.00	L.S.	\$ 10,008.00	\$ 2,800.00	\$ 1,750.00	\$ 3,978.00
4	Supply HMA	110.00	Ton	\$ 8,140.00	\$ 7,947.50	\$ 8,250.00	\$ 7,480.00
5	HMA Prelevel	1.00	L.S.	\$ 8,912.00	\$ 3,000.00	\$ 5,586.00	\$ 3,184.00
6	HMA Wearing Course	1.00	L.S.	\$ 8,912.00	\$ 4,000.00	\$ 6,006.00	\$ 3,217.00
				<b>\$ 43,372.00</b>	<b>\$ 22,947.50</b>	<b>\$ 26,992.00</b>	<b>\$ 23,971.00</b>

Exhibit 1

*COUNCIL*  *MINUTES*

**Regular Meeting**  
**February 17, 2015**

Mayor Tom Vance called the regular meeting of the Sammamish City Council to order at 6:30 pm.

**Councilmembers present:**

Mayor Tom Vance  
Deputy Mayor Kathy Huckabay  
Councilmember Bob Keller  
Councilmember Tom Odell (arrived at 7:00 pm & left the meeting at 9:55pm)  
Councilmember Ramiro Valderrama  
Councilmember Nancy Whitten

**Councilmember Absent:** Don Gerend

**MOTION:** Councilmember Whitten moved to excuse Councilmember Gerend. Deputy Mayor Huckabay seconded. Motion carried unanimously 5-0.

**Staff present:**

Lyman Howard, Deputy City Manager  
Laura Philpot, Assistant City Manager/Public Works Director  
Jeff Thomas, Community Development Director  
Joe Guinasso, Finance and Technical Services Director  
Jessi Bon, Director of Park and Recreation  
Tim Larson, Communications Manager  
Kari Sand, City Attorney  
Lita Hachey, Deputy City Clerk

**Roll Call/Pledge of Allegiance**

Roll was called. Councilmember Keller led the pledge.

**Approval of Agenda and the Consent Agenda**

**MOTION:** Councilmember Keller moved to approve the agenda, including the Consent Agenda.

Deputy Mayor Huckabay asked to remove Item #2 - Resolution: Authorizing Execution Of An Interlocal Agreement With King County For City Of Sammamish Participation In The King County Cities Climate Collaboration (K4c) and #3 Resolution: Adopting An Amended Policy For Facility Rentals At The Sammamish City Hall off the Consent Agenda and move to New Business.

**MOTION:** Councilmember Valderrama moved to add a discussion of the East Lake Sammamish Trail to the agenda. Councilmember Whitten seconded. Motion failed 2-3 with Mayor Vance, Deputy Mayor Huckabay and Councilmember Keller dissenting.

Councilmember Valderrama feels this item should be discussed tonight as King County has released the 90% design plans for the trail and they are not meeting the requests of the residents.

Deputy Mayor Huckabay thinks the discussion should be delayed until after they receive the update from Assistant City Manager/Public Works Director Laura Philpot, regarding the status of the trial tonight.

**MOTION:** Deputy Mayor Huckabay moved to approve the Agenda and the Consent Agenda as amended. Councilmember Keller seconded. Motion carried 3-2 with Councilmembers Valderrama and Whitten dissenting.

### **Presentations/Proclamations**

- Eastlake Sammamish Trail Update – Laura Philpot, Assistant City Manager/Public Works Director reported that the northern section of the trail is scheduled to open in April. There are still some outstanding issues that City Staff is working with King County staff to resolve. 90% plans for the southern section of the plan have been release. Plans are available on the King County website. The City was disappointed to find that the plans did not reflect any changes based on City comments. The City Manager and Ms. Philpot met with King County Parks & Recreation Director Kevin Brown to understand why this would happen. Staff will continue to meet with County staff to address these items and reiterated to Mr. Brown that the City would not accept permitting until the issues are resolved.

Councilmember Whitten questioned if Ms. Philpot has been in communication with the residents in the south end of the city to ensure their concerns are being address. She said she has not had much interaction with them. Councilmember Whitten also asked how the county could issue a 90% plan without the input of the residents. Councilmember Whitten asked it City Staff has indicated to the County that they would terminate permit processing through the Interlocal agreement if these changes are not included in the plan? Ms. Philpot explained that the City Manager considers this to be an option but has not so indicated to the County staff.

Deputy Mayor Huckabay asked if the County would be opening the parking lot at the north end of the trail. Ms. Philpot will check and get back to her.

Councilmember Valderrama is disappointed that the County has ignored both the City comments and citizen comments regarding the design of the trail.

**MOTION:** Councilmember Valderrama moved a three-part motion to (1) schedule a meeting between the Council Legislative Committee and King County Councilmembers Kathy Lambert and Jane Hague as well as King County Executive Dow Constantine. (2) He also requested a meeting with the County Parks & Recreation staff at the March 3<sup>rd</sup> meeting for them to explain this situation. (3) If their explanation is not satisfactory, Council should begin discussing the possibility of withdrawing their permitting authority pursuant to Sections 1.6 and 2.6 of the Interlocal agreement. Councilmember Whitten seconded.

Deputy City Manager Lyman Howard recommended waiting to hear the County's response at the March 3<sup>rd</sup> meeting before proceeding any further.

**AMENDMENT:** Councilmember Keller moved to strike the final two sections of the motion. Deputy Mayor Huckabay seconded. Motion carried unanimously 6-0.

**MAIN MOTION:** Main Motion carried as amended 6-0.

**MOTION:** Councilmember Valderrama moved to requested a meeting with the County Parks & Recreation staff at the March 3<sup>rd</sup> meeting for them to explain why they have disregarding citizen comments regarding respect for safety, trees and the environment. If their explanation is not satisfactory, Council should begin discussing the possibility of withdrawing the trail from the permitting authority pursuant to Sections 1.6 and 2.6. Councilmember Whitten seconded.

**AMENDMENT:** Councilmember Whitten moved to amend the motion by allowing the County to describe how they will accommodate the requests. This amendment was accepted as a friendly amendment.

**AMENDMENT:** Councilmember Whitten moved to amend the motion to limit the meeting to a discussion regarding the trail issues only. Deputy Mayor Huckabay seconded. Motion carried unanimously 6-0.

**MOTION:** Councilmember Valderrama moved that if the County's explanation for why they are ignoring the City and citizen comments is not acceptable at the March 3, 2015 meeting, the Council should begin discussing the possibility of withdrawing the trail from the permitting authority pursuant to Sections 1.6 and 2.6 of the Interlocal agreement. Councilmember Whitten seconded.

**MOTION:** Councilmember Odell moved to postpone the motion to March 3, 2015. Councilmember Whitten seconded. Motion failed 2-4 with Mayor Vance and Councilmembers Keller, Valderrama and Whitten dissenting.

**MAIN MOTION:** The main motion failed 2-4 with Mayor Vance, Deputy Mayor Huckabay, Councilmembers Keller and Odell dissenting.

Councilmember Whitten requested that Laura Philpot send out a report the joint meetings with the County to all Council.

### **Unfinished Business**

**Interviews:** One Planning Commission Candidate

Michael Towbin was interviewed by the Council.

### **Public Comment**

Scott Hamilton, 19727 SE 19<sup>th</sup> Street, spoke regarding the East Lake Sammamish Trail issues. He submitted comments to King County and does not feel the County was responsive to them.

Steve Roberts, 620 W Lake Sammamish Pkwy, Congregation for the Homeless, supports the request by ARCH for a men's shelter on the Eastside.

Tom Danner, 4507 191<sup>st</sup> Place NE, spoke in favor of keeping the NE 42<sup>nd</sup> St opticom gate in place.

Sharon Danner, 4507 191<sup>st</sup> Place NE, spoke in favor of keeping the NE 42<sup>nd</sup> St opticom gate in place.

Amit Sheth, 4539 194<sup>th</sup> Way NE, spoke in favor of keeping the NE 42<sup>nd</sup> St opticom gate in place.

Earl Zimmerman, 19133 NE 45<sup>th</sup> Place, spoke in favor of keeping the NE 42<sup>nd</sup> St opticom gate in place.

Gary Nease, 4244 201<sup>th</sup> Ave NE, spoke in favor of keeping the NE 42<sup>nd</sup> St opticom gate in place.

Rayleen Camby, 4818 192<sup>nd</sup> Dr. NE, spoke in favor of keeping the NE 42<sup>nd</sup> St opticom gate in place.

Rick Kruprewicz, 4643 192<sup>nd</sup> Dr. NE, Director of Hidden Ridge Assoc., spoke in favor of keeping the NE 42<sup>nd</sup> St opticom gate as is. He would like Council to final put an end to this issue.

Renee Greenmen, 19109 NE 45<sup>th</sup> Pl, spoke in favor of keeping the NE 42<sup>nd</sup> St opticom gate in place. Please look at the resolution as proposed and make the right c

Jason Upton, 19109 NE 45<sup>th</sup> Pl, President of the Waterbrook HOA, they would like to retain the NE 42<sup>nd</sup> St. opticom gate and would like the issue resolved. The park is across the greenbelt and kids play there and it will be an issue if opened.

Greg Reynolds, 4329 210<sup>th</sup> Pl. NE, spoke in favor of removing the opticom gate at NE 42<sup>nd</sup> and submitted a petition created years ago by homeowners wishing to retain the barricade.

Ador Yano, 20013 NE 42<sup>nd</sup> St, spoke in favor approving the resolution tonight to retain the NE 42<sup>nd</sup> St opticom gate.

Vrushali Giersappe, 4527 194<sup>th</sup> Way NE, spoke in favor of keeping the NE 42<sup>nd</sup> St opticom gate in place.

Aknilesn Kaza, 4815 192<sup>nd</sup> Drive NE, spoke in favor to retaining the NE 42<sup>nd</sup> St opticom gate.

Karan Soi, 19130 NE 51<sup>st</sup> St, spoke in favor of keeping the NE 42<sup>nd</sup> St opticom gate in place. He feels this is a very dangerous situation if it is opened.

Neera Soi, 19130 NE 51<sup>st</sup> St, address, spoke in favor of retaining the NE 42<sup>nd</sup> St opticom gate. She fears for the safety of the children if the gate is removed.

Mike Golan, 20133 NE 42<sup>nd</sup> St, spoke in favor of retaining the NE 42<sup>nd</sup> St opticom gate.

Moiz Beguwala, 4711 191<sup>st</sup> Pl NE, spoke in favor of keeping the NE 42<sup>nd</sup> St opticom gate in place.

Nancy Baer, 20013 NE 42<sup>nd</sup> St, spoke in favor of resolution for the NE 42<sup>nd</sup> St opticom gate to keep it in place.

Tom Rizzo, spoke in favor of keeping the NE 42<sup>nd</sup> St opticom gate in place.

Name, address, Director of the Waterbrook Assoc. spoke in favor of keeping the NE 42<sup>nd</sup> St opticom gate in place.

Nila Henrikson, spoke in favor of keeping the NE 42<sup>nd</sup> St opticom gate in place.

Richard Rahn, 21130 NE 43<sup>rd</sup> Pl, spoke in favor of removing the NE 42<sup>nd</sup> St opticom gate.

Sandy Hargraves, on the Board of Directors of Hidden Ridge, spoke in favor of keeping the NE 42<sup>nd</sup> St opticom gate in place. He feels the resolution needs more clarification as present by the HOA.

Ronny Decobi, spoke in favor of keeping the NE 42<sup>nd</sup> St opticom gate in place and agrees with all the comments here tonight.

### **Consent Agenda**

Payroll for period ending January 31, 2015 for pay date February 5, 2015 in the amount of \$ 274,510.72

**Approval:** Claims for period ending February 17, 2015 in the amount of \$ 1,804,420.49 for Check No. 39669 through 39802

**Resolution:** Accepting The 2014 Pavement Program Overlays As Complete (R2015-618)

**Approval:** Purchase of one Ford Escape

**Approval:** Purchase of one Air Compressor

**Approval:** Purchase of one Traffic Radar Trailer

**Approval:** Purchase of a Pre-fabricated restroom building for Sammamish Landing Park.

**Approval:** Kokanee Outreach-Contract: National Pollutant Discharge Elimination System (NPDES) Permitting Requirements Stormwater Outreach/ Triangle Associates, Inc.

**Approval:** February 3, 2015 Regular Meeting Minutes

**Public Hearing** - None

### **Unfinished Business**

**MOTION:** Councilmember Whitten moved to delay the vote for the Planning Commissioners to March 17<sup>th</sup> Council Meeting. Deputy Mayor Huckabay seconded. Motion was approve unanimously 6-0.

**New Business****Resolution:** Regarding The NE 42<sup>nd</sup> Street Emergency Opticom Gate

Laura Philpot gave a staff report and responded to questions from the Council. She stated that a study for removal of the barricade is not in the City's work plan nor will it be in the foreseeable future. This does not bind any future Council from making changes. There is no budget for this study or to make changes at this time. This could be considered in the next biennial budget.

Councilmember Whitten asked if this resolution will bind the future decisions to remove the barricade? Safety findings should be added to this resolution. She would like a process to determine the safety issues and what the costs would be to fix the issues.

Councilmember Valderrama feels that Council was planning to talk about the safety issues and process. Why was that not the plan here? Can we not delay for an additional year and clear up the issues.

City Attorney Kari Sand explained that the resolution cannot be written in such a manner that says the barricade will never be removed. Sitting Councils cannot enact legislation that binds the powers of future Councils.

**MOTION:** Deputy Mayor Huckabay moved to approve the resolution regarding NE 42<sup>nd</sup> Street Emergency Opticom Gate. Councilmember Odell seconded.

**MOTION:** Valderrama moved to amend the resolution to add whereas such as a study on the safety issues, added costs to correct the concerns and add the date of 2035 as a finalization of all the issues. Councilmember Whitten seconded.

**Executive Session:** Potential Litigation pursuant to RCW 42.30.110(1)(i).

Council retired to executive session at 9:25 pm and returned at 9:40 pm with no action taken.

Councilmember Valderrama withdrew his motion.

**MOTION:** Councilmember Valderrama moved to withdraw his last motion in an effort to bring finality to this issue and instead direct staff to come back to Council with a date they can bring together a process to look at the safety, the costs, and timeframes on this, so we can consider that. Councilmember Whitten seconded.

Mayor Vance suggested they finish with the previous motion and then Councilmember Valderrama could do a separate motion.

Councilmember Valderrama responded that he was withdrawing the first motion in lieu of having a process that we direct the City Manager.

Mayor Vance said he could go ahead and make that motion, it doesn't really reference this motion but it's a separate item.

Ms. Sand explained that Councilmember Valderrama say was withdrawing his earlier motion and he's now making a new motion to amend.

Councilmember Whitten: I seconded it so I withdraw my seconding too.

Mayor Vance asked Councilmember Valderrama to repeat his motion.

Councilmember Valderrama repeat his motion as “In order to bring finality to this process that the City Manager should be directed to immediately start to pull together information and bring to this Council information so that we can bring finality to this decision based upon safety, costs and time frames.”

Councilmember Whitten stated that, though she was repeating herself, she thinks what we need is an agreement on process, which in her opinion could be a safety consultant’s report, estimates as to cost, at the thirty thousand foot level, justifying findings on the safety issue and then a vote.

Mayor Vance said that presumably, eventually that is what we would get with this motion.

Councilmember Whitten feels the resolution should immediately direct staff to engage in that. She is very disappointed that we are using budget and time constraints of staff as an excuse. A legitimate one, she is sure, but as a justification for not proceeding immediately with a process to make a final decision. This may push it out, as she understands it, to several years in the future.

The Mayor stated that the amendment passes, so Staff will be directed to create a timeline and set a future date where we may get some resolution of this issue.

Councilmember Valderrama thanked the Council for bringing finality to this.

**MAIN MOTION:** Main Motion carried as amended 5-1 with Councilmember Whitten dissenting (R2015-619).

**MOTION:** Councilmember Odell moved to extend the meeting to 11:00 pm. Councilmember Valderrama seconded. Motion carried unanimously 6-0.

**Ordinance:** First Reading, Amending Sections 2.30.020 And 2.65.010 Of The Sammamish Municipal Code To Add Alternate Commission Members To The Sammamish Parks And Recreation Commission And The Sammamish Arts Commission.

Deputy City Manager Lyman Howard gave a short staff report. This is the first reading of the ordinance. No action is required.

**Appointment:** Klahanie Ballot Measure Pro/Con Committees

Mr. Howard explained that the King County Council has approved their ordinance to allow the vote for the Klahanie Annexation. King County Elections requires the City to recruit and appoint no more than 3 members to write a Pro statement and 3 members to write the Con statement. No interested persons stepped forward to write the Con statement.

**MOTION:** Deputy Mayor Huckabay moved to appoint the following to the Klahanie Ballot Measure Pro Committee: Kirsten O’Malley-Keyes, Michael Foss, and Richard L’Heureux. Councilmember Valderrama seconded. Motion carried unanimously 6-0.

Councilmembers Keller, Valderrama and Whitten would like to thank John James for stepping forward to assist with this committee.

**Resolution:** Approving The 2014 Budget And Work Program For A Regional Coalition For Housing (ARCH).

Arthur Sullivan ARH program Manager, gave a presentation about the ARCH Program and discussed the budget and work program.

**MOTION:** Councilmember Huckabay moved to adopt the resolution approving the 2015 proposed budget and work program. Councilmember Keller seconded. Motion carried unanimously 5-0 (R2015-620).

**Resolution:** Authorizing The Duly-Appointed Administering Agency For Arch To Execute All Documents Necessary To Enter Into Agreements For The Funding Of Affordable Housing Projects, As Recommended By The Arch Executive Board, Utilizing Funds From The City's Housing Trust Fund.

**MOTION:** Councilmember Whitten moved to adopt the Resolution authorizing the expenditures recommended by the ARCH Executive Board. Councilmember Valderrama seconded. Motion carried unanimously 5-0 (R2015-621).

Resolution: Authorizing Execution Of An Interlocal Agreement With King County For City Of Sammamish Participation In The King County Cities Climate Collaboration (K4C).

**MOTION:** Deputy Mayor Huckabay recommended that Mayor Vance be the representative for the Council and an unnamed alternate position created that will rotate attendance. Valderrama seconded. 4-1 with Councilmember Whitten dissenting.

**MOTION:** Councilmember Valderrama moved to approve the resolution and authorize the City Manager to sign the Interlocal agreement. Deputy Mayor Huckabay seconded. Motion carried unanimously 5-0 (R2015-617).

Resolution: Adopting An Amended Policy For Facility Rentals At The Sammamish City Hall

**MOTION:** Deputy Mayor Huckabay suggested deferring this motion until March 16 Committee of the Whole meeting. Councilmember Keller seconded. Motion was approved 4-0.

### **Council Reports**

Deputy Mayor Huckabay – sent a written report earlier today

Mayor Tom Vance attended the Eastside Transportation Partnership meeting

Councilmember Whitten – She is disappointed regarding the action of the barricades resolution.

**City Manager Report** – No report

**Executive Session** – Potential Litigation pursuant to RCW 42.30.110(1)(i) and Property Acquisition pursuant to RCW 42.30.110(1)(b)

Council retired to the executive session at 10:25 pm and returned at 10:45 pm with the following action:

**MOTION:** Councilmember Whitten moved to authorize the City Manager to administer up to \$420,000 in construction contingency for the Sammamish Landing Parking lot. Councilmember Keller seconded. Motion approved unanimously 5-0

**Adjournment**

Meeting adjourned at 10:46 pm

**Study Session was cancelled**

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Melanie Anderson, City Clerk

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Thomas E. Vance, Mayor



**COUNCIL**  **MINUTES**

**Regular Meeting**  
**March 3, 2015**

Mayor Tom Vance called the regular meeting of the Sammamish City Council to order at 6:30 pm.

**Councilmembers present:**

Mayor Tom Vance  
Deputy Mayor Kathy Huckabay  
Councilmember Don Gerend  
Councilmember Bob Keller  
Councilmember Tom Odell  
Councilmember Ramiro Valderrama  
Councilmember Nancy Whitten

**Councilmembers Absent**

Deputy Mayor Kathleen Huckabay

MOTION: Councilmember Gerend moved to excuse Councilmember Huckabay. Councilmember Valderrama seconded. Motion carried unanimously 6-0

**Staff present:**

Ben Yazici, City Manager  
Lyman Howard, Deputy City Manager  
Laura Philpot, Assistant City Manager/Public Works Director  
Joe Guinasso, Finance and Technical Services Director  
Beth Goldberg, Director of Administrative Services  
Mike Kenyon, City Attorney  
Melonie Anderson, City Clerk

**Roll Call/Pledge of Allegiance**

Roll was called. Councilmember Odell led the pledge.

**Approval of Agenda and the Consent Agenda**

MOTION: Councilmember Valderrama moved to approve the agenda including the Consent Agenda. Councilmember Gerend seconded. Motion carried unanimously 6-0.

Councilmember Whitten expressed concern with the appointment of one of the Parks & Recreation Commission Alternates.

**Presentations/Proclamations**

- East Lake Sammamish Trail

Assistant City Manager/Public Works Director Laura Philpot explained that King County has agreed to take public and City Staff comments into consideration and will develop a 95% design plan. County and City staff have also walked the trail together to see what other accommodations can be made in the trail alignment. The County will partner with the City to help minimize drainage concerns. She then introduced Kevin Brown, King County Parks Director. He gave a PowerPoint presentation (available on the City's website at [www.sammamish.us](http://www.sammamish.us)).

Council recessed from 7:45 pm to 7:55 pm

**Public Comment**

Scott Hamilton, 19727 SE 19<sup>th</sup> Street, (submitted written comments) spoke regarding the East Lake Sammamish Trail.

David Baty, 1793 28<sup>th</sup> Avenue NE, Issaquah, He feels the width of the trail is a safety issue and that trails should comply with the same rules that apply to road safety.

Arvl Menezes 3145 E. Lake Sammamish Shore Lane SE, He feels the paved northern section of the trail is too wide and does not fit in with the rest of the City. He is concerned about the width of the trail and the ditches being designated as wetlands.

John Tremble, 2813 194<sup>th</sup> Place SE, He feels the trail will be a wonderful amenity and hopes that the County and homeowners can work together and avoid lawsuits that will delay the construction of the trail.

Jan Bird, 3310 221<sup>st</sup> Avenue SE, She agrees that the trail needs to be wide enough to accommodate both walkers and bikers. She also hopes the County will be able to minimize the number of trees that will be removed.

Dick Stevens, Attorney 10900 NE 8<sup>th</sup> Street, Suite 1325, representing 50 lakeside homeowners in a lawsuit against the Federal Government regarding the unlawful taking of their property. He reminded the Council that the County's rights within the easement is limited.

Reid Brockway, 167 E Lake Sammamish Shore Lane SE, He believes that legal action is the only action the County respects. He urged the City to question most of the design decisions the County has made regarding the trail.

Susan Brockway, same address as above, She questioned why the staff did not review the 90% plans and she hopes they are doing so now as she believes there are issues with the design and City Code requirements.

Richard Pierce, 383 12<sup>th</sup> Avenue NW, Issaquah, He urged the Council to stay the course on the trail issues. Equitable decisions should be made to benefit all the residents of the City not just those who live along the lakefront.

Pete Hartmaier, 12501 197<sup>th</sup> Ct NE, Woodinville, Supports completion of the trail without delay. He supports building it to the standards advocated by the County.

Reid Brown 3139 E. Lake Sammamish Shore Lane SE, He urged the Council to work with the homeowners and the County to work toward accommodations for Phase 2B of the trail. He asked the Council to be a mediator to avoid their lawsuit.

Richard Kuprewicz, Spoke regarding the Opticom Barricade. He does not want the barricade removed.

Mark Cross, 247 208<sup>th</sup> Avenue NE, Supported the 12 foot width for the trail along with shoulders.

Lizette Hedberg, Bellevue resident, She commended the Council for collaborating with the County and trying to get the best trail for the whole area. She was supportive of the 12 foot width for safety. She urged the Council to keep the trail moving forward.

Shelly Bowman, Bellevue resident, She was supportive of the 12 foot trail for safety issues.

Mike Hettich, 1419 E. Lake Sammamish Shore Lane SE, He is in favor of the trail as well as due process. He feels the County was forced into attending this meeting. He didn't hear the County say when they would get back to the Council with answers.

Seanjoy Chatterji, 4215 206<sup>th</sup> Avenue SE, He feels the trail will be safer if it is narrower. The trail should remain on the current footprint so it will significantly reduce costs.

McKayla Dinfy, Representing Cascade Bicycle Club, They are supportive of expediting the permitting and construction of the trail. They are supportive of a trail that is wide enough to be safe.

Jim Greenfield, 1111 20<sup>th</sup> Avenue E. Seattle, Representing Forterra, He agreed with the speaker from the Cascade Bicycle Club. Forterra worked with King County to help purchase the property for the trail.

Tom Hornisch Representing Sammamish Homeowners, 1237 East Lake Sammamish Shore Lane SE, He thinks there needs to be a balance between the environment and the trail width. He does not think that permitting for the trail can continue until their lawsuit is settled.

Melissa Grimaldi, 4333 201<sup>st</sup> Place NE, Representing the Timberline Park HOA, They are supportive of retaining the Opticom Barricade. They would like to see a timeframe associated with how long the gate will remain.

John Rossi, 251 E Lake Sammamish Parkway NE, He feels the County has learned nothing from years of building trails.

Greg Chapman, 2831 E Lake Sammamish Parkway NE, Spoke regarding the ELST.

Jordon Miller, 2845 E Lake Sammamish Parkway SE, He thanked the City for stepping in to help the homeowners along the trail.

Brenda Zylstra, 4250 Perrigrine Point SE, She is worried about access to the trail if you live on the other side of East Lake Sammamish Parkway. She advocated for some crosswalks and possibly for some sidewalks.

**Consent Agenda**

Payroll for period ending February 15, 2015 for pay date February 20, 2015 in the amount of \$ 276,827.54

**Approval:** Claims for period ending February 17, 2015 in the amount of \$ 456,465.90 for Check No. 39803 through 39864

**Ordinance:** Second Reading, Amending Sections 2.30.020 And 2.65.010 Of The Sammamish Municipal Code To Add Alternative Commission Members To The Sammamish Parks And Recreation Commission And The Sammamish Arts Commission.

**Resolution:** Appointing Three Alternate Members To The Sammamish Arts Commission And Three Alternate Members To The Sammamish Parks And Recreation Commission

**Resolution:** Appointing Of One Special Member to the King County Landmarks Commission

**Appointment:** Pro/Con Committee for Initiative and Referendum Ballot Measure

**Approval:** Quit Claim Deed 244<sup>th</sup> Avenue NE Right of Way Transfer and Easement Release/King County

**Interlocal:** Extension of Animal Control Services/King County

Council recessed from 8:40 pm to 8:45 pm.

**Public Hearing**

**Ordinance:** First Reading Establishing Interim Development Regulations As Authorized By The Growth Management Act Relating To Surface Water Management; Providing For Severability; And Declaring An Emergency

Ms. Philpot gave a PowerPoint presentation on the Emergency Ordinance and the permanent regulations. The emergency ordinance was already approved by Council on February 3, 2015). The only action necessary tonight is to hold the Public Hearing (PowerPoint available on the City's website at [www.sammamish.wa.us](http://www.sammamish.wa.us)).

This will be a Public Hearing and the first reading of the ordinance to adopt the permanent regulations. The ordinance will have a second reading on March 17, 2015.

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

**Ordinance:** First Reading Adopting Provisions Related To Surface Water Management In The Surface Water Design Manual And As Also Codified Into Chapter 20 Of Title 13 Of The Sammamish Municipal Code

Public Hearing opened at 9:41 pm

Paul Stickney, 504 228<sup>th</sup> Avenue SE, He said there were a few people who commented at the Planning Commission Public Hearing. He was in agreement with the regulations.

Public Hearing closed at 9:42 pm.

### **Unfinished Business - None**

### **New Business - None**

### **Council Reports**

Mayor Vance reported the Sound Cities Association (SCA) is looking for regional support for the Area Agency on Aging. They would like to send a letter to the State Legislature to continue supporting the program. Council was supportive of this.

Councilmember Gerend testified at the State House Transportation Committee in support of a Road Usage Pilot Program.

Councilmember Keller reported the SCA Public Involvement Committee is looking for support for the Committee to End Homelessness.

Councilmember Odell would like the City to remain involved in the design of the Trail as well as look into seeing if some changes can be made to the north end of the trail. He will be attending the National League of Cities Conference. The 6<sup>th</sup> Annual Kokanee fry release will be held April 24.

Councilmember Valderrama attended the Citizens for Sammamish meeting. He requested the City Attorney give an opinion on the issue of trail ownership. He asked that the City to release the questions and answers provided by the County regarding the trail be shared with the citizens. Councilmember Gerend will be attending the EF & R meeting for Councilmember Valderrama.

Councilmember Whitten would like some clarification on what exactly was decided for the NE 42<sup>nd</sup> Street Barricade. She requested a detailed report from the bi-weekly meetings between City and County staff regarding the trail.

### **City Manager Report**

City Manager Ben Yazici asked for clarification on what Council has in mind regarding a study about the 42<sup>nd</sup> Street Barricade. Council will consider this issue at the March 17 Council meeting. He also asked for clarification on who should be included in a meeting with legislators regarding the trail. At the last meeting specific people were requested. He suggested not naming specific people to be at the meeting and also to wait for the 95% design was completed before setting the meeting date.

Staff will provide detailed reports of the meetings between City and County staff. If it appears that progress is not being made a meeting will be arranged with the appropriate Legislators.

**MOTION:** Councilmember Odell moved to extend the meeting until 11:00 pm. Councilmember Whitten seconded. Motion carried unanimously 6-0.

**Executive Session** – Potential Litigation pursuant to RCW 42.30.110(1)(i) and Property Sale pursuant to RCW 42.30.110(1)(c)

Council retired to Executive Session at 10:00 pm and returned at 10:55 pm and took the following action:

**MOTION:** Councilmember Valderrama moved to authorize the City Manager to sign a conservation easement on Parcel #182506-9074, restricting its perpetual use to open space and execute all documents necessary for the sale of that same parcel at \$170,000 pursuant to the purchase and sale agreement. Councilmember Odell seconded. Motion carried unanimously 6-0.

Meeting adjourned at 11:00 pm

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Melonie Anderson, City Clerk

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Thomas E. Vance, Mayor



**Meeting Date:** March 17, 2015

**Date Submitted:** 3/11/2015

**Originating Department:** Community Development

**Clearances:**

- |  |   |  |
|--|---|--|
| <input checked="" type="checkbox"/> Attorney     | <input checked="" type="checkbox"/> Community Development | <input type="checkbox"/> Public Safety |
| <input type="checkbox"/> Admin Services          | <input type="checkbox"/> Finance & IT                     | <input type="checkbox"/> Public Works  |
| <input checked="" type="checkbox"/> City Manager | <input type="checkbox"/> Parks & Recreation               |  |

**Subject:** 2015 Comprehensive Plan Update

**Action Required:** Complete Public Hearing

**Exhibits:** 1. Project Schedule

**Budget:** N/A

**Summary Statement:**

The City of Sammamish is completing its 2015 Comprehensive Plan update, due to the Washington State Department of Commerce by June 30. City Council received an introductory presentation on this update during its March 10 study session. This evening is the first of two public hearings the City Council will complete during its review and consideration of this update.

**Background:**

The City began its work on this update in June 2013. The Planning Commission met approximately thirty times through February 2015 to formulate recommendations on six different elements of the Comprehensive Plan for the City Council. Each element was carefully evaluated for internal and external consistency. Public outreach and involvement is ongoing. City staff will continue to compile public input and report out to City Council. Public input received by the City Council this evening and throughout its review can be used to inform the upcoming study sessions scheduled in April and May.

**Financial Impact:** The total contract amount for the 2015 Comprehensive Plan update is \$219,200, of which approximately 25% remains.

**Recommended Motion:** N/A









**Meeting Date:** March 17, 2015

**Date Submitted:** 2/10/2015

**Originating Department:** Admin Services

**Clearances:**

- |  |   |   |
|--|---|---|
| <input checked="" type="checkbox"/> Attorney       | <input checked="" type="checkbox"/> Community Development | <input type="checkbox"/> Parks & Recreation |
| <input checked="" type="checkbox"/> Admin Services | <input type="checkbox"/> Eastside Fire and Rescue         | <input type="checkbox"/> Police             |
| <input checked="" type="checkbox"/> City Manager   | <input type="checkbox"/> Finance & IT                     | <input type="checkbox"/> Public Works       |

**Subject:** Resolution appointing three members to the Sammamish Planning Commission

**Action Required:** Conduct vote and appoint members to fill position #1, #3 and #4 on the Planning Commission

**Exhibits:**

1. Draft Resolution
2. List of Applicants

**Budget:** N/A

**Summary Statement:** Council will retire to Executive Session to discuss the qualifications of each applicant. Upon reconvening, a vote will be conducted at the open public meeting. There are three vacancies on the Commission: One 1-year term (due to a resignation) and two 4-year terms. The three applicants receiving the most votes will be appointed to specific positions on the Commission and these appointments will be confirmed by passage of the attached resolution.

**Background:** The Seven-member Planning Commission was formed in 2003 to make recommendations to the City Council regarding the Comprehensive Plan and land use regulations. The terms of the Commissioners are staggered so that only two terms expire in any year. The appointments to fill vacancies usually occur in January with terms starting in February.

Since September of 2013 the Commission has been considering the 2035 Comprehensive Plan Update. The work on this update was completed at the end of February, 2015. Staff felt it would be beneficial to extend the two terms expiring in January, to provide continuity in decision making on the Comprehensive Plan. The three appointments will begin their terms on March 19, 2015.

**Financial Impact:** N/A

**Recommended Motion:** Vote on candidates and move to adopt the resolution appointing three members to the Planning Commission.



**CITY OF SAMMAMISH  
WASHINGTON  
RESOLUTION NO. R2015-\_\_\_\_\_**

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

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

WHEREAS, there are currently three vacant Commission positions; and

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

WHEREAS, the City Council interviewed candidates at an open public meetings on February 3 and February 17, 2015, and

WHEREAS, the City Council desires to fill the vacant Commission positions;

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

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

_____	Position #1	Term Expires January 31, 2016
_____	Position #3	Term Expires January 31, 2019
_____	Position #4	Term Expires January 31, 2019

Section 2. Severability. Should any section, paragraph, sentence, clause or phrase of this Resolution, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this Resolution be pre-empted by state or federal law or regulation, such decision or pre-emption shall not affect the validity of the remaining portions of this Resolution or its application to other persons or circumstances.

**ADOPTED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF ON  
THE \_\_\_\_\_ DAY OF MARCH, 2015.**

CITY OF SAMMAMISH

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Mayor Thomas E. Vance

ATTEST/AUTHENTICATED:

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Melonie Anderson, City Clerk

Approved as to form:

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Michael R. Kenyon, City Attorney

Filed with the City Clerk: February 9, 2015

Passed by the City Council:

Resolution No. R2015-\_\_\_\_\_

## PLANNING COMMISSION APPLICANTS

One 1-year position

Two 4-year positions

Eric Brooks

Shanna Collins

Larry Crandall

Jagadeesh Kunda

Christie Malchow

John Miller

Thomas Mudayankavil

Chris Ross

Michael Towbin

Erin Vosti-Lal

