



City Council, Special Meeting

AGENDA

May 14, 2012

6:30 pm – 9:30 pm
Council Chambers

Call to Order

Roll Call/Pledge of Allegiance

Approval of Agenda

Presentations/Proclamations

Public Comment

Note: *This is an opportunity for the public to address the Council. Three-minutes limit per person or 5 minutes if representing the official position of a recognized community organization.*

Consent Agenda

- Payroll for the period ending April 30, 2012 for pay date May 4, 2012 in the amount of \$256,334.20
- 1. Ordinance: Second Reading Repealing Chapter 8.05 Of The Sammamish Municipal Code; And Establishing An Effective Date
- 2. Resolution: Final Plat Tremont Subdivision (AKA Klineburger)
- 3. Resolution: Final Acceptance/Beaver Lake Lodge Repair/Thornberg Construction
- 4. Bid Award: Evans Pond Stairway Project/Thornberg Construction
- 5. Approval: Minutes for May 1, 2012 Regular Meeting

Public Hearings

6. Ordinance: Second Reading Adopting The 2012 Park Recreation And Open Space (Pro) Plan
7. Ordinance: Second Reading Amending The City Of Sammamish Comprehensive Plan By Deleting Appendix C And Replacing It With A New Appendix C Containing Specific Chapters Of The 2012 Park Recreation And Open Space Plan
8. Ordinance: Second Reading Adopting Provisions To Amending Home Business Definitions, Standards, And Permitted Use Table As Codified Into Chapters 15, 20, And 65 Of Title 21a Of The Sammamish Municipal Code

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.

Unfinished Business - None

New Business

9. Bid Award: 2012 Pavement Project – Overlays
10. Resolution: Final Acceptance King County Sheriff's Office Tenant Improvements/Kirtley Cole

Council Reports

City Manager Report

- Memo: 228th Avenue Operation Analysis
- Memo: Level of Service
- Memo: Stormwater Neighborhood Projects
- Community Center Update
- Emergency Plan Update

Executive Session – If necessary

Adjournment

AGENDA CALENDAR

May 2012			
Mon. 5/14	6:30 pm	Regular Meeting	Public Hearing: Ordinance Second Reading amending Comp Plan and PRO Plan Public Hearing: Ordinance Second Reading Home Business Regulations Ordinance: Second Reading Repealing SMC 8.05 (consent) Resolution: Final Acceptance/KCSO Remodel (consent) Bid Award: 2012 Overlay Project Bid Award: Evans Pond Stairway CM: Community Center Update CM: Emergency Plan Update CM: 228 th Operational Analysis/Stormwater/LOS
June 2012			
Tues. 6/5	6:30 pm	Regular	Resolution: 6 Year Transportation Improvement Program Bid Award: Eastlake HS Ball Field Project
Tues. 6/12	6:30 pm	Study Session	Discussion: Fire Service Options Surface Water SWM Fees, CIP, and Rates Discussion SE 8 th Street Master Park Plan Update Interlocal: Animal Control
Mon. 6/18	6:30 pm	Regular Meeting	Interlocal: Animal Control (consent)
July 2012			
Tues. 7/3	6:30 pm	Regular/Study Session	Public Hearing: First Reading Collective Garden Moratorium Discussion Fire Services (Study Session)
Tues. 7/10	6:30 pm	Joint Meeting/Redmond CC	2013-2014 Budget Revenue Forecast (Study Session) 2013-2014 Budget Affirm City Council List of Projects (Study Session) Non- Motorized Transportation (Study Session)
Mon. 7/16	6:30 pm	Regular Meeting	
Sept 2012			
Tues. 9/4	6:30 pm	Regular	Fire Services Resolution
Tues. 9/11	6:30 pm	Study Session	State Legislator Session 2013-2014 Budget Public Works, Parks and Rec Environmentally Critical Area Ordinance Handoff from Planning Commission
Mon. 9/17	5:30 pm	Regular Meeting/Joint Study Session Planning Commission	2013-2014 Budget Admin Services, Police, Fire, Community Development (Study Session) Planning Commission Handoff ECA Regulations (study Session)
Oct. 2012			
Tues. 10/2	6:30 pm	Regular	
Tues. 10/9	6:30 pm	Study Session	2013-2014 Budget Finance, City Manager, City Council Cable TV Franchise

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

<< April

May 2012

June >>

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1 6:30 p.m. City Council Meeting 7 p.m. Arts Education Month - Proclamation 7 p.m. Proclamation	2 7 p.m. Proclamation 5:30 p.m. City Council Council Office Hour	3 6 p.m. Planning Commission Meeting	4	5
6	7	8 6:30 p.m. City Council Joint Meeting	9 6 p.m. Beaver Lake Management District Other 6:30 p.m. Parks and Recreation Commission Meeting	10 6:30 p.m. Community Garden Steering Committee Meeting Canceled	11	12
13	14 6:30 p.m. Arts Commission Meeting 6:30 p.m. City Council Meeting	15 8 a.m. "Call to Artists" - 2012 Art Fair 10 a.m. Donate Blood at City Hall	16 3 p.m. Sammamish Farmers Market Opening Day! 6 p.m. Sammamish Youth Board Meeting	17 6 p.m. Planning Commission Meeting	18	19 10 a.m. Sammamish Walks
20	21	22	23 3 p.m. Sammamish Farmers Market	24	25	26
27	28 12 a.m. Memorial Day City offices closed	29	30 3 p.m. Sammamish Farmers Market	31		

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

<< May

June 2012

July >>

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					1	2
3	4	5 6:30 p.m. City Council Meeting	6 3 p.m. Sammamish Farmers Market 5:30 p.m. City Council Council Office Hour 6:30 p.m. Parks and Recreation Commission Meeting	7	8 1 p.m. Law Enforcement Open House	9
10	11	12 6:30 p.m. City Council Study Session	13 3 p.m. Sammamish Farmers Market 6 p.m. Sammamish Youth Board Meeting	14 6 p.m. Planning Commission Meeting 6:30 p.m. Community Garden Steering Committee Meeting	15 1 p.m. Teen Fest	16 10 a.m. Sammamish Walks
17	18 5:30 p.m. Finance Committee Meeting 6:30 p.m. City Council Meeting 6:30 p.m. Arts Commission Meeting	19	20 3 p.m. Sammamish Farmers Market	21	22	23
24	25	26	27 3 p.m. Sammamish Farmers Market	28 6 p.m. Planning Commission Meeting	29 8:30 a.m. Art Exhibit - "The Journey"	30



City Council Agenda Bill

Meeting Date: May 14, 2012

Date Submitted: October 12, 2011

Originating Department: Community Development

Clearances:

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

Subject: An ordinance repealing SMC 8.05 Nuisances.

Action Required: Conduct Second Reading and adopt ordinance

Exhibits: Proposed adopting ordinance

Budget: N/A

Summary Statement: In May 2011, the City of Sammamish replaced Title 23 – “Code Enforcement” with Title 23A – “Code Compliance”. As part of this replacement SMC 8.05 Nuisances were incorporated into SMC Title 23A and are no longer needed.

Background: SMC 8.05 is a standalone chapter enforced through SMC Title 23. When SMC Title 23A was written, it eliminated the need for SMC 8.05, as it was redefined and incorporated into Title 23A. This was done to eliminate redundancy in the Sammamish Municipal Code.

Financial Impact: N/A

Recommended Motion: Motion to approve the ordinance eliminating SMC 8.05.

**CITY OF SAMMAMISH
WASHINGTON
ORDINANCE NO. O2011-_____**

**AN ORDINANCE OF THE CITY OF SAMMAMISH,
WASHINGTON, REPEALING CHAPTER 8.05 OF THE
SAMMAMISH MUNICIPAL CODE; AND ESTABLISHING
AN EFFECTIVE DATE**

WHEREAS, on May 16, 2011 the City Council adopted a new Title 23 (Civil Code Compliance); and

WHEREAS, the new Title 23 contains provisions for abating nuisances in the City that render chapter 8.05 (Nuisances) of the Sammamish Municipal Code redundant; and

WHEREAS, it is more administratively efficient to have nuisance provisions consolidated in one part of the code rather than duplicated in multiple parts of the code;

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

Section 1. SMC Chapter 8.05 (Nuisances), Repealed. Chapter 8.05 (Nuisances) of the Sammamish Municipal Code is hereby repealed in its entirety.

Section 2. 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 SPECIAL MEETING THEREOF ON
THE _____ DAY OF _____ 2012.**

CITY OF SAMMAMISH

Mayor Thomas T. Odell

ATTEST/AUTHENTICATED:

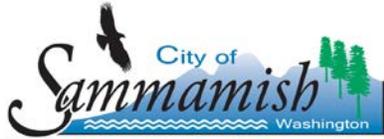
Melonie Anderson, City Clerk

Exhibit 1

Approved as to form:

Bruce L. Disend, City Attorney

Filed with the City Clerk:	October 12, 2011
First Reading:	May 1, 2012
Passed by the City Council:	
Date of Publication:	
Effective Date:	



City Council Agenda Bill

Meeting Date: May 14, 2012

Date Submitted: May 9, 2012

Originating Department: Community Development

Clearances:

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

Subject: Final Plat, Tremont (aka) Klineburger

Action Required: Motion to adopt resolution approving the final plat of Tremont subdivision

Exhibits:

1. Site Plan and Vicinity Map
2. Hearing Examiner Decision
3. Matrix showing plat conditions and responses
4. Draft Resolution

Budget: N/A – Legislative Approval

Summary Statement: The subdivision of Tremont (aka Klineburger) consists of a total of 10.05 acres which will be divided into 41 single-family residential lots, and is located at approximately 4622 231st Avenue SE. No critical areas exist on the property, and there are two single family residential homes currently on the three parcels that make up the final plat. The property is zoned, R-6, six units per acre.

Background: The application was received on February 23, 2006 and was vested on August 12, 2005 per Superior Court Order No. 05-2-27048-9. A preliminary plat hearing was held on August 22, 2007 before the Hearing Examiner.

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

Financial Impact:

Performance Bond:

The applicant has submitted a cash deposit for the installation of the remaining site improvements in the amount of \$303,147.10.

Recreational Improvements and Landscaping Bond:

The applicant has posted a cash deposit for installation of recreational and site landscaping improvements in the amount of \$84,775.40.

Transportation Mitigation Fees:



City Council Agenda Bill

The applicant has paid thirty percent of the traffic mitigation impact fee in the amount of \$145,848.17, for expected traffic impacts to the citywide transportation system. A balance of \$331,723.83 remains.

School Mitigation Fees paid to the City of Sammamish:

The applicant has paid fifty percent of the applicable Issaquah School impact fees, together with the current administration fee, in the amount of \$69,692.00. The balance of the school impact fees shall be paid at the time of building permit issuance.

Recommended Motion:

Approve the 41-lot final plat of Tremont, and authorize the mayor to sign the mylars.

Exhibit 1

Tremont Subdivision PLN2006-00009



Exhibit 1

BEFORE THE HEARING EXAMINER FOR THE CITY OF SAMMAMISH

Application of Conner Homes)	File No. PLN2006-00009
For Preliminary Approval)	FINDINGS OF FACT
of the)	CONCLUSIONS OF LAW
Klineburger Plat)	AND DECISION

DECISION

The Klineburger preliminary plat is approved, subject to the conditions in Attachment B.

INTRODUCTION

On September 23, 2007, The Hearing Examiner issued findings of fact, conclusions of law and decision on the application of Conner Homes for preliminary approval of the Klineburger plat. The Examiner disapproved a street connection between the plat's main street and SE 47th Way in the Uplands plat, and concluded further that the plat could not be approved until the claim of ownership by Kate Stenberg of an easement over a portion of the site was settled. The application was remanded to the Department of Community Development for revisions consistent with the Examiner's conclusions.

The Examiner's decision was appealed to the King County Superior Court by the City. The appeal centered on the Examiner's disapproval of the street connection and expressly excluded any consideration of the Stenberg claim. On January 24, 2008, the City, Conner Homes and the Upland Homeowners Association entered into a settlement agreement which provided that the subject street connection would be limited to a 26-foot paved emergency access, restricted by an opticon-operated automatic gate to emergency vehicles, pedestrians and bicycles. .

A revised proposal came on for hearing before the Examiner on April 23, 2008 at 7:00 PM. Applicant was represented by Robert Johns of Johns Monroe Mitsunaga, attorneys. Emily Arteche, senior planner, presented the revised staff report. Bob Harrison presented

a letter from Kate Stenberg, his wife, in opposition to the position of the City and Applicant.

The following persons testified under oath:

Emily Arteche	Senior Planner
Robert Johns	Johns Monroe Mitsunaga
Bob Harrison	For Kate Stenberg
Margaret King	Assistant City Attorney
Tawni Hoang	Development Review Engineer
John Skochdopole	Conner Homes

The following exhibits were offered and admitted:

1. Halverson vs. Bellevue Decision
2. Stenberg Letter, April 22, 2008
3. Revised Staff Report, April 21, 2008

The hearing adjourned at about 8 PM.

FINDINGS OF FACT

1. The statements of fact in the foregoing introduction are hereby incorporated into these findings of fact.
2. **Revised Proposal.** Applicant submitted a revised proposal which implemented the settlement agreement and provided for a 26-foot paved emergency access easement, restricted by an opticon operated automatic gate. This kind of gate can be opened only by emergency vehicles. Pedestrians and bicycles are to be allowed access over the entire 26 foot access easement. A revised site plan showing the access is attached as Attachment A.
3. **SEPA.** A revised determination of nonsignificance for the proposal was issued on March 12, 2008. There was no appeal.
4. **Notice.** Notice of the public hearing on the revised proposal was given as required by ordinance. Representatives of Upland Homeowners Association attended the hearing but did not testify.

5. ***Stenberg Claim.*** There was no settlement of the Stenberg claim at the time of the public hearing. The City proposed a condition to approval of the preliminary plat which would read as follows:

The applicant shall provide proof that the claim of ownership asserted by Kate Stenberg (sic) is resolved before final plat is approved or prior to issuance of any construction related work on the disputed area.

6. ***Stenberg's Opposition.*** Stenberg, through her attorneys Gendler and Mann, contend that the Examiner's decision of September 23, 2007 requiring resolution of their claim prior to approval of the preliminary plat is binding on the parties and the Examiner. The doctrine of *res judicata* applies, they say, and the claim must be settled prior to preliminary plat approval. They ask that the preliminary plat be denied until such time as the property dispute is settled. They also question the decision to locate the access road at the southwest corner of the site because of safety concerns.
7. ***Applicant's Position.*** Applicant contends that the September 23, 2007 decision of the Examiner was an interim decision, and not final and binding on the Examiner. Applicant concedes that the Stenberg claim represents a claim of property ownership in the site (Halverson vs. Bellevue, 41 Wn App. 457, 704 P.2d 1232 (1985)) but that RCW 58.17.165 provides the proper solution. That section requires that the final plat contain a statement that "the subdivision...has been made with the free consent and in accordance with the desires of the owner or owners..." They support a condition which requires settlement of the claim prior to approval of the final plat.
8. Any conclusion of law deemed to be a finding of fact is adopted as such.

CONCLUSIONS OF LAW

1. The Hearing Examiner is authorized by the Sammamish Municipal Code (SMC) to her and decide an application for a preliminary plat, subject to appeal to the Superior Court. SMC Ch. 20.24; Section 20.20.020
2. Rule XI F 4 of the Hearing Examiner's Rules of Procedure provides that the Examiner may remand any matter to an applicant or the responsible City agency for additional information, analysis, review or modification of the application or petition.
3. Rule XI E 3 (c) provides that a hearing may be reopened by the Examiner to address an issue remanded by the Council or court. Specific notice requirements apply in such case.
4. In the September 23, 2007 decision the Examiner remanded the Klineburger proposal to the Department of Community Development for proceedings consistent with the Examiner's conclusions. Following execution of the settlement agreement the Examiner reopened the hearing to address the issues which had been remanded. The street connection issue was resolved. The Stenberg claim was not.
5. The September 2007 decision was not such a final decision on the plat application as to invoke the doctrine of res judicata. In order for a decision to bar reconsideration of an issue, the decision must final on the merits. A final decision on the plat had yet to be made. Now Applicant and the City propose to condition the preliminary plat to require settlement of the Stenberg claim prior to final plat approval. Approval of this condition may delay resolution of the claim, but so long as it is a firm requirement it should be approved. Applicant cannot gain final approval of the plat or do work in the disputed area until the claim is settled. It also takes the risk that the claim may never be settled, and that the plat would have to be altered to avoid conflict with the Stenberg's rights
The condition proposed by the City will be revised to read as follows:

Applicant shall provide proof that the claim of ownership asserted by Kate Stenberg has been resolved before the final plat is approved and before any construction work is undertaken in the disputed area.

6. Stenberg's request that the Examiner reconsider the location of the access road due to safety concerns will not be granted. Those considerations were fully explored at the hearing in 2007, and the City has approved the location of the road.
7. Any finding of fact deemed to be a conclusion of law is adopted as such.

DECISION

The Klineburger preliminary plat is **APPROVED**, subject to the conditions in Attachment B.

Done this 2nd day of May, 2008

A handwritten signature in black ink that reads "Gordon F. Crandall". The signature is written in a cursive style.

Gordon F. Crandall
Hearing Examiner

Attachment A, Revised Site Plan
Attachment B, Conditions of Approval

RECONSIDERATION

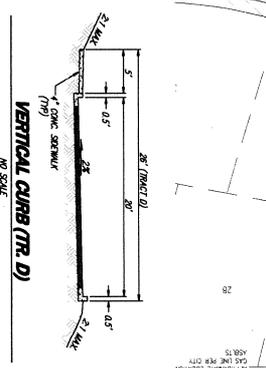
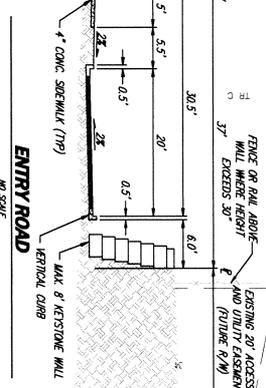
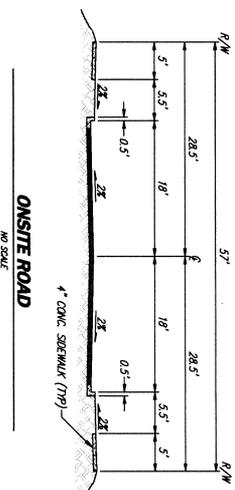
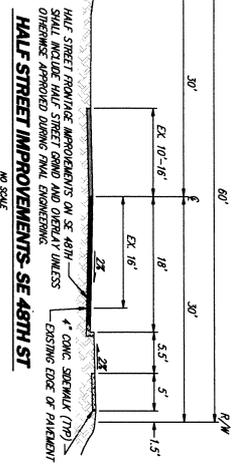
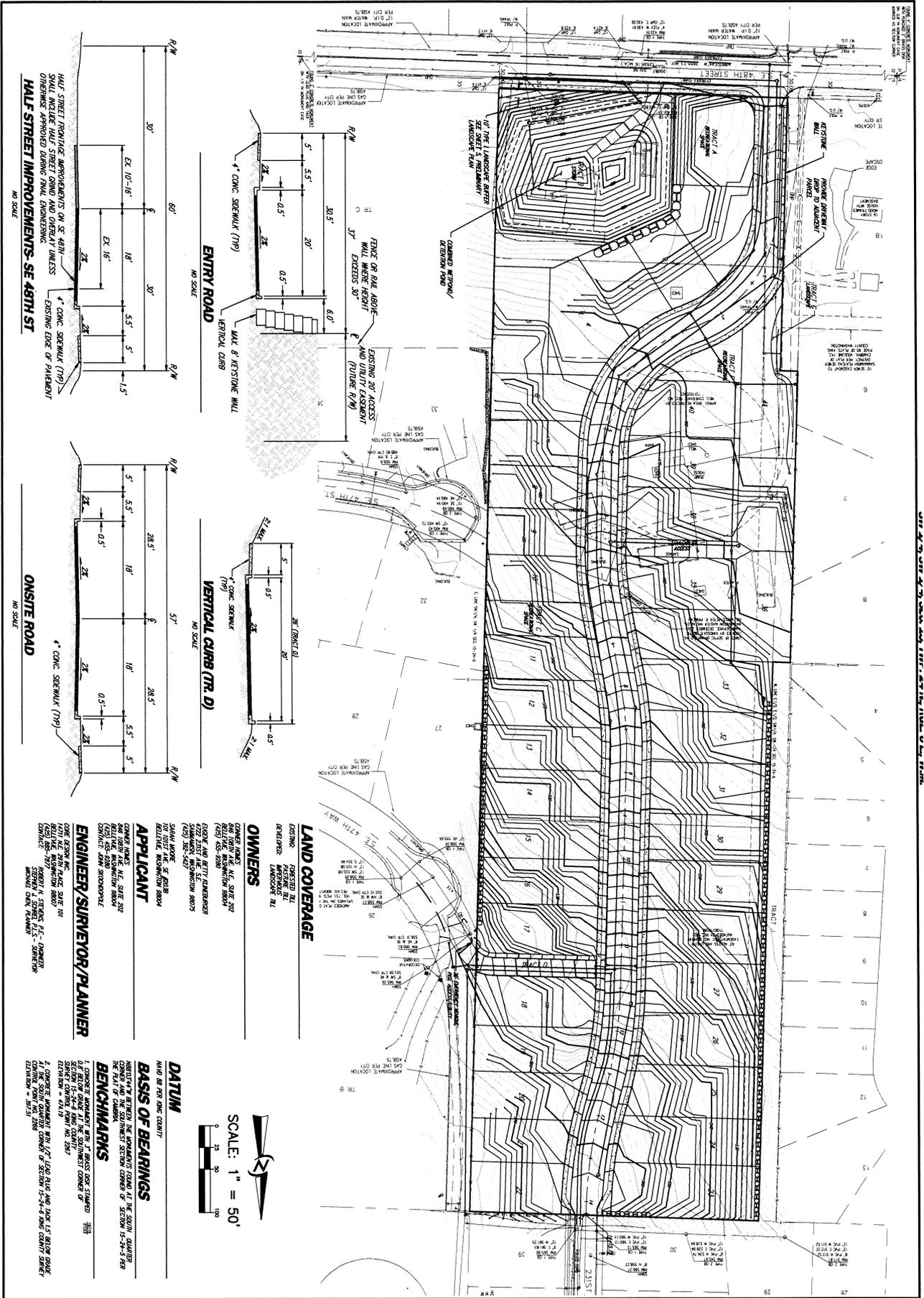
Any final action by the Hearing Examiner may be reconsidered by the Examiner if:

1. The action was based in whole or in part on erroneous facts or information;
2. The action when taken failed to comply with existing laws or regulations applicable thereto;
3. An error of procedure occurred which prevented consideration of the interests of persons directly affected by the action.

The Examiner shall reconsider a final decision pursuant to the rules of the Hearing Examiner. If a request for reconsideration is timely filed, the time limit for taking an appeal of the Examiner's decision to the Superior Court shall be stayed for a period of 14 days after issuance of the decision on the request for reconsideration.

NOTICE OF RIGHT OF APPEAL

This is a Type 3 land use decision pursuant to SMC 20.05.020. Any person with standing to do so may appeal the decision of the Hearing Examiner by filing a Land Use Petition in the King County Superior court. Such a petition will be timely if filed with the Court Clerk and served on all parties within twenty-one (21) days of the issuance of the decision. See: RCW 36.70C



LAND COVERAGE

EXISTING: OPEN SPACE
EXISTING: PAVED
EXISTING: LANDSCAPE TIL

OWNERS

606 10TH AVE. N.E., SUITE 202
CONNER HOMES
1400 1ST AVE. N.E., SUITE 202
CONNER HOMES

APPLICANT

606 10TH AVE. N.E., SUITE 202
CONNER HOMES
1400 1ST AVE. N.E., SUITE 202
CONNER HOMES

ENGINEER/SURVEYOR/PLANNER

14711 NE 29th Place, Suite 101
Bellevue, WA 98005
MICHAEL CHEN, P.E., LICENSED PROFESSIONAL ENGINEER
MICHAEL CHEN, P.E., LICENSED PROFESSIONAL SURVEYOR
MICHAEL CHEN, P.E., LICENSED PROFESSIONAL PLANNER

DATUM

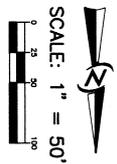
NAD 83 BIRD POINT

BASIS OF BEARINGS

WINDWARD-14-BEFORE THE SURVEYOR'S TRAIL AT THE SOUTH QUARTER CORNER OF THE SECTION 15-24-3 PER
GENERAL AND PLANNING SECTION CORNER OF SECTION 15-24-3 PER
ELEVATION = 424.19

BENCHMARKS

1. CONCRETE BENCHMARK WITH 1/2" LEAD RULE AND 1/4" 1.5" SECTION SQUARE
AT THE SOUTH QUARTER CORNER OF SECTION 15-24-3 CONNER HOMES
ELEVATION = 424.21



DATE	OCTOBER 2006
DESIGNED	RHS
DRAWN	SOM/HHH
APPROVED	RHS
PROJECT NUMBER	00004
SHEET	4
OF	5
PROJECT MANAGER	MICHAEL CHEN

CONCEPTUAL DRAINAGE PLAN
KLINEBURGER PROPERTY

CONNER HOMES
846 10TH AVENUE N.E., SUITE 202
BELLEVUE, WASHINGTON 98004

CORE DESIGN
ENGINEERING · PLANNING · SURVEYING

14711 NE 29th Place Suite 101
Bellevue, Washington 98005
425.882.7877 Fax 425.882.7943

NO.	REVISED	DATE

Exhibit 2

Klineburger Conditions

1. Applicant shall provide proof that the claim of ownership asserted by Kate Stenberg has been resolved before the final plat is approved and before any construction work is undertaken in the disputed area.
2. The applicant shall provide proof that the appropriate water and sewer certificates have been issued by the SPWSD;
3. The applicant shall provide proof that before preliminary plat status is granted a traffic concurrency certificate for the one additional lot added to the proposed plat since the last hearing has been issued;
4. All construction and upgrading of public and private roads shall be done in accordance with the City of Sammamish Interim Public Works Standards (PWS). Compliance may result in reducing the number and/or location of lots as shown on the preliminary approved plat;
5. All temporary erosion and sediment control (TESC) plans shall be in accordance to the King County Surface Water Design Manual (KCSWDM 1998) Appendix D for all erosion and sediment control standards. TESC plans should show, as a minimum, clearing limits, cover measures, perimeter protection (silt fence), traffic area stabilization, sediment retention, surface water control, and dust control. *Please note that the city prefers the use of catch basins inserts for storm water inlet protection;*
6. Current City of Sammamish Standard Plan Notes and Erosion and Sediment Control (ESC) Notes shall be shown on the engineering plans submitted for approval;
7. New intersection created by the plat shall be consistent with PWS.15.160;
8. Drainage plans, technical information reports, and analysis shall comply with the 1998 King County Surface Water Design Manual and the City of Sammamish Stormwater Management Comprehensive Plan;
9. Preliminary plat approval shall be null and void per SMC 19.40.040, if any condition is not satisfied and the final plat is not recorded within the approval period of sixty (60) months; provided applicant may file for an extension as permitted by code;

10. All construction and site development activities related to the plat are prohibited until the preliminary decision becomes effective, and all applicable permits are received;
11. Approval of a preliminary plat does not guarantee approval of the number of lots or of any building permit/s, engineering plans, and/or clearing and grading permits, but not limited thereto. All permit requests will be reviewed for compliance with applicable codes, ordinances, laws, rules, and regulations;
12. The land use development standards, as set forth in SMC Chapter 21A, Development Code, shall be included on building permit application site plans, as lot widths and setbacks are vested at the time of preliminary plat application;
13. The plat configuration shall be developed in substantial conformance with the Site Plan by Core Design, received by the city on January 30th, 2008 subject to applicable conditions of approval specified by the hearings examiner;
14. 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;
15. Public Works and Community Development approval of required permits and/or the applicant's final engineering (issued in the form of a clearing and grading permit) is required prior to initiation of any onsite construction;
16. Half street frontage improvements are required on SE 48th Street per PWS.15.110 and consistent with PWS Table 1 and Figure 01-05 for a local road;
17. The plat shall include the design and construction of local road connections to 231st Place SE to the north and SE 48th Street to the south;
18. Per PWS.15.100 offsite improvements shall include the elimination of temporary cul-de-sac on 231st Place SE. Improvements to extend sidewalks to match on-site sidewalks is required and design shall be approved during final engineering;
19. All internal roads should be dedicated and improved as a local public road meeting all requirements of Interim PWS Table 1 and Figure 01-05. This includes a 57-ft ROW dedication, 36-ft of asphalt, 5-ft sidewalk and 5-ft planter strip on both sides. The city engineer granted a variation to the local road standard on a portion of the plat entrance to SE 48th Street. From SE 48th Street to approximate STA 2+25, the applicant shall dedicate a minimum of 37-ft of ROW and provide minimum 20-ft of pavement, 5-ft planter strip, and 5-ft

sidewalk on one side with the intention for road build out with further development.

20. Driveway access apron onto new access road for parcel No 1310420180 shall be provided per PWS;
21. Per the Settlement Agreement, dated January 24, 2008, Conner Homes revised preliminary plat shall provide for a 26-foot paved emergency access, paved to City public works standards and approved by the City public works and fire departments, to be constructed between the existing westerly terminus of SE 47th Way and 231st Avenue SE. Said emergency access shall consist of 20 feet of paved surface and a standard sidewalk on one side of the access. Said sidewalk shall meet City public works standards;
22. Per the Settlement Agreement, dated January 24, 2008 the emergency access shall be restricted by the placement of an opticon operated automatic gate to allow only emergency vehicle access. Notwithstanding the foregoing, pedestrians and bicycles shall be allowed access over the entire 26-foot access easement;
23. Per the Settlement Agreement, dated January 24, 2008 the 26 foot emergency access shall be delineated on the plat as a separate tract with a note dedicating the tract to the City;
24. Prior to final plat approval, all public and private stormwater facilities shall be constructed and in full operation. These facilities shall include the stormwater conveyance system, detention, water quality, and any required monitoring facilities. The conveyance system shall include all drainage structures, piping, ditching, curb, gutter, and road paving with the exception of the final lift of asphalt. Final lift of asphalt on SE 48th Street shall be required prior to final plat, unless otherwise approved by the city.
25. Prior to final plat approval a licensed surveyor shall survey and stake all storm drain facilities and conveyance lines with associated easements and dedications not located within the public right-of-way of future public right-of-way. A public works inspector shall inspect and approve locations prior to final plat and easement recording.
26. The surface water management facility shall be contained within a separate tract of land and shall be dedicated to the City of Sammamish for maintenance and operation. The size of the proposed drainage tract may have to increase to accommodate the required detention storage volumes and water quality facilities.
27. As specified in section 5.1 of the KCSWDM manual, stormwater from roof drains shall be infiltrated, dispersed, or connected to the storm system with a perforated stub-out connection. The feasibility of the selected option shall be evaluated during final engineering. The

resulting requirement shall be included on the final plat map to ensure compliance. No reduction in flow control facility is given for perforated stub-outs.

28. All new street construction for the plat shall include illumination per Article 5 of the City of Sammamish Interim Public Works Standards. Illumination along any City arterial shall meet the current City decorative standard.
29. All new utility installation serving the subdivision within plat or along frontage shall be underground.
30. All utilities within proposed rights of way must be included within a franchise agreement approved by the City Council prior to final plat recording.
31. Maintenance of landscape strips separating the sidewalk from the roadway, planter islands, and/or planted medians, recreation space and illumination along all local and private roads shall be the responsibility of a homeowners' association. The covenants and restrictions of said homeowners association shall be filed for record at King County. If the maintenance responsibilities are not addressed in the homeowners' association covenants and restrictions, then the abutting property owner shall be responsible for the maintenance. Under no circumstances shall the city bear any maintenance responsibilities for such areas.
32. Street trees shall be provided per City of Sammamish Interim PWS.15.520.
33. The jurisdictional water and sewer district shall certify the adequacy of the fire hydrant(s), water main(s), and fire flow to meet current codes prior to final plat approval.
34. The Fire Marshal shall certify the adequacy of the fire turn-around and location of fire hydrant(s) to meet current codes prior to clear and grade permit issuance.
35. Prior to final plat, temporary street name signs and no parking signs (if required on final engineering plans) shall be installed. Permanent street designation and traffic control signs, including poles and hardware, shall be installed following sidewalk installation. These items shall be paid for by the applicant but shall be designed, furnished, and installed by the city to establish uniformity unless otherwise indicated by the city. Additional signage not shown on final engineering plans may be required based on site conditions as determined by Public Works. A written request must be submitted to the city Public Works Department when signing is needed and the applicant will be billed upon completion. Street designation signs shall display street name or number.

36. The applicant or subsequent owner(s) shall comply with the payment of traffic impact fees in accordance with City of Sammamish Ordinance No. 2006-208 as modified by the Settlement Agreement and the Addendum to the Settlement Agreement executed on November 21, 2006 between the City of Sammamish and two groups of property owners and developers known as the Sammamish Development Coalition and the Sammamish Plat Applicants Group.
37. The applicant shall comply with the payment of Issaquah School District impact fee for half the 39 lots plus an administrative fee due prior to final plat recording.

Conditions To appear of the face of the plat:

38. No lots shall have any direct access onto SE 48th Street. Language to this effect shall be placed on the face of the final plat.
39. It shall be noted on the face of the final plat that storm water mitigation and any other applicable fees shall be paid (on a per lot basis) at the applicable rate in effect at that time;
40. It shall be noted on the face of the final plat in accordance with SMC 14A.20 that park and recreational facilities shall be paid (on a per lot basis) at the time the complete application for a building permit is submitted, or at the issuance of permit, using the impact fee rates in effect at that time;
41. The following note shall be shown on the final recorded plat: "All building downspouts, footing drains, and drains from all impervious surfaces such as patios and driveways shall be connected to the permanent storm drain outlet as shown on the approved construction drawing on file with the City of Sammamish." This plan shall be submitted with the application for any building permit. All connections of the drains shall be constructed and approved prior to final building inspection approval. For those lots that are designated for individual lot infiltration systems, the systems shall be designed and constructed as part of the building permit process and shall comply with the approved construction drawings on file with the City of Sammamish.
42. The following note shall be shown on the face of the final recorded plat, "For all lots containing or adjacent to infiltration or dispersion trenches, lots shall be graded such that top of trench is below bottom of foundation."
43. The following note shall be shown on the final recorded plat, "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.”

44. The applicant shall include a note regarding the payment of all traffic impact fees on the subject site consistent with the provisions of the Settlement Agreement and the Addendum to the Settlement Agreement executed on November 21, 2006 between the City of Sammamish and two groups of property owners and developers known as the Sammamish Development Coalition and the Sammamish Plat Applicants Group. Specific language related to the payment of the traffic impact fees shall be reviewed and approved by the City prior to final plat approval;
45. The following note shall be shown on the final recorded plat, “The proposed subdivision is subject to school impact fees for Issaquah School District, consistent with SMC 21A.105. At the time of building permit, the applicant shall pay the remaining one half of the required school impact fee, together with an administrative fee”;
46. The following note shall be shown on the final recorded plat, “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;
47. Any Surface Water Management Facilities required for this subdivision shall be contained within a separate tract of land and shall be dedicated to the City of Sammamish for maintenance and operation. Language to this effect shall be shown on the face of the final plat.
48. All internal local roads and emergency vehicle access tract shall be dedicated. Language indicating dedication is required on the face of the final plat.
49. “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 residential dwelling unit.”
50. “Maintenance of landscape strips along SE 48th St 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.”
51. “Maintenance of illumination along all local and private roads shall be the responsibility of the Homeowners Association or jointly shared by the owners of the development.”

Tremont PLN - 2006-0009 Compliance Matrix

Hearing Examiner Condition	Applicant Response	City Comments
1. Applicant shall provide proof that the claim of ownership asserted by Kate Stenberg has been resolved before the final plat is approved and before any construction work is undertaken in the disputed area.	<i>Proof has been provided via the settlement agreement which is included in the submittal.</i>	Done.
2. The applicant shall provide proof that the appropriate water and sewer certificates have been issued by the SPWSD;	<i>Proof has been provided via the appropriate certificates which are included in the submittal.</i>	<i>Done. Certificates were issued on 4/20/2005 and 5/19/2005 and again on 8/10/2005 from the Samamish Plateau Water and Sewer District.</i>
3. The applicant shall provide proof that before preliminary plat status is granted a traffic concurrency certificate for the one additional lot added to the proposed plat since the last hearing has been issued;	<i>Proof has been provided via the appropriate certificate which is included in the submittal.</i>	<i>Done. A certificate was issued on May 6, 2008.</i>
4. All construction and upgrading of public and private roads shall be done in accordance with the City of Sammamish Interim Public Works Standards (PWS). Compliance may result in reducing the number and/or location of lots as shown on the preliminary approved plat;	<i>This requirement met through Final engineering plan review and approval.</i>	Done.
5. All temporary erosion and sediment control (TESC) plans shall be in accordance to the King County Surface Water Design Manual (KCSWDM 1998) Appendix D for all erosion and sediment control standards. TESC plans should show, as a minimum, clearing limits, cover measures, perimeter protection (silt fence), traffic area stabilization, sediment retention, surface water control, and dust control. Please note that the city prefers the use of catch basins inserts for storm water inlet protection;	<i>This requirement met through Final engineering plan review and approval.</i>	Done.

Tremont PLN - 2006-0009 Compliance Matrix

Hearing Examiner Condition	Applicant Response	City Comments
6. Current City of Sammamish Standard Plan Notes and Erosion and Sediment Control (ESC) Notes shall be shown on the engineering plans submitted for approval;	<i>This requirement met through Final engineering plan review and approval.</i>	<i>Done.</i>
7. New intersection created by the plat shall be consistent with PWS.15.160;	<i>This requirement met through Final engineering plan review and approval.</i>	<i>Done.</i>
8. Drainage plans, technical information reports, and analysis shall comply with the 1998 King County Surface Water Design Manual and the City of Sammamish Stormwater Management Comprehensive Plan;	<i>This requirement met through Final engineering plan review and approval.</i>	<i>Done.</i>
9. Preliminary plat approval shall be null and void per SMC 19.40.040, if any condition is not satisfied and the final plat is not recorded within the approval period of sixty (60) months; provided applicant may file for an extension as permitted by code;	<i>Preliminary plat approval was granted May 2, 2008. The Final plat will be recorded prior to May 1, 2013 (60 months from approval date).</i>	<i>The preliminary plat is still valid.</i>
10. All construction and site development activities related to the plat are prohibited until the preliminary decision becomes effective, and all applicable permits are received;	<i>All applicable permits have been applied for and granted and preliminary approval has been granted.</i>	<i>Done.</i>
11. Approval of a preliminary plat does not guarantee approval of the number of lots or of any building permit/s, engineering plans, and/or clearing and grading permits, but not limited thereto. All permit requests will be reviewed for compliance with applicable codes, ordinances, laws, rules, and regulations;	<i>The City of Sammamish and applicable sewer and water districts have granted all necessary permits and approved required plans.</i>	<i>Done.</i>

Tremont PLN - 2006-0009 Compliance Matrix

Hearing Examiner Condition	Applicant Response	City Comments
12. The land use development standards, as set forth in SMC Chapter 21A, Development Code, shall be included on building permit application site plans, as lot widths and setbacks are vested at the time of preliminary plat application;	<i>Building permit applications for residences within this subdivision will include all applicable development standards in effect at the time of preliminary plat application.</i>	<i>The applicant will include this information at the time of building permit submittal.</i>
13. The plat configuration shall be developed in substantial conformance with the Site Plan by Core Design, received by the city on January 30th, 2008 subject to applicable conditions of approval specified by the hearing examiner;	<i>This subdivision has been developed in substantial conformance with the referenced site plan.</i>	<i>Done.</i>
14. 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;	<i>The applicable note is shown on the face of the final Plat.</i>	<i>Done. The applicable note is shown on the face of the final Plat.</i>
15. Public Works and Community Development approval of required permits and/or the applicant's final engineering (issued in the form of a clearing and grading permit) is required prior to initiation of any onsite construction;	<i>A clear and grade permit was issued on July 13, 2011.</i>	<i>A clear and grade permit was issued on July 13, 2011.</i>
16. Half street frontage improvements are required on SE 48th Street per PWS.15.110 and consistent with PWS Table 1 and Figure 01-05 for a local road;	<i>This requirement met through Final engineering plan review and approval.</i>	<i>Done.</i>
17. The plat shall include the design and construction of local road connections to 231st Place SE to the north and SE 48th Street to the south;	<i>This requirement met through Final engineering plan review and approval.</i>	<i>Done.</i>
18. Per PWS.15.100 offsite improvements shall include the elimination of temporary cul-de-sac on 231st Place SE. Improvements to extend sidewalks to match on-site sidewalks is required and design shall be approved during final engineering;	<i>This requirement met through Final engineering plan review and approval.</i>	<i>Done.</i>

Tremont PLN - 2006-0009 Compliance Matrix

Hearing Examiner Condition	Applicant Response	City Comments
<p>19. All internal roads should be dedicated and improved as a local public road meeting all requirements of Interim PWS Table 1 and Figure 01-05. This includes a 57-ft ROW dedication, 36-ft of asphalt, 5-ft sidewalk and 5-ft planter strip on both sides. The city engineer granted a variation to the local road standard on a portion of the plat entrance to SE 48th Street. From SE 48th Street to approximate STA 2+25, the applicant shall dedicate a minimum of 37-ft of ROW and provide minimum 20-ft of pavement, 5-ft planter strip, and 5-ft sidewalk on one side with the intention for road build out with further development.</p>	<p>This requirement met through Final engineering plan review and approval and the final plat.</p>	<p><i>Done.</i></p>
<p>20. Driveway access apron onto new access road for parcel No 1310420180 shall be provided per PWS;</p>	<p><i>This requirement met through Final engineering plan review and approval.</i></p>	<p><i>Done.</i></p>
<p>21. Per the Settlement Agreement, dated January 24, 2008, Conner Homes revised preliminary plat shall provide for a 26-foot paved emergency access, paved to City public works standards and approved by the City public works and fire departments, to be constructed between the existing westerly terminus of SE 47th Way and 231st Avenue SE. Said emergency access shall consist of 20 feet of paved surface and a standard sidewalk on one side of the access. Said sidewalk shall meet City public works standards;</p>	<p><i>This requirement met through Final engineering plan review and approval.</i></p>	<p><i>Done.</i></p>
<p>22. Per the Settlement Agreement, dated January 24, 2008 the emergency access shall be restricted by the placement of an opticon operated automatic gate to allow only emergency vehicle access. Notwithstanding the foregoing, pedestrians and bicycles shall be allowed access over the entire 26-foot access easement;</p>	<p><i>This requirement met through Final engineering plan review and approval and the final plat.</i></p>	<p><i>Done.</i></p>

Tremont PLN - 2006-0009 Compliance Matrix

Hearing Examiner Condition	Applicant Response	City Comments
23. Per the Settlement Agreement, dated January 24, 2008 the 26 foot emergency access shall be delineated on the plat as a separate tract with a note dedicating the tract to the City;	<i>The emergency access (Tract D) has been dedicated to the City on the final plat.</i>	Done.
24. Prior to final plat approval, all public and private stormwater facilities shall be constructed and in full operation. These facilities shall include the stormwater conveyance system, detention, water quality, and any required monitoring facilities. The conveyance system shall include all drainage structures, piping, ditching, curb, gutter, and road paving with the exception of the final lift of asphalt. Final lift of asphalt on SE 48th Street shall be required prior to final plat, unless otherwise approved by the city.	<i>All public and private stormwater facilities have been or will be constructed in accordance with approved plans and in operation prior to final plat approval.</i>	Done.
25. Prior to final plat approval a licensed surveyor shall survey and stake all storm drain facilities and conveyance lines with associated easements and dedications not located within the public right-of-way of future public right-of-way. A public works inspector shall inspect and approve locations prior to final plat and easement recording.	<i>The storm drainage facilities have been staked by a licensed surveyor and associated easements have been dedicated on the final plat.</i>	Done.
26. The surface water management facility shall be contained within a separate tract of land and shall be dedicated to the City of Sammamish for maintenance and operation. The size of the proposed drainage tract may have to increase to accommodate the required detention storage volumes and water quality facilities.	<i>This requirement met through Final engineering plan review and approval and through dedication of storm water detention tract to the City on the final plat.</i>	Done.

Tremont PLN - 2006-0009 Compliance Matrix

Hearing Examiner Condition	Applicant Response	City Comments
<p>27. As specified in section 5.1 of the KCSWDM manual, stormwater from roof drains shall be infiltrated, dispersed, or connected to the storm system with a perforated stub-out connection. The feasibility of the selected option shall be evaluated during final engineering. The resulting requirement shall be included on the final plat map to ensure compliance. No reduction in flow control facility is given for perforated stub-outs.</p>	<p><i>This requirement met through Final engineering plan review and approval.</i></p>	<p><i>Done.</i></p>
<p>28. All new street construction for the plat shall include illumination per Article 5 of the City of Sammamish Interim Public Works Standards. Illumination along any City arterial shall meet the current City decorative standard.</p>	<p><i>This requirement will be met through installation of required street lighting.</i></p>	<p><i>Done.</i></p>
<p>29. All new utility installation serving the subdivision within plat or along frontage shall be underground.</p>	<p><i>All new utility installations are underground.</i></p>	<p><i>Done.</i></p>
<p>30. All utilities within proposed rights of way must be included within a franchise agreement approved by the City Council prior to final plat recording.</p>	<p><i>All utilities within the proposed rights of way are included in a franchise utility agreement approved by the City Council.</i></p>	<p><i>Done.</i></p>
<p>31. Maintenance of landscape strips separating the sidewalk from the roadway, planter islands, and/or planted medians, recreation space and illumination along all local and private roads shall be the responsibility of a homeowners' association. The covenants and restrictions of said homeowners association shall be filed for record at King County. If the maintenance responsibilities are not addressed in the homeowners' association covenants and restrictions, then the abutting property owner shall be responsible for the maintenance. Under no circumstances shall the city bear any maintenance responsibilities for such areas.</p>	<p><i>This condition met through the final plat.</i></p>	<p><i>Done. This condition met through the final plat and listed in Article 8, Section 8.2 of the CC&R's.</i></p>

Tremont PLN - 2006-0009 Compliance Matrix

Hearing Examiner Condition	Applicant Response	City Comments
32. Street trees shall be provided per City of Sammamish Interim PWS.15.520.	<i>Street trees will be planted in compliance with applicable code on completion of construction.</i>	<i>Done.</i>
33. The jurisdictional water and sewer district shall certify the adequacy of the fire hydrant(s), water main(s), and fire flow to meet current codes prior to final plat approval.	<i>This condition will be met prior to recording of final plat.</i>	<i>Done. The city received a letter dated April 19, 2012 confirming that water and sewer facilities will be installed.</i>
34. The Fire Marshal shall certify the adequacy of the fire turn-around and location of fire hydrant(s) to meet current codes prior to clear and grade permit issuance.	<i>This requirement met through Final engineering plan review and approval.</i>	<i>Done.</i>
35. Prior to final plat, temporary street name signs and no parking signs (if required on final engineering plans) shall be installed. Permanent street designation and traffic control signs, including poles and hardware, shall be installed following sidewalk installation. These items shall be paid for by the applicant but shall be designed, furnished, and installed by the city to establish uniformity unless otherwise indicated by the city. Additional signage not shown on final engineering plans may be required based on site conditions as determined by Public Works. A written request must be submitted to the city Public Works Department when signing is needed and the applicant will be billed upon completion. Street designation signs shall display street name or number.	<i>All signage will be installed prior to recording of final plat.</i>	<i>Done.</i>
36. The applicant or subsequent owner(s) shall comply with the payment of traffic impact fees in accordance with City of Sammamish Ordinance No. 2006-208 as modified by the Settlement Agreement and the Addendum to the Settlement Agreement executed on	<i>This condition met through the final plat.</i>	<i>Done. A 30% traffic impact fee payment was made March 14, 2012.</i>

Tremont PLN - 2006-0009 Compliance Matrix

Hearing Examiner Condition	Applicant Response	City Comments
November 21, 2006 between the City of Sammamish and two groups of property owners and developers known as the Sammamish Development Coalition and the Sammamish Plat Applicants Group.		
37. The applicant shall comply with the payment of Issaquah School District impact fee for half the 39 lots plus an administrative fee due prior to final plat recording.	<i>This condition met through the final plat.</i>	<i>Done. Issaquah School District impact fees were paid on March 14, 2012.</i>
<i>Conditions To appear of the face of the plat:</i>		
38. No lots shall have any direct access onto SE 48th Street. Language to this effect shall be placed on the face of the final plat.	<i>This condition met through the final plat.</i>	<i>Done.</i>
39. It shall be noted on the face of the final plat that storm water mitigation and any other applicable fees shall be paid (on a per lot basis) at the applicable rate in effect at that time;	<i>This condition met through the final plat.</i>	<i>Done.</i>
40. It shall be noted on the face of the final plat in accordance with SMC 14A.20 that park and recreational facilities shall be paid (on a per lot basis) at the time the complete application for a building permit is submitted, or at the issuance of permit, using the impact fee rates in effect at that time;	<i>This condition met through the final plat.</i>	<i>Done.</i>

Tremont PLN - 2006-0009 Compliance Matrix

Hearing Examiner Condition	Applicant Response	City Comments
<p>41. The following note shall be shown on the final recorded plat: "All building downspouts, footing drains, and drains from all impervious surfaces such as patios and driveways shall be connected to the permanent storm drain outlet as shown on the approved construction drawing on file with the City of Sammamish." This plan shall be submitted with the application for any building permit. All connections of the drains shall be constructed and approved prior to final building inspection approval. For those lots that are designated for individual lot infiltration systems, the systems shall be designed and constructed as part of the building permit process and shall comply with the approved construction drawings on file with the City of Sammamish.</p>	<p><i>This condition met through the final plat.</i></p>	<p>Done.</p>
<p>42. The following note shall be shown on the face of the final recorded plat, "For all lots containing or adjacent to infiltration or dispersion trenches, lots shall be graded such that top of trench is below bottom of foundation."</p>	<p><i>This condition met through the final plat.</i></p>	<p>Done.</p>
<p>43. The following note shall be shown on the final recorded plat, "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."</p>	<p><i>This condition met through the final plat.</i></p>	<p>Done.</p>

Tremont PLN - 2006-0009 Compliance Matrix

Hearing Examiner Condition	Applicant Response	City Comments
44. The applicant shall include a note regarding the payment of all traffic impact fees on the subject site consistent with the provisions of the Settlement Agreement and the Addendum to the Settlement Agreement executed on November 21, 2006 between the City of Sammamish and two groups of property owners and developers known as the Sammamish Development Coalition and the Sammamish Plat Applicants Group. Specific language related to the payment of the traffic impact fees shall be reviewed and approved by the City prior to final plat approval;	<i>This condition met through the final plat.</i>	<i>Done.</i>
45. The following note shall be shown on the final recorded plat, "The proposed subdivision is subject to school impact fees for Issaquah School District, consistent with SMC 21A.105. At the time of building permit, the applicant shall pay the remaining one half of the required school impact fee, together with an administrative fee";	<i>This condition met through the final plat.</i>	<i>Done.</i>
46. The following note shall be shown on the final recorded plat, "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;	<i>This condition met through the final plat.</i>	<i>Done.</i>
47. Any Surface Water Management Facilities required for this subdivision shall be contained within a separate tract of land and shall be dedicated to the City of Sammamish for maintenance and operation. Language to this effect shall be shown on the face of the final plat.	<i>This condition met through the final plat.</i>	<i>Done.</i>
48. All internal local roads and emergency vehicle access tract shall be dedicated. Language indicating dedication is required on the face of the final plat.	<i>This condition met through the final plat.</i>	<i>Done.</i>

Tremont PLN - 2006-0009 Compliance Matrix

Hearing Examiner Condition	Applicant Response	City Comments
49. "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 residential dwelling unit."	<i>This condition met through the final plat.</i>	<i>Done.</i>
50. "Maintenance of landscape strips along SE 48th St 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."	<i>This condition met through the final plat.</i>	<i>Done.</i>
51. "Maintenance of illumination along all local and private roads shall be the responsibility of the Homeowners Association or jointly shared by the owners of the development."	<i>This condition met through the final plat.</i>	<i>Done.</i>

**CITY OF SAMMAMISH
WASHINGTON
Resolution No. R2012-_____**

**A RESOLUTION OF THE CITY OF SAMMAMISH,
WASHINGTON, GRANTING FINAL PLAT APPROVAL TO
THE PLAT OF TREMONT SUBDIVISION**

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

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

WHEREAS, the City Council desires to grant final approval to the plat of Tremont subdivision;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SAMMAMISH, WASHINGTON, DOES 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 dated May 1, 2008 for the preliminary plat of Tremont.

Section 2. Grant of Approval. The City Council hereby grants final approval to the plat of Tremont.

**PASSED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF ON
THE 14TH DAY OF MAY 2012.**

CITY OF SAMMAMISH

Mayor

ATTEST/AUTHENTICATED:

Melonie Anderson, City Clerk

Approved as to form:

Bruce L. Disend, City Attorney

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



City Council Agenda Bill

Meeting Date: May 14, 2012

Date Submitted: May 1, 2012

Originating Department: Parks Rec

Clearances:

<input checked="" type="checkbox"/> City Manager	<input type="checkbox"/> Community Development	<input checked="" type="checkbox"/> Parks & Rec
<input checked="" type="checkbox"/> Attorney	<input type="checkbox"/> Finance & IT	<input type="checkbox"/> Police
<input type="checkbox"/> Admin Services	<input type="checkbox"/> Fire	<input type="checkbox"/> Public Works

Subject: City of Sammamish Beaver Lake Lodge Renovation Project
Contract C2011-19: Final Project Acceptance

Action Required: Accept the renovation at the Beaver Lake Lodge project by Thornberg Construction Co., Inc. as complete.

Exhibits: 1. Resolution of Project Acceptance

Budget: \$200,000 was allocated in the 2011 Parks CIP for capital repairs and replacement. (Note: the project began in 2011 and was completed in 2012.) The majority of funds in this category were earmarked for the Beaver Lake Lodge Renovation Project.

Summary Statement:

Thornberg Construction Co., Inc. was selected to complete the interior renovations of the Beaver Lake Lodge. The project included the addition of a storage room for tables and chairs within the existing foot print of the structure; a minor kitchen remodel to make it a more desirable and functional commercial kitchen for events; interior painting; installation of vinyl wall wainscot; new tile flooring in the kitchen, hallway and restrooms; and, replacement of existing light fixtures with more efficient LED lighting and motion sensors.

There were no contractor claims filed against the City and no liquidated damages were assessed against the contractor.

All work on the project has been successfully completed; a final inspection has been held and the contractor has completed the final punch list of deficiencies. Acceptance by City Council is necessary before the Department of Revenue is asked to close the project so that the contractor's retainage may be released.

Background:

Council authorized the City Manager at the November 15, 2011 meeting, to award and execute a contract with Thornberg Construction Co. Inc., for the renovation of Beaver Lake Park Lodge in the amount of \$ 145,414.92 and to administer a contract construction contingency in the amount of \$5,000.00. The final construction contract amount, including Washington State Sales Tax, was \$144,188.42.



City Council Agenda Bill

The work began in November 2011 and was substantially completed by January 16, 2012.

Financial Impact:

None.

Recommended Motion:

Approve resolution for acceptance of the renovation at the Beaver Lake Lodge by Thornberg Construction Co., Inc.

**CITY OF SAMMAMISH
WASHINGTON
RESOLUTION NO. R2012-___**

**A RESOLUTION OF THE CITY OF SAMMAMISH, WASHINGTON
ACCEPTING THE CITY OF SAMMAMISH BEAVER LAKE LODGE
RENOVATION PROJECT AS COMPLETE**

WHEREAS, at the Council meeting of November 14, 2011, the City Council authorized the City Manager to enter into a contract with the lowest responsible and responsive bidder for the City of Sammamish Beaver Lake Lodge Renovation Project; and

WHEREAS, the City Manager entered into Contract C2011-194 for the City of Sammamish Beaver lake Park Lodge Renovation project with Thornberg Construction Co. Inc., on November 15, 2011; and

WHEREAS, the project was substantially completed by the contractor on January 16, 2012;

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

Section 1. Acceptance of the City of Sammamish Beaver Lake Lodge Renovation Project as Complete. The City of Sammamish hereby accepts the City of Sammamish Beaver Lake Lodge Renovation Project as complete.

Section 2. Authorization of Contract Closeout Process. The City of Sammamish Director of Parks and Recreation is hereby authorized to complete the contract closure process upon receiving appropriate clearances from the Department of Revenue, the Department of Labor and Industries and the Department of Employment Security.

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

**PASSED BY THE CITY COUNCIL AT A SPECIAL MEETING THEREOF ON THE
____ DAY OF MAY 2012.**

CITY OF SAMMAMISH

Mayor Thomas T. Odell

Exhibit 1

ATTEST/AUTHENTICATED:

Melonie Anderson, City Clerk

Approved as to form:

Bruce L. Disend, City Attorney

Filed with the City Clerk: May 8, 2012
Passed by the City Council:
Resolution No.: R2012-____



City Council Agenda Bill

Meeting Date: May 14, 2012

Date Submitted: May 9, 2012

Originating Department: Parks and Recreation

Clearances:

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

Subject: Bid Award Authorization for Evans Pond Stair Replacement

Action Required: Authorize the City Manager to award and execute a contract for the replacement of the existing public wood stair case that connects 223rd Pl. NE and 222nd Ave. NE

Exhibits:

1. Bid Results
2. Site Map
3. Existing Conditions Photos
4. Project Overview

Budget: \$125,000 is allocated in the 2012 Parks CIP for the Parks Capital Replacement Program for this project.

Summary Statement:

The Evans Pond Stair replacement project includes the demolition of an existing rotten wood stair system and the installation of a poured in place concrete stair system with galvanized metal handrails.

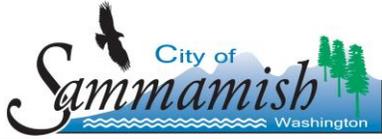
The project was advertised to contractors from the Small Works Roster for bid during the month of April. Bids were opened on May 3, 2012. A total of four bids were received. Staff has evaluated the bids and Thornberg Construction Company, Inc. was identified as the lowest responsible bidder.

Thornberg Construction Company, Inc. submitted a bid in the amount of \$99,299 + WSST, which is approximately \$25,000 below the engineer's estimate of \$125,000 and approximately \$5,000 below the next lowest bidder. Staff performed a detailed reference check and determined that Thornberg Construction Company, Inc. is both responsive and responsible. See Exhibit 2 for bid results.

It is anticipated this construction work will take approximately 6 weeks to complete, concluding sometime in July.

Background:

This project was one of many Parks capital projects brought in-house for design in 2011 as a cost savings measure. The Parks Planning team, all licensed Landscape Architects, have completed the design of this project and will be responsible for construction administration.



City Council Agenda Bill

This City owned property is a narrow, 20 foot wide strip of land that connects two neighborhoods. The property is approximately 270 feet long with an elevation drop of 73 feet from the cul-de-sac at 223 Pl. NE to a cul-de-sac at 222 Ave NE. This trail was transferred from King County at the time of incorporation and is a primary pedestrian connector between the two neighborhoods.

The site is covered by tree canopy which makes the area shady and subject to the accumulation of leaf debris. There is an existing wooden stair system with minimal handrails that has decayed beyond repair and which has become unsafe, as many of the stairs have rotted through and are failing.

Financial Impact:

\$125,000 is allocated in the 2012 Parks Capital Replacement Program for this project.

The total authorization amount requested for this contract is \$109,299 + W.S.S.T. This includes the contract amount plus a \$10,000.00 construction contingency.

Recommended Motion:

Move to accept the bid from Thornberg Construction Company, Inc. as the lowest responsible and responsive bid for the Evans Pond Stair Replacement and authorize the City Manager to award and execute a contract with Thornberg Construction Company, Inc. in the amount of \$99,299 + WSST and to administer a \$10,000 construction contingency for this project.

City of Sammamish - BID OPENING

Parks & Recreation
 Evans Pond Stair Replacement

May 3, 2012 – 2pm (local time)

Bidder	Schedule A	Schedule B	Schedule C	Schedule D	Total Bid	Total Bid + WSST (9.5%)
Edge Concrete Construction, LLC	\$150,000	\$31,700	\$670	\$670	\$183,040	\$200,428.80
Tiger Construction and Excavation, Inc.	\$89,530	\$13,000	\$1,000	\$1,000	\$104,530	\$114,460.35
Spiritridge Construction, Inc.	\$142,949	\$12,688	\$1,600	\$1,540	\$158,777	\$173,860.82
Thornberg Construction Company Inc.	\$84,279	\$12,400	\$1,240	\$1,380	\$99,299	\$108,732.41

Notes:

- Schedule A Construction of concrete stair system with handrail on one side
- Schedule B Construction of a second handrail
- Schedule C Cost of Unanticipated Unsuitable Material
- Schedule D Cost of Unanticipated Select Fill

Apparent Low Bidder:

Thornberg Construction Company, Inc.

Engineers Estimate \$125,000

Lowest responsible bid is base on the TOTAL BID PRICE for ALL Schedules. All, non or any combination of bid schedules A through D may be awarded. (Award date anticipated 5-15-2012)

Exhibit 2

Margaret Mead

Evans Pond Stairs

EFR

EXHIBIT 2

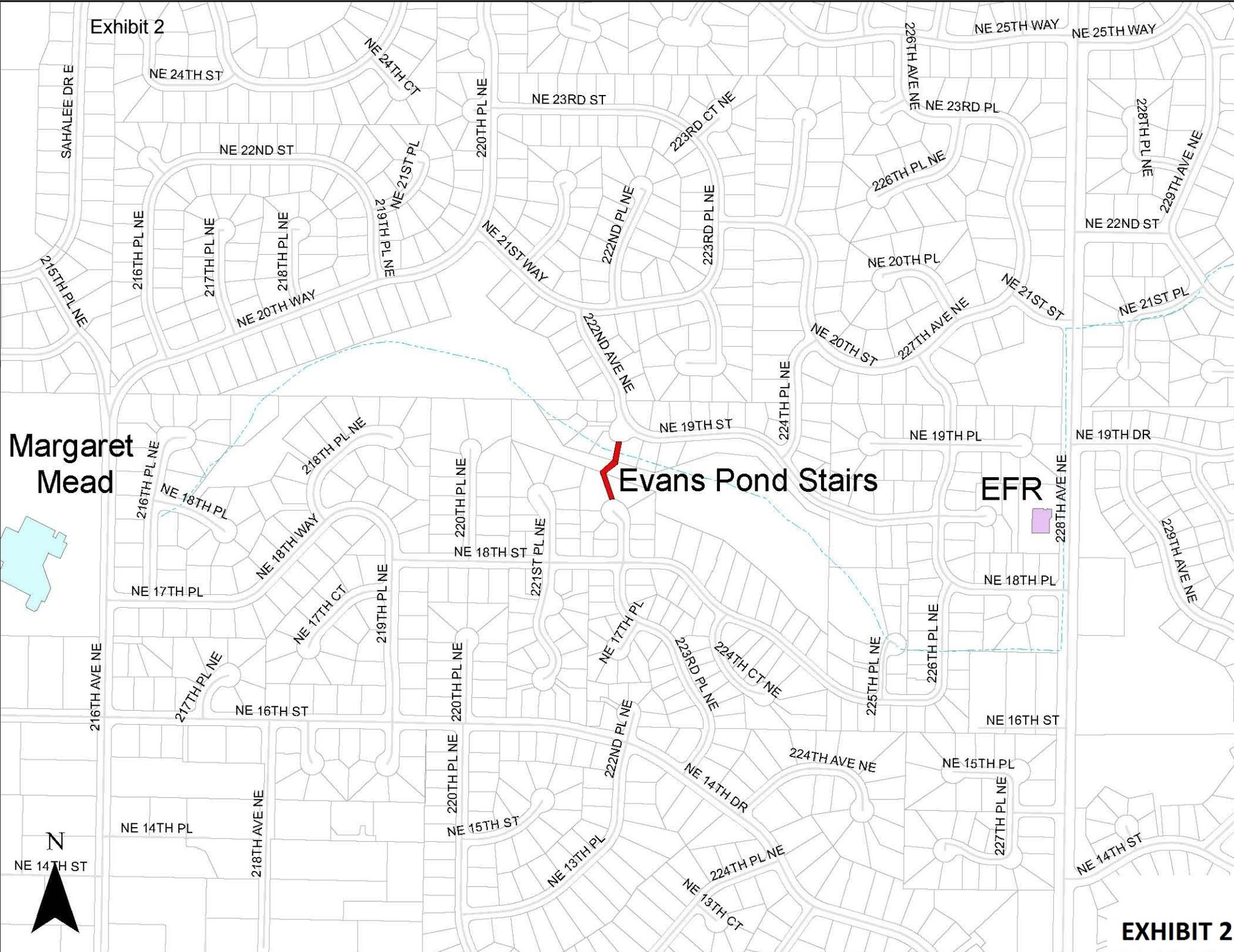


Exhibit 3



- Rotted wood stairs
- Moss covered wood is very slippery when wet
- Handrails are broken and loose



- Rotted wood has exposed rebar anchors in several locations
- Inconsistent riser heights and tread widths

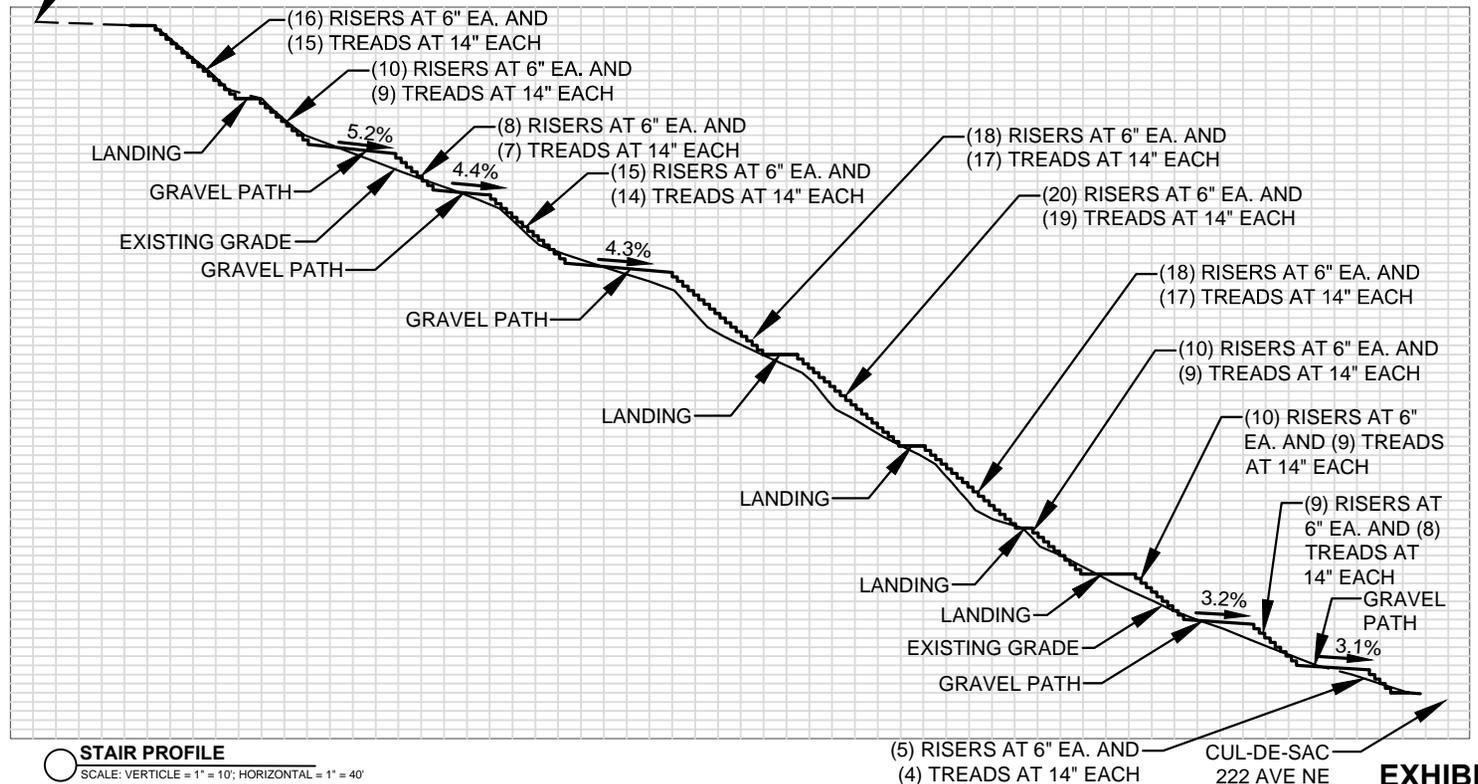
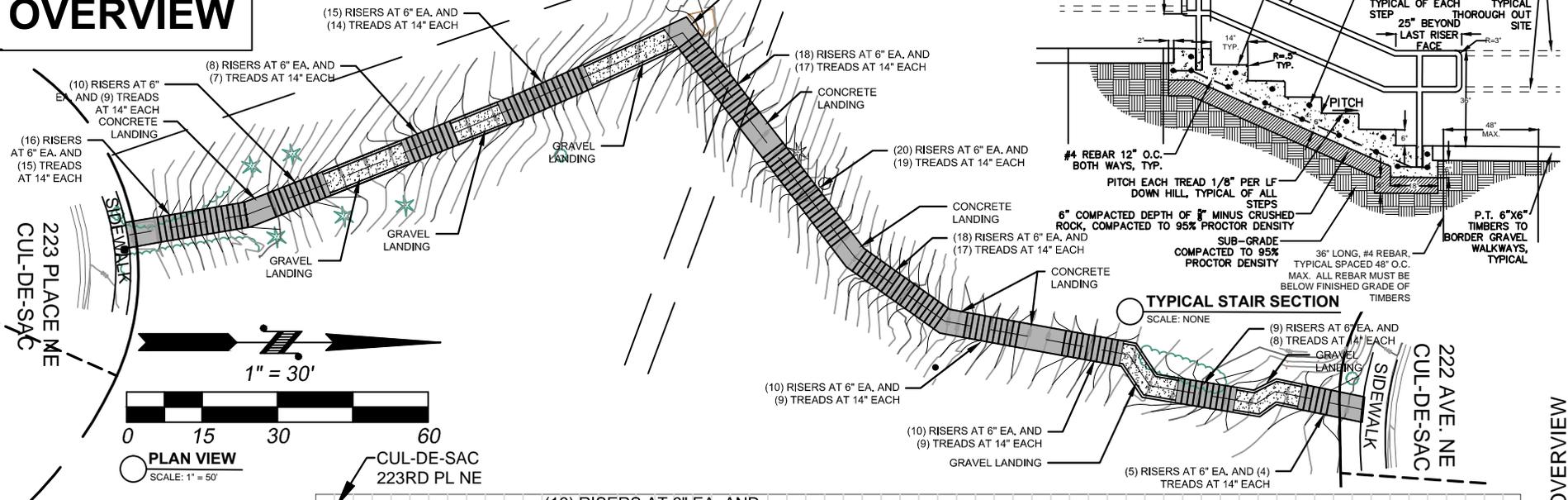


- Rotted wood stairs
- Exposed rebar anchors



- Stair rotted away
- Exposed rebar anchors

PROJECT OVERVIEW





COUNCIL *Sammamish* **MINUTES**
City of Sammamish Washington

Regular Meeting

May 1, 2012

Deputy Mayor John James called the regular meeting of the Sammamish City Council to order at 6:30 pm.

Councilmembers present: Deputy Mayor John James, Councilmembers John Curley, Don Gerend, Ramiro Valderrama, Tom Vance and Nancy Whitten.

Councilmembers absent: Mayor Tom Odell

MOTION: Councilmember Gerend moved to excuse Mayor Odell. Councilmember Curley seconded. Motion carried unanimously 6-0.

Staff present: City Manager Ben Yazici, Public Works Director Laura Philpot, Assistant City Manager/Community Development Director Kamuron Gurol, Parks & Recreation Director Jessi Richardson, City Attorney Bruce Disend, and City Clerk Melonie Anderson.

Roll Call/Pledge of Allegiance

Roll was called. City Attorney Bruce Disend led the pledge.

Approval of Agenda

MOTION: Councilmember Vance moved to approve the agenda. Councilmember Valderrama seconded. Motion carried unanimously 6-0.

Student Liaison Reports

- *Eastside Catholic High School (Chad Brown)* – He announced that things are winding down. Prom is on Saturday and students are studying for AP tests and Plateau Pink Day will occur at Eastside. It will include students from Skyline and Eastlake as well and is a fundraiser for the Susan G Komen Cancer Research.
- *Eastlake High School (Filipe Concha)* – Deputy Mayor James announced that Felipe was elected Student Body President for next year. It will be a very busy year. The freshman class will be returning to Eastlake, they will get a new Vice-Principal, a new ASB Advisor and a new wing on the school.

Presentations/Proclamations

➤ Proclamation: Arts Education Month

Deputy Mayor James presented the proclamation to Sammamish Arts Commission Chair Daphne Robinson.

Arts Education Month

WHEREAS, the City of Sammamish recognizes the arts, defined as dance, music, theatre and visual arts, as a core academic subject and an essential element of a complete and balanced education for all students; and

WHEREAS, learning in and through the arts enable students to develop critical thinking and problem solving skills, imagination and creativity, discipline, alternative ways to communicate and express feelings and ideas, and cross-cultural understanding, which supports academic success across the curriculum as well as personal growth outside the classroom; and

WHEREAS, imagination and creativity are seen as increasingly critical capacities needed for success in the 21st century; and

WHEREAS, the arts can transform our schools into havens of creativity and exploration - places where students want to learn, teachers want to teach, and all members of the learning community are more engaged and motivated; and

WHEREAS, high quality school-based arts education involves a wide range of partners, including educators, parents, artists and arts organizations, community members, and local and statewide organizations; and

WHEREAS we applaud the efforts and dedication of arts educators and advocates around the state, and call for school and community leaders to continue to broaden and strengthen their efforts to provide arts education for every student, in every school, every year;

NOW, THEREFORE, I, Deputy Mayor John James, on behalf of the Sammamish City Council, do hereby proclaim May 2012 as **Arts Education Month** In the City of Sammamish, and I urge all citizens to join me in this special observance.

Ms. Robinson also gave Council an update on the Arts Commission activities that have or will occur in the near future.

Public Comment

Deb Sogge, Sammamish Chamber of Commerce President and Juliana Pash, Executive Director for the Sammamish Farmers Market, they thanked Council for supporting the Farmer's Market for the last five years. It has been a very productive partnership. There will be three special fairs this year, the Health and Wellness Fair, Sustainable Sammamish Fair and Storm Safety by Puget Sound Energy Fair. May 16th will be opening day of the Market.

Bob Seidensticker, 19836 NE 42nd Street, Showed some photos of the traffic going through NE 42nd Street where the barricade was damaged by a vehicle. He is worried about the traffic and would like to have the barricade replaced. He is concerned about safety

Nancy Baer, 20013 NE 42nd Street, She understands that the staff is working on replacing the Opticom gates at NE 42nd Street but she feels it is taking too long. Until the gates are repaired, she thinks there should be some temporary, movable gate installed. Currently the street is wide open.

James Dipetrillo, 3020 230 Place NE, He spoke regarding the proposed parking regulations that are being considered tonight. He feels East Lake Sammamish Parkway and Sahalee Drive should be marked with designated bike lanes; perhaps add some lighting and lower the speed on each street.

Richard Kuprewicz, 4643 192nd Dr. NE, He disagrees with leaving NE 42nd Street open until the opticom gates are repaired. He encouraged the Council to continue with an open, transparent process while repairing the barricade. He feels that it will be easy to install a temporary barricade.

Neil West, 3671 Eastlake Sammamish Parkway NE, He spoke in support of the new parking regulations that Council is considering tonight. He urged Council to adopt the regulations as they are presented.

Raleen Canby, 4818 192nd Dr. NE, She feels the neighborhood safety has been compromised since the Opticom gate has been down. She feels leaving the road open until a decision is made on barricade is not acceptable.

Allan Blomquist, 20142 NE 44th Street, He said that he received notification from the City that the Opticom gates will be repaired tomorrow.

Consent Calendar

Payroll for the period ending April 15, 2012 for pay date April 20, 2012 in the amount of \$253,391.02

Approval: Claims for period ending May 1, 2012 in the amount of \$730,407.49 for Check No. 31924 through No.32010

Contract: Construction Support/ WM Pacific

Approval: Minutes for the April 3, 2012 Regular Meeting

Approval: Notes for April 10, 2012 Study Session

MOTION: Councilmember Vance moved to approve the Consent Calendar. Councilmember Valderrama seconded. Motion carried unanimously 6-0.

Public Hearing

Ordinance: Second Reading Repealing Chapters 17.05 And 22.10 Of The Sammamish Municipal Code And Placing Those Regulations In Title 46 Of The Municipal Code For The Purpose Of Consolidating All Parking Regulations Into A Single Title Of The Municipal Code

Public Works Director Laura Philpot gave a brief summary of the ordinance and the changes it will make to the code (*presentation available on the city website at www.ci.sammamish.wa.us*).

Deputy Mayor James opened the public hearing at 7:08 pm and closed it with no public comment.

Councilmember Gerend questioned whether curbs need to be marked if cars are prohibited from parking in front of mailboxes and how far should they be from the mail boxes.

MOTION: Councilmember Whitten moved to approve the ordinance amending the Sammamish Municipal regarding parking regulations. Councilmember Gerend seconded.

AMENDMENT: Councilmember Gerend moved to include language in Section 46.30.080 that there be no parking within 5 feet on either side of the collective mailboxes. Councilmember Whitten seconded. Motion carried 6-0.

MAIN MOTION: Carried unanimously as amended 6-0 (O2012-323).

Ordinance: First Reading Adopting Provisions To Amending Home Business Definitions, Standards, And Permitted Use Table As Codified Into Chapters 15, 20, And 65 Of Title 21A Of The Sammamish Municipal Code

Assistant City Manager/Director of Community Development Kamuron Gurol gave the staff report and showed a PowerPoint presentation (*presentation available on the city website at www.ci.sammamish.wa.us*). Mr. Gurol explained that currently there are home businesses operating outside the current codes, without impacting surrounding neighbors. The proposed regulations suit the city better.

Deputy Mayor James opened the public hearing at 7:41 pm.

Public Comment

Deb Sogge, spoke previously, she explained that Sammamish has a large number of home businesses, many of them are operating out of offices in their homes. She wanted Council to remember that Sammamish is unique in this area and Council should perhaps be more lenient with the business hours of operation.

Claudia Haunreiter, 2813 230 Avenue NE, She has run a home business in Sammamish for 28 years. Home business owners are asking the council to change the regulations to better fit their businesses. She doesn't agree that there should be a restriction on sales of items not produced on-site and the hours are too restrictive.

Jason Weil, 25732 SE 32nd Place, Sammamish Chamber of Commerce President. He asked Council to consider that there are many residents with on-line businesses who store their inventory at their house so, this should be allowed.

Public Hearing was continued to May 14 at 7:48 pm.

Councilmember Gerend is generally supportive of loosening the restrictions on home business. Councilmember Valderrama is also supportive of the changes. Councilmember Vance feels that some of the terms are too vague. Regulations should be loosened but not as much as these amendments would allow. Deputy Mayor James aligned with Councilmember Vance in wanting to maintain the integrity of the residential neighborhoods.

Councilmember Gerend suggested modifying 21A.15.605 (e) – Home Business Type 2 by inserting the word “significantly” in the following sentences: “Type 2 home businesses may be characterized by the following types of activities: significantly increased deliveries beyond regular residential mail delivery activity; significantly increased client or customer visitation to the site; and/or visual or audible activity visible from adjacent properties or the street.” This will help differentiate between Type 1 and Type 2 Home Businesses.

Council then began to discuss the areas for potential amendments to be brought back for the second reading of the ordinance.

General retail sale - There was general consensus that Council was supportive of the Planning Commission recommendation for retail sales: *Sales limited to “by appointment” or provided off-site.* No amendment will be brought back for that item.

Retail sales for businesses requiring federal or state approval – (for example, firearms or alcohol)

Council requested an amendment which would include the following language *Require that any business that also requires federal or state approval be allowed only as a Type 2 Home Business with retail sale limited to goods produced on site*

Prohibited Uses – Staff will draft a list of prohibited uses for Council to vote on at the next meeting

Hours of Operation – Staff will develop an amendment that considers limiting appointments from 9AM to 7PM Monday through Friday, and 10AM to 5PM Saturday and Sunday

Use of certain non-specific terms – Staff will address this issue with administrative rules. No amendment will be drafted.

Floor Area – Staff will provide an amendment that would retain the 5 compatibility metrics, but also consider upper limits, for example “in no case should floor area for use exceed 50%.”

Number of Businesses per Residence – Staff will provide an amendment clarifying that only one home business is allowed per residence.

Parking for vehicles – Staff will develop an amendment to Limit Type 1 Businesses to three vehicles and Type 2 to six vehicles visible from street / adjoining properties.

Separation of Type 2 home businesses from surrounding Single Family uses – Staff will provide an amendment with minimum lot dimension of 100 feet and use has to be 20 feet from property line.

Councilmember Whitten feels these new regulations might cause uncertainty as to what a home business is. Councilmember Whitten said she would like to see some limitation on the number of employees that are allowed at each business. Staff will draft that amendment for the next meeting.

Council recessed from 8:52 to 9:00 pm.

Ordinance: First Reading Adopting The 2012 Park Recreation And Open Space (Pro) Plan

Parks and Recreation Director Jessi Richardson gave the staff report and showed a PowerPoint Presentation (*presentation available on the city website at www.ci.sammamish.wa.us*). Staff recommendation is to open the public hearing and take public comment. Staff will also be looking for direction on certain issues tonight.

Deputy Mayor James opened the public Hearing at 9:15 pm

Public Comment

Janet Wilson 1653 219th Place SE, She lives next door to the SE 8th Street Park and feels that the proposed entry to the park will be on their very private road and will destroy their serenity.

Public Hearing was continued to May 14, 2012 at 9:16 pm.

Councilmember Whitten recommended off-leash dog parks and off-leash dog hours be added to the PRO plan as an action item.

Councilmember Valderrama would like to see an indoor field house added to the CIP even if it as shown as unfunded. Council reached consensus to add this item to the CIP. He also asked that the Beaver Lake Park waterless restrooms and showers, as well as the beach improvements be pushed out later in the PRO plan and possibly moving the SE 8th Street back to its original timeframe. City Manager Ben Yazici suggested leaving the planning for these projects in 2014 and moving the construction funding to 2016. Council agreed.

Councilmember Whitten would like to revisit the master plan for Sammamish Landing Park.

Councilmember Valderrama would like to see a map showing parks within a one mile radius rather than the half mile radius. Councilmember Whitten would like the maps to include regional parks. A second map will be added to the final plan.

Council reached consensus to add \$50,000 to the CIP to develop a master plan for Soaring Eagle Park.

Councilmember Gerend moved to extend the meeting for another half hour. Councilmember Whitten seconded. Motion carried 5-1 with Councilmember Curley dissenting.

Ms. Richardson then asked for direction from the Council on the following Parks Goals and Action Plans:

Council agreed to change the Action Item in Parks Goal #4 – Acquisition to “investigate the potential” of acquiring land for a park in the northeast quadrant of the city.

Ordinance: First Reading Amending The City Of Sammamish Comprehensive Plan By Deleting Appendix C And Replacing It With A New Appendix C Containing Specific Chapters Of The 2012 Park Recreation And Open Space Plan

There was no staff report.

Deputy Mayor James opened and continued the public hearing to May 14, 2012 with no public comment at 10:09 pm

Unfinished Business - None

New Business

Ordinance: First Reading Repealing Chapter 8.05 Of The Sammamish Municipal Code; And Establishing An Effective Date

City Manager Ben Yazici gave a short staff report. He explained this is a housekeeping ordinance. This was the first reading. No action was taken.

Council Reports

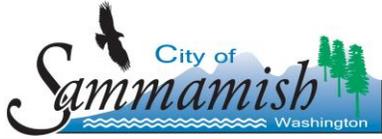
City Manager Report

Mr. Yazici explained that the gates at NE 42nd Street will be repaired tomorrow if possible.

Meeting adjourned at 10:15 pm

Melonie Anderson, City Clerk

Thomas T. Odell, Mayor



City Council Agenda Bill

Meeting Date: May 1, 2012

Date Submitted: April 25, 2012

Originating Department: Parks and Recreation

Clearances:

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

Subject: Amendment adopting the proposed 2012 Parks, Recreation and Open Space (PRO) Plan

Action Required: Second reading, public hearing and adoption of ordinance.

Exhibits: Adopting Ordinance
 2012 PRO Plan (Council Draft Dated 04-25-12)
 Matrix of City Council Feedback/Comments (Updated 05-09-12)
 Parks CIP (Updated 05-09-12)

Budget: N/A

Summary Statement:

The Parks, Recreation and Open Space (PRO) Plan is a component of the City's Comprehensive Plan and is updated every 6 years to remain current with the needs of the community, to comply with the Growth Management Act (GMA), and to remain eligible for grant programs through the Washington State Recreation and Conservation Office (RCO).

Background:

The current plan was adopted by City Council in December 2004. The updated plan, once adopted, will remain valid until 2018. During the update process the Parks and Recreation Commission provided guidance and direction on matters relating to planning, acquisition, development and operation of park facilities and recreational programs, while the Planning Commission focused on ensuring that elements required under the state growth Management Act (GMA) were included.

Over the many months the PRO Plan was being developed, members of the Planning Commission and Parks and Recreation Commission served as members of a Steering Committee to ensure close coordination and communication. An early and extensive public participation program to gather public input into the development of the plan was started in February 2010 with public open houses and surveys. The public comment period continues through the public hearing on May 14, 2012.



City Council Agenda Bill

The first draft of the PRO Plan was presented at a joint meeting of the City Council and the Parks Commission on March 19, 2012. The draft was again reviewed by the City Council at a study session on April 10 and consensus was reached on a number of modifications to the draft. Those changes have been incorporated in the April 25, 2012 City Council draft and are identified by strikethroughs and underlines.

Additional comments were received at the May 1, 2012 council meeting and those changes will be included in the final plan. These changes are also recorded in the council comment matrix (see attached). The matrix identifies the changes that have been made and any that require further discussion. The changes from the May 1, 2012 meeting are highlighted.

Financial Impact:

N/A

Recommended Motion:

Move to adopt the ordinance.

**CITY OF SAMMAMISH
WASHINGTON
ORDINANCE NO. O2012-__**

**AN ORDINANCE OF THE CITY OF SAMMAMISH WASHINGTON, ADOPTING THE
2012 PARK RECREATION AND OPEN SPACE (PRO) PLAN**

WHEREAS, the City Council adopted the City's Initial PRO Plan in December 2004 as part of Parks Element in the City's Comprehensive Plan; and

WHEREAS, the PRO Plan is part of the city's adopted Comprehensive Plan, Appendix C; and

WHEREAS, the PRO Plan, contains an updated parks inventory, retains the valuation-based primary level of service standard, provides updated goals and objectives and an updated capital improvement plan (CIP) as required to meet RCW 36.70.070; and

WHEREAS, an environmental review of the Comprehensive Plan amendment was conducted in accordance with the requirement of the State Environmental Policy Act (SEPA), and a non-project SEPA Determination of Non-significance was issued on April 17, 2012; and

WHEREAS, the public process for the proposed amendment provided for early and continuous public participation opportunities including ten public open house meetings in 2010, a public survey in July 2010, two public hearings before the Planning Commission on October 6 and 20 2011, public meeting conducted by the City Council on March 12, 2012 and public hearings before the City Council on May 1 and 14 2012; and

WHEREAS, the PRO Plan was created to maintain state grant eligibility from the Washington State Recreation and Conservation Office and guides department operations; and

WHEREAS, the Planning Commission recommended adoption of the PRO Plan to the City Council on March 19, 2012; and

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

Section 1. Adoption of PRO Plan. The Sammamish City Council hereby adopts the 2012 Sammamish PRO Plan.

Section 2. 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.

Section 3. 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 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 Ordinance or its application to other persons or circumstances.

**ADOPTED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF ON
THE _____ DAY OF May, 2012**

CITY OF SAMMAMISH

Mayor Thomas T. Odell

ATTEST/AUTHENTICATED:

Melonie Anderson, City Clerk

Approved as to form:

Bruce L. Disend, City Attorney

Filed with the City Clerk: April 24, 2012
Public Hearing: May 1, 2012
First Reading: May 1, 2012
Public Hearing: May 14, 2012
Passed by the City Council:
Date of Publication:
Effective Date:

Exhibit 3

City of Sammamish - 2012 PRO Plan Update
City Council Comment Matrix

Date	Submitted By	Item	Page	Comment	Response/Resolution	Status
03/12/12	Ramiro Valderrama-Aramayo	General Comment	0.0	Will measures be prepared so we can see where we are in meeting the objectives chosen - for example where are we today on meeting diverse community needs - which are they? Goal one has some reference to it but, no real description.	Yes, looking ahead it is assumed that we will use these goals and objectives to measure our performance/progress. We do not intend to provide a report on our current status.	No change made
03/12/12	Ramiro Valderrama-Aramayo	General Comment	0.0	Have you been able to get initial utilization rates of our parks as requested by both Councilman Curley and myself?	Per the discussion at the city council meeting on 3/19, we will be obtaining sample usage data for Ebright Creek Park. Work will begin on this in May.	N/A
04/10/12	Tom Odell	General Comment	0.0	Along with a number of other requirements that have been relaxed by the state of late I am wondering if we should push the review cycle for the parks PRO Plan to something greater than every six years. If the Comp Plan update cycle changes then perhaps all of the the related planning efforts - including this one - could be similarly increased. It would save everyone a lot of effort and ultimately expense.	The staff agree! There have been discussions in the past about syncing all of the comp plan updates, but nothing has made it to the legislature yet.	N/A
03/12/12	Ramiro Valderrama-Aramayo	Vision Statement	1.2	On the Vision statement are these objectives in prioritized order? Are they weighed equally?	These items are not in priority order and the Parks Commission felt that all were equally important in defining the parks and recreation vision for Sammamish.	No change made

Exhibit 3

City of Sammamish - 2012 PRO Plan Update
City Council Comment Matrix

Date	Submitted By	Item	Page	Comment	Response/Resolution	Status
03/10/12	Don Gerend	Community Profile	2.1	I don't think Sammamish is 26 miles east of Seattle. As the crow flies it is perhaps 15 miles, center to center and probably more like 20 miles by road. I also wouldn't say that it measures 6.72 miles north to south and 5.76 miles east to west. Three significant figures are misleading when describing an irregularly shaped area. Perhaps it would be better to say that Sammamish measures some 7 miles north to south along the shore of Lake Sammamish and some 6 miles east to west at its widest point.	Good suggestion. Changes will be made to the final copy.	Changes made to council copy dated 4/25/12
04/10/12	Tom Odell	Community Profile	2.1	We are NOT 26 miles east of Seattle!! Also, SEATAC airport is more like 27 miles from my house, not 17. Are the two mileage numbers transposed?	See above.	Changes made to council copy dated 4/25/12
03/10/12	Don Gerend	Community Profile	2.1	...you describe "two small shopping centers" which perhaps would be better described as "two neighborhood shopping center districts and a Town Center zoned for mixed use development of some 2,000 dwelling units and 600,000 square feet of commercial/retail space".	Changes made as recommended.	Changes made to council copy dated 4/25/12
03/10/12	Don Gerend	Figure 2.4	2.6	Figure 2.4: Age Distribution of Residents 2010 on page 2.6 has an error in the pie chart. Two sectors are labeled "0-19 yrs 34.18%", whereas one of them should be labeled "60-64 yrs 4.47%".	Corrections have been made.	Changes made to council copy dated 4/25/12

Exhibit 3

City of Sammamish - 2012 PRO Plan Update
City Council Comment Matrix

Date	Submitted By	Item	Page	Comment	Response/Resolution	Status
03/18/12	Don Gerend	Figure 3.1	3.2	I believe the darker green caption for Figure 3.1 should be entitled "Developed and Undeveloped Park Land" rather than "Undeveloped Park Land".	The darker green caption will read "Total Park Land" in the final copy. Thanks for catching this error.	Changes made to council copy dated 4/25/12
03/18/12	Don Gerend	TBP status	3.7	Just wondering what the status of the Trails, Bikeways, and Paths Plan update is? Or isn't this being updated along with the PRO Plan?	The TBP Plan update will begin once the PRO Plan update is complete. This is a joint effort between Parks and Public Works. We anticipate a draft will be presented to the City Council sometime in 2013. The project timeline is still in development.	N/A
03/18/12	Don Gerend	Sammamish Landing classification	3.8	Sammamish Landing is listed as a Neighborhood Park, based solely on it's acreage I assume. However, I view it more as a Community Park, or even a Regional Park if you consider who will be using it.	<p>Park classifications are based on three main elements: size of park, activities/amenities and anticipated service radius. Our classifications are consistent with neighboring jurisdictions and standard in the industry.</p> <p>The classifications are intended as a guideline for our parks system. As an example, a community park is larger, has many more elements such as trails, ball fields, playground, etc. and attracts a larger population. Community parks provide activities for a broader audience and are larger and generally more costly to build and maintain. Sammamish Landing does meet the definition of a neighborhood park and the staff recommendation is to retain this proposed classification.</p>	No changes made

Date	Submitted By	Item	Page	Comment	Response/Resolution	Status
04/10/12	Tom Odell	LOS	3.10	We allegedly have a shortage of park space in the northeast quadrant of the city. If we only use the circles on Page 3.11 this appears to be supported. However, as was previously pointed out the 1/2 mile circle may be a bit too tight and we probably need to look at a one mile radius. In addition, we have not taken into account the existence of neighborhood parks and school athletic field and playgrounds. Not accounted for in the Northeast quadrant are the Eastlake fields, the Recreation Center, and the fields at Inglewood JHS and Rachel Carson Elementary. Also, I am curious to see if a population density map of the city would indicate that the density of city residence in this area is also lower than in other locations.	<p>All of these items were discussed at the April 10, 2012 City Council meeting. Council provided the following direction:</p> <ol style="list-style-type: none"> 1. Keep the map showing the 1/2 mile radius circles. Include all city "park" properties, but distinguish the different types by color. 2. Staff shared the draft green space map (includes private and public green spaces). This is still a draft, but the update and refinement of this map will be added as an action item. 3. The population map and analysis will also be added as an action item. 	Changes made to council copy dated 4/25/12
04/10/12	City Council	Park map and LOS	3.11	LOS Map	Add 1/2 mile circles to all city facilities - athletic fields, recreation center and Illahee Trail. Make athletic field circles a different color.	Changes made to council copy dated 4/25/12
03/18/12	Don Gerend	LOS	3.11	The map only shows the 1/2 mile neighborhood park buffer for all parks rather than having the 2 mile radius around the community parks.	Decision was made at council meeting on 4/10/12 to retain the map with modifications as noted previously.	Changes made to council copy dated 4/25/12

Exhibit 3

City of Sammamish - 2012 PRO Plan Update
 City Council Comment Matrix

Date	Submitted By	Item	Page	Comment	Response/Resolution	Status
04/10/12	City Council	LOS	3.12	LOS Map	Include information in the body of the text about LOS Map and what the future analysis of this information will provide.	Changes made to council copy dated 4/25/12
05/01/12	City Council	LOS	3.11	Add a second map that depicts a 1-mile radius around the parks and include all non-city parks with a different color.	Change will be made to final copy.	Change will be made to final copy

Date	Submitted By	Item	Page	Comment	Response/Resolution	Status
04/10/12	City Council	LOS	3.12	Add additional comments to the text on level of service explaining that further study is needed.	<p>Level of Service and the Future of the Parks System, changes as noted below:</p> <p>After a decade of considerable growth and a ten-fold increase in park acreage, the question is now being asked: what is the right size of the Sammamish parks system? How much park land is enough? Can you ever have enough preserved land? While the level of service analysis in <u>this plan</u> provides some insight, it doesn't provide a clear answer and unfortunately there is no magical formula <u>and additional study and analysis is needed.</u></p> <p>Future decisions about the size of the parks system must take into account community demand and needs, anticipation of future growth, <u>population density, availability of non-city parks and open spaces</u>, and maintenance and operating costs to name just a few critical factors. To provide some guidance and a long-term look ahead, a series of goals and objectives were developed for the parks system and are included at the end of this chapter.</p>	Changes made to council copy dated 4/25/12

Exhibit 3

City of Sammamish - 2012 PRO Plan Update
City Council Comment Matrix

Date	Submitted By	Item	Page	Comment	Response/Resolution	Status
03/12/12	Ramiro Valderrama-Aramayo	Level of Service	3.12	The Pro Plan reiterates questions of how much park land should Sammamish have - but, no answer provided in the plan and based on the earlier metrics used and cited - and the zero (0) deficiency in capacity of parks and recreational facilities cited - we can then assume we are now fully provided for.	Modifications were made to the LOS text in chapter 3 as a result of the council discussion on April 10 as noted above. Additional detail was also added to the goals and objectives section.	Changes made to council copy dated 4/25/12

Date	Submitted By	Item	Page	Comment	Response/Resolution	Status
03/18/12	Don Gerend	Figure 3.6	3.14	<p>Figure 3.6 showing the Budget for 2012 lists Total Acres Developed Park Land as 442 but that is rather misleading since only a portion of Evans Creek Preserve is developed.</p>	<p>For the purpose of preparing a simple analysis, we chose to count all of the acreage in a developed park. And even though some of our parks contain areas that are not developed, we still maintain these areas to ensure they are safe. As an example, we routinely inspect undeveloped areas of BL Preserve and as a result we have cleared numerous dump sites in recent years.</p> <p>Looking forward, is there something we can do to better understand levels of maintenance at each park? Yes.</p> <p>Chapter 3, Goal 5, Objective 1, Action Item A: <i>Develop a maintenance plan for every park and facility.</i></p> <p>Staff are working on this task now. We recently completed the maintenance plan for Evans Creek Preserve (ECP). The plan indicates that ECP will require 2,000 labor hours per year with an estimated annual maintenance cost of \$40k. This amount can be reduced through the use of volunteers. This is maintenance only, not project work. We are working on similar plans for Sammamish Landing and SE 8th Street Park, and also intend to update other park plans.</p>	No changes made

Date	Submitted By	Item	Page	Comment	Response/Resolution	Status
04/10/12	Tom Odell	Figure 3.6	3.14	<p>Do the budget numbers for 2012 in the chart on this page reflect the addition of the "SE 8th Street" park? Also I note that the amount of park land indicated for Sammamish on Page 3.14 for 2012 is 442 acres while the number of acres for our city on page 3.15 is 460 acres.</p>	<p>2012 budget numbers include all three new parks - Evans Creek Preserve, SE 8th Street Park and Sammamish Landing.</p> <p>The chart on page 3.14 provides an analysis of maintenance dollars per <u>developed acre</u>. "Developed acre" refers to all of the parks that are currently open to the public.</p> <p>The chart on page 3.15 (just to make things confusing) is an analysis of <u>total park land</u> at the end of 2011. This includes developed and undeveloped properties. We excluded the 30-acres of Soaring Eagle Park because the land transfer was not yet complete.</p>	No changes made

Date	Submitted By	Item	Page	Comment	Response/Resolution	Status
03/18/12	Don Gerend	Figure 3.7	3.15	<p>In Figure 3.7 where the comparison is made of 2011 Park Maintenance Expenditures per Acre, the total acreage of 460 is used in comparison to other cities to develop the cost per acre comparison, but we have no idea what percentage of each city's acreage is developed requiring maintenance. The second line of the Figure 3.7 has a double asterisk, but I don't see a footnote explanation of that.</p>	<p>We concur. We have included the cost of maintenance per acre because it is a standard people like to see for comparison. But, there is too much variability when comparing park systems to other park systems and parks to other parks. As noted at the top of page 3.16, "this is generally not a reliable comparison."</p> <p>Instead, we prefer to use the maintenance cost per capita as a standard comparison. This is shown in figure 3.8.</p> <p>The missing double asterisk will be corrected in the final copy. The note here would have indicated that the Sammamish maintenance expenditures include facility maintenance (BL Lodge, Rec Ctr etc.) and other cities do not. But, all of other cities include trail maintenance and Sammamish does not.</p>	No changes made
04/10/12	Tom Odell	Maintenance	3.16	<p>Will we be responsible for Sween House maintenance expense or will it be the responsibility of the Sammamish Heritage Society?</p>	<p>I believe the question was intended for the Reard House. The contract with the Sammamish Heritage Society specifies that they are responsible for all maintenance. The City will maintain the grounds.</p>	N/A

Date	Submitted By	Item	Page	Comment	Response/Resolution	Status
04/10/12	Tom Odell	ADA requirements	3.17	<p>Re Goal #1, first objective - are we required to have ADA accessibility <i>everywhere</i>? What will this objective add to future capital and maintenance costs?</p>	<p>Without going into too much detail, some of the ADA regulations have changed and we will need to meet the new standards with all new construction. These standards <u>do not</u> require everything to be ADA accessible. A good example is Evans Creek Preserve. We designed one trail for ADA accessibility, but the remaining perimeter trails do not meet ADA requirements.</p> <p>Otherwise, the objective here was simply to be mindful of accessibility issues at our park facilities and strive to make improvements when practical and feasible. We have already done a lot in this regard. For example, we installed an ADA trail from the parking lot at Pine Lake Park to the water during our 2008-09 renovation. We significantly improved the trail from the Upper Commons to the Lower Commons in 2009, although a portion of the trail at the bottom still does not meet ADA accessibility requirements.</p>	No changes made

Date	Submitted By	Item	Page	Comment	Response/Resolution	Status
04/10/12	Tom Odell	Park Amenities	3.18	<p>Re Goal #1, second objective - comment about providing all kinds of amenities everywhere is bothering. I am not sure the Council will really want to have the Master Plan for all of our parks have all of these features for two reasons: First, there is a significant cost to build and maintain. Second, some of our park properties that have not yet been extensively developed may be best left that way (e.g. Hazel Wolf, BL Preserve, Evans Creek, Pigott sections 1 and 2). All of our parks do not have to look like an urban facility.</p>	<p>Modify to read: Provide amenities at parks and open-space facilities such as restrooms, lighting, seating, drinking fountains, trash receptacles, bicycle racks, and shelters wherever <u>when possible, feasible,</u> and appropriate to extend hours of use and service quality.</p>	<p>Changes made to council copy dated 4/25/12</p>
03/18/12	Don Gerend	CPTED	3.18	<p>The Objective regarding "Ensure public safety...through the utilization of crime prevention through environmental design (CPTED) techniques"; could you explain what those techniques are?</p>	<p>CPTED refers to a cooperative design strategy between law enforcement and park designers. The idea is that we can prevent/minimize crime through our park design. For example, we want clear and open lines of site from our parking lots into our parks. So, no large view-blocking foliage in these areas. We also want clear lines of site around the structures in our parks. We also keep our buildings lit at all hours to discourage vandalism. Just a few examples. We have made it a practice to review all of our park designs with both police and fire and will continue to do so.</p>	<p>N/A</p>

Exhibit 3

City of Sammamish - 2012 PRO Plan Update
City Council Comment Matrix

Date	Submitted By	Item	Page	Comment	Response/Resolution	Status
05/01/12	City Council	Off-Leash Dogs Parks	3.18	Can we add an action item to the PRO Plan to investigate alternative sites or more opportunities for off leash dogs? Suggested action items: The City will explore citing further off leash facilities and opportunities.	<p>Will be added to page 3.18 under parks goal #1 in the final copy.</p> <p><u>Objective 4: Explore opportunities for additional off-leash dog parks in Sammamish.</u></p> <p><u>Action A: Identify at least one option for a new dog park in Sammamish.</u></p> <p><u>Action B: Develop recommendations for better enforcement of off-leash dog laws in city parks.</u></p>	Change will be made to final copy

Date	Submitted By	Item	Page	Comment	Response/Resolution	Status
04/10/12	City Council	LOS	3.19	<p>Develop an objective to further study secondary levels of service and include the following action items:</p> <ol style="list-style-type: none"> 1. Complete the green space map. 2. Complete a parks walkability analysis. 3. Complete a population density analysis. 4. Collect survey data from residents to guide decision on park priorities. 	<p>Added to page 3.19:</p> <p>Objective 2: <u>Complete additional research and analysis to help guide the development of secondary level of service standards.</u></p> <p>Action A: <u>Develop a “green space” map that identifies all public and private parks, open space, and trail opportunities in the city.</u></p> <p>Action B: <u>Complete a “walkability analysis” as part of the Trails, Bikeways and Paths Plan update that identifies safe walkable routes to parks within 1/2 mile and 1 mile of each residence.</u></p> <p>Action C: <u>Prepare a population density and park distribution analysis.</u></p> <p>Action D: <u>Develop and conduct a statistically valid benchmarking survey that measures a key set of performance metrics related to parks services including satisfaction with the parks system, park usage, participation in outdoor activities, and priorities for maintenance and capital investment.</u></p>	Changes made to council copy dated 4/25/12

Date	Submitted By	Item	Page	Comment	Response/Resolution	Status
03/18/12	Don Gerend	CIP	3.19	<p>Regarding "Objective: Adopt a six-year capital improvement plan (CIP) every two years, off-cycle from the adoption of the biennial budget." Comment: You then say that the CIP will be updated this year (2012), but aren't we also adopting the biennial budget for 2013/2014 this year?</p>	<p>Yes, we are adopting a CIP the same year as the budget...only because we got off track. Our hope is to get back to a two-year cycle and focus on adopting the CIP the year before the budget update.</p> <p>The CIP is intended to identify long-range capital goals. Most capital projects require three years to complete - from public process to ribbon cutting. Staff shared a graphic at the April 10 CC meeting that illustrates the timeline challenges we've been dealing with in regards to capital projects.</p>	N/A
04/10/12	Tom Odell	Master Plans	3.20	<p>Re Goal #3, sixth objective - There is a concern among Council members that the Master Planning process as currently followed both creates an expectation that this is the goal for a park that may not be shared by the Council as a whole. Having a full build-out plan for parks may not be consistent with the wishes of the community and it might create unwanted expectations as to timing and cost for implementation. Pedrhaps we want to be less ambitious in the past on the level to which we take our planning. Should needs be changed in 10 or 20 years than that can always be revisited.</p>	<p>Modify to read: Establish, adopt, or update master plans for all parks <u>in conjunction with public participation to guide all major park development and achieve cohesive design and efficient phasing of projects.</u> Develop multiyear <u>(10 to 20 year)</u> plans that can be realistically implemented and funded.</p>	Changes made to council copy dated 4/25/12

Exhibit 3

City of Sammamish - 2012 PRO Plan Update
City Council Comment Matrix

Date	Submitted By	Item	Page	Comment	Response/Resolution	Status
03/18/12	Don Gerend	TBP Update	3.20	I see that Action items are to "Inventory all trail connections - identify existing trails and connectivity gaps" and "Update the Trails, Bikeways and Paths (TBP) Plan every six years or as needed." When are these action items scheduled for?	The TBP Plan update will begin once the PRO Plan update is complete. This is a joint effort between Parks and Public Works. We anticipate a draft will be presented to the City Council sometime in 2013. The project timeline is still in development.	N/A
04/16/12	Jessi	Land Acquisition	3.21	Include an action item to establish criteria for land acquisition.	<p>Modifications to goal 4, objective 1:</p> <p>Objective 1: Analyze system wide park needs and develop criteria for acquisition of new park land and facilities. Criteria to include: alignment with parks and recreation vision, mission, and values; equitable distribution of geographic resources; estimated maintenance and operations costs of new land and facilities; and the benefits and potential services of the acquired land.</p> <p>Action C: Acquire land suitable for a community park in the northeast quadrant of the City. <u>Action: Establish criteria to help guide park land acquisition decisions. Criteria to include: alignment with parks and recreation vision, mission, and values; equitable distribution of geographic resources; cost of development; estimated maintenance and operations costs of new land and facilities; and, the benefits and potential services of the acquired land.</u></p>	Changes made to council copy dated 4/25/12

Exhibit 3

City of Sammamish - 2012 PRO Plan Update
City Council Comment Matrix

Date	Submitted By	Item	Page	Comment	Response/Resolution	Status
05/01/12	City Council	Acquisition	3.21	Refine the action item 4.1A to read "Investigate the acquisition of land suitable for a community park in the northeast quadrant of the City."	Modify to Read: Action A: <u>Investigate the acquisition of Acquire-</u> land suitable for a community park in the northeaset quadrant of the City.	Changes will be made to final copy
03/18/12	Don Gerend	Acquisition	3.21	Parks Goal #4: You have one Action: "Acquire land suitable for a community park in the northeast quadrant of the City." Another Action might be "Acquire the Viewpoint connection to Evans Creek Preserve and connect the viewpoint to the Evans Creek Preserve by a trail down the old logging road"	Add Action Item B: <u>Acquire the King County "Overlook Property" to establish a future connection to Evans Creek Preserve.</u> Note: Adds to changes listed above.	Changes made to council copy dated 4/25/12
04/10/12	Tom Odell	Acquisition	3.21	Goal #4, first objective - We need to ensure that the statement regarding "alignment with parks and recreation vision, mission, and values" reflects those of the Council and the needs of the taxpayers given cost considerations. The actual need for the <u>Action</u> calling for acquisition of property for a park in the NE quarter of the city is not yet established in the minds of several members of the Council.	See note above from 05/01/12 council meeting. Change made to modify the action item related to acquisiton in the NE quadrant of the city.	Changes will be made to final copy

Date	Submitted By	Item	Page	Comment	Response/Resolution	Status
04/10/22	City Council	Urban Forest	3.22	Add an objective with associated action items to address the importance of maintaining our urban forest.	Modifications made to goal #5: <u>Objective 1: Preserve existing forested parks and open space areas by implementing management practices to ensure the long-term health of the urban forest. Monitor tree health, forest structure, and the occurrence of invasive species in parks and open space areas throughout the city.</u> <u>Plant trees in parks and open space areas to improve the overall tree canopy.</u> <u>Action A: Complete the Tree City USA requirements to become an official Tree City.</u> <u>Action B: Complete a tree survey at Beaver Lake Park.</u>	Changes made to council copy dated 4/25/12
03/18/12	Don Gerend	Invasive Removal	3.23	The fourth Objective: "Remove invasive....by using native plants to increase the diversity..." Comment: I would suggest changing to "by using native and non-native non-invasive plants..."	Modify as Follows: Remove invasive vegetation within parks, open spaces, and sensitive lands by establishing protocols for natural weed-removal methods (i.e. goats), by using native and <u>non-native non-invasive</u> plants to increase the diversity of plant species within parks, and by developing outreach and volunteer efforts to educate the community on invasive plants and proper removal strategies.	Changes made to council copy dated 4/25/12

Date	Submitted By	Item	Page	Comment	Response/Resolution	Status
04/10/12	Tom Odell	Recycling and Invasive Removal	3.22 & 3.23	Goal #4, objectives number 4 and 5 - Do we not recycle now? Also, I thought that we already had a program for invasive weed removal. Aren't both of these really ongoing maintenance issues and are they not included in the currnt parks maintenance plan? If not what is the cost?	<p>Recycling: In 2011 we implemented recycling in our major parks - Beaver Lake Park, Pine Lake Park, and Ebright Creek Park. We monitored to see if it was working and for the most part it was. We include recycle pick-up with our regular trash pick-up, so the cost is minimal. Our intent is to expand to all parks by 2014.</p> <p>Invasive Plants: We do not have a formal program, but we've identified areas where invasive plants are problematic in our parks and we are trying to work on them. Our goal (and we have the capability through a handhald GIS) is to map the areas of our parks that have invasive plant material. We can then track them and monitor our removal progress over time. This would be a volunteer project and likely take many, many years to fully implement.</p>	N/A

Date	Submitted By	Item	Page	Comment	Response/Resolution	Status
03/18/12	Don Gerend	Wildlife Corridors	3.24	<p>Objective 11: "Identify areas where native habitat should be improved to protect wildlife and enhance wildlife corridors through the incorporation of native plantings and access controls and removal of barriers to fish passage." Comment: I object to enhancing wildlife corridors within the city; while it is interesting to have a bear grappling against a picture window removing bird seed from a suction cup bird feeder, and to see bobcats wander through your yard, not to mention coyotes, deer, raccoons and some unidentified woodchuck-like creatures and, elsewhere in the city, possibly mountain lions, these animals should not be encouraged to interact with humans in urban designated areas. The point of the Urban Growth Boundary is to keep humans from sprawling into and destroying their habitats, not to encourage them to become semi-domesticated and dangerous to our children, pets and scaring the _____ out of us old folks. I do support the removal of barriers to some fish passage.</p>	<p>Identify areas where native habitat should be improved to protect wildlife and <u>maintain</u> enhance wildlife corridors through the incorporation of native plantings and access controls and remove of barriers to fish passage.</p>	<p>Changes made to council copy dated 4/25/12</p>
03/18/12	Don Gerend	Signage	3.24	<p>"Action: Implement interpretive signage program to promote unobtrusive wildlife and habitat viewing and learning at ..." Comment: This is a good idea. Maybe even have signage in Pine Lake Park identifying trees and bushes.</p>	<p>Thank you. All of our parks provide great opportunities for education.</p>	<p>N/A</p>

Exhibit 3

City of Sammamish - 2012 PRO Plan Update
 City Council Comment Matrix

Date	Submitted By	Item	Page	Comment	Response/Resolution	Status
03/12/12	Ramiro Valderrama-Aramayo	Athletic Fields	4.0	Do we have any measures of the demand for new recreational fields? From leagues, teams etc.?	We interact with all of the leagues on a regular basis and they are consistent in asking for more fields. Unfortunately, none of them have hard data to show the deficiencies.	N/A
03/18/12	Don Gerend	Figure 4.3	4.3	I notice that Creekside Elementary isn't listed as having a field; doesn't it? Also, under Sport Type Skyline High School field should be marked in green for football, shouldn't it? Last I heard, they played some pretty good football there.	Creekside Elementary, much like many of the elementary schools on the plateau has 2 covered play areas and a small sand playfield. We do play football on the community sports fields at Skyline. This correction will be made to the final copy.	Changes made to council copy dated 4/25/12

Date	Submitted By	Item	Page	Comment	Response/Resolution	Status
03/18/12	Don Gerend	Field Use	4.5	<p>We see that "In many cases, Sammamish leagues have had to limit the number of participants because of the limited availability of athletic fields." and yet when we look at the usage tables on weekdays and weekends, there are times (May and June during the week on the synthetic fields and July through October on the synthetic fields, for example) where they are categorized as "low use (less than 60% reserved)". It would seem perhaps that some leagues could be encouraged, either by pricing field use rates lower or simply be begging, to changing their schedules to better use these time slots.</p>	<p>Your comment prompted me to go back and look again at the data and the way it was calculated. We discovered an error in our analysis of the natural grass fields and will be correcting the charts in the final copy. I will share the revisions with the council at the meeting on April 10.</p> <p>The low times on the synthetic turf fields directly correlate with the way the youth leagues schedule their practices and games: practices during the week and games on the weekend. In general, there is not much we can do about this as all of the leagues are part of larger state associations and have very little control over game schedules. The good news is that the Council gave us the authority to discount last minute field rentals and we are currently doing that with the hope of booking additional field time.</p> <p>Bottom line...still more work to do!</p>	<p>Changes made to council copy dated 4/25/12</p>

Date	Submitted By	Item	Page	Comment	Response/Resolution	Status
04/10/12	Tom Odell	Athletic Fields	4.13	Athletic Field Goal #1. We need to look at the cost of both minimal upgrades (improved drainage only) for both the Inglewood and Pine Lake Middle School fields as well as a more ambitious program to install artificial turf with minimal other amenities at these same locations relative to the demand for and the cost of each incremental playing hour. These improvements should be weighed against alternative options such an indoor fieldhouse facility that might provide greater availability at lower per hour cost. Since we have recently had a fall-off in field utilization this decision needs to be carefully reviewed. We may well decide that the cost of satisfying the last portion of field demand is prohibitive given the cost of adding artificial turf to 2 or 3 outdoor fields for only limited incremental use is likely to be in the \$6 - \$10 million range.	A number of changes were made to the goals, objectives and action items in the Athletic Fields chapter that satisfy this request for further study and analysis. No further changes were recommended.	No changes made
03/18/12	Don Gerend	Indoor Fields	4.13	Athletic Field Goal #1: "Objective: Explore the potential of building a field house with indoor synthetic-turf fields." Comment: This is a good Objective, perhaps there could be an Action: associated with it this year, such as "explore the development concept with the YMCA for their Pine Lake site."	Add Action Item: Action A: <u>Work with the Y to explore the possibility of developing an indoor field house at the Y-owned Pine Lake Property.</u>	Changes made to council copy dated 4/25/12

Exhibit 3

City of Sammamish - 2012 PRO Plan Update
City Council Comment Matrix

Date	Submitted By	Item	Page	Comment	Response/Resolution	Status
04/10/12	City Council	Criteria for Athletic Fields	4.13	Add an action item to the athletic fields section that calls for the development of criteria for new athletic fields.	New Action Item as follows: Action B: <u>Develop criteria for new athletic fields that provides guidance as to when synthetic turf and lights are appropriate and also provides guidance on field use hours and field light hours.</u>	Changes will be made to final copy
04/10/12	Tom Odell	Soaring Eagle	4.14	Athletic Field Goal #1, third objective. Why do we need to develop a full-blown master plan for 30 Acres Park at Soaring Eagle Park? I feel that a minimalist approach here (trails and unsheltered picnic tables) will meet our committment to King County and that further planning - and related costs - can be postponed for several years.	This item was discussed at the council meeting on 05/01/12 and the council agreed to retain the Soaring Eagle Park Master Plan as an action item and also allocated \$50k in the CIP for the project.	Changes will be made to final copy
04/10/12	City Council	Indoor Fields	4.15	Need to do an assessment of league needs and determine what responsibility Sammamish has for meeting those needs. This is a regional issue. Add or modify the goals and objectives to reflect this change.	Goal #4 Modified: Continually evaluate <u>field usage data</u> and modify <u>and review</u> field scheduling processes to maximize community use and ensure system wide coordination. Objective `: Action A: <u>Complete an assessment of Sammamish league needs and determine Sammamish's level of responsibility (most league boundaries overlap with other jurisdictions) for meeting these needs.</u>	Changes made to council copy dated 4/25/12

Exhibit 3

City of Sammamish - 2012 PRO Plan Update
City Council Comment Matrix

Date	Submitted By	Item	Page	Comment	Response/Resolution	Status
04/10/12	Tom Odell	Field Use	4.15	<p>The improvement and refinement of field scheduling is something that <u>must be implemented and functioning before significant additional expenditure on playing fields</u> is authorized by the Council. Current practices are likely leading to unused capability particularly given the drop-off in field demand since we implemented the new rate schedule. There needs to be a single coordinator for all city fields that will also be responsible for scheduling of city financed school playing fields.</p>	<p>Staff agree and are working to maximize field use. Unfortunately, our primary users are youth leagues, which will result in cyclical scheduling patterns and seasons where fields are unused.</p> <p>There currently is a single field coordinator that oversees all field scheduling (in addition to all facility scheduling).</p>	No changes made
04/10/12	Tom Odell	Programs	5.2	<p>The comment about the Boys and Girls Club ("Recreation Centttr") providing a <u>limited number</u> of senior and adult programs during the day when the facilities are otherwise unused is disturbing in view of council's very specific direction that this operation is to be a multi-age use operation. What programs (if any) are in fact currently being offered for adults and seniors today?</p>	<p>I think the description of "limited number" of programs is fair. It is a 10,000 sf facility (mostly one large room) with no gymnasium and no fitness facilities. There will be only "limited" programming for all ages available.</p> <p>It should also be noted that at the time of this writing the Recreation Center has only been open for 5 months. Our partners (the B&G Club) were given a full year to get up and running before we revisit the programming plan. They have every intention of implementing daytime programs for a variety of populations.</p>	No changes made
04/10/12	Tom Odell	SE 8th St Park	5.2	<p>What are the plans for use of the house on the first section of the Pigott property?</p>	<p>Use of the house will be determined during the Master Plan process, which is currently ongoing.</p>	N/A

Exhibit 3

City of Sammamish - 2012 PRO Plan Update
City Council Comment Matrix

Date	Submitted By	Item	Page	Comment	Response/Resolution	Status
03/18/12	Don Gerend	Figure 5.1	5.2	I notice that reservations at Beaver Lake Lodge dropped significantly in 2011. Perhaps an explanatory footnote would be wise to include.	Thank you and good observation. The Lodge was closed November and December 2011 for the interior renovation, thus the drop in rentals. We will add a footnote explaining this in the final copy.	Changes made to council copy dated 4/25/12
03/18/12	Don Gerend	General Comment	5.6	The Sammamish Club in Issaquah is mentioned. I understand that it was for sale last year; did it sell and if so, for how much?	We are uncertain of the status of the sale.	N/A
04/10/12	Tom Odell	Park Amenities	5.19-5.21	Need to know how the provision of amenities such as shelters, pavillions, and rest rooms drives up the cost of parks (capital and operating) and what the payback (if any) looks like for these facilities. Also, what is behind the sizing and the numbers for shelters and other amenities. The critria seem a bit arbitrary. Do we need amenities at all (other than perhaps toilet facilities) in areas that are supposed to be natural? Do we really need to create a "standard" or "direct relationship" between parks development and pavillions and shelters?	<p>We have not completed an analysis of maintenance cost of park amenties for this plan. In general, picnic shelters and pavilions are low maintnenance with a high return on investment. (Shelters are popular in Sammamish). Restrooms require daily maintenance.</p> <p>The recommended sizing is tied directly to the size of the park and the availability of support amenities like parking lots and restrooms.</p> <p>I do recommend restroom facilities at all parks. It is a conveniences that our citizens appreciate and have come to expect. And where it is not feasible, we typically install a simple honey bucket versus a full blown restroom building.</p>	No changes made

Exhibit 3

City of Sammamish - 2012 PRO Plan Update
City Council Comment Matrix

Date	Submitted By	Item	Page	Comment	Response/Resolution	Status
04/10/12	Tom Odell	Beaver Lake Lodge	5.21	Indoor Recreational Goal #1, first objective. We just finished a significant remodel to Beaver Lake Lodge. Do we really need to do more in the next 5 6 years? What, when, and what will it cost?	Modify: Develop long-range plans for <u>ongoing maintenance and capital repairs at</u> continued capital improvements at Beaver Lake Lodge.	Changes made to council copy dated 4/25/12
03/18/12	Don Gerend	Indoor Recreation Goals	5.22	Regarding the "Indoor Recreation Goal #2 and the first Objective: Modify the findings from the 2011 feasibility study and the project approach as necessary to meet the changing needs and financial expectations of the community." Perhaps we should be formulating one or more Actions under this Objective.	Add Action Item: Action A: <u>Develop two or three modified facility options (smaller in size) for consideration and further study.</u>	Changes made to council copy dated 4/25/12
04/10/12	Tom Odell	Community Center	5.23	Indoor Recreation Goal #2, second objective. The Community Center. <u>This project should be the number one objective for the City of Sammamish</u> in the next few years with financial and other resource priority over <u>all other</u> Parks projects!!! The effort to identify a potential partner to share in capital and operating expenses should continue but we should not be single-minded with that approach. Efforts should also be given to development of a second, go it alone option, should that prove to be more favourable in the end for our taxpayers.	The CIP has been revised to reflect this priority.	Changes made to council copy dated 4/25/12

Exhibit 3

City of Sammamish - 2012 PRO Plan Update
City Council Comment Matrix

Date	Submitted By	Item	Page	Comment	Response/Resolution	Status
04/10/12	Tom Odell	SE 8th St Park	5.23	Indoor Recreation Goal #3. Agree on need to find an appropriate use for the house and barn. This should be for the city as a whole and the focus should be on minimizing any modification cost.	This is being addressed in the SE 8th Street Park Master Plan.	No changes made
04/10/12	Tom Odell	Partnerships	5.23	Indoor Recreation Goal #4. See comment #18 above. We should be careful that we maintain ultimate control over the outcome of any such arrangement. Overall I do not like to focus on partnerships for the sake of developing partnerships which seems to be the theme of this section. We should do so <u>only where they make absolute sense</u> and <u>not simply to relieve ourselves of the task of running a recreational facility.</u>		No changes made
03/18/12	Don Gerend	Shelter Use	5.25	Regarding "Action: Accept credit cards for pavilion and shelter rentals..." Question: Do we allow drop in use of shelters if they aren't reserved, and how do people know if a shelter is open? Perhaps a sign on the shelters referring people to a website which lists the reservation schedule would be helpful, so drop in picnickers could check on their smart phones and see if the shelter is reserved.	Signs are posted on shelters with the date and the time of the reservation. If a shelter is not booked it is available on a first-come, first-served basis. Unfortunately, the only way to post this information on the website would be to do it manually. And since shelter reservations change daily, it would not be practical for us to do this. But, the good news is that a local company has developed a real-time facility booking program/website and we are considering partnering with them to help "move" our last minute inventory. Stay tuned!	N/A

Exhibit 3

City of Sammamish - 2012 PRO Plan Update
City Council Comment Matrix

Date	Submitted By	Item	Page	Comment	Response/Resolution	Status
04/10/12	Tom Odell	Programs	6.5	Comment on the focus to date on building infrastructure rather than being a direct provider of recreation programming is reflective of a focus that I feel needs to be changed in the future. We have spent 12 years building parks and now it is time to focus on what services we provide and how to do it. The department needs to move more to programming than has been the case to date. We need to develop summer programming for our kids with a focus on neighborhood availability.		No changes made
03/18/12	Don Gerend	Figure 6.3	6.7	Percentage of Obesity. Comment: This is a very telling table and reinforces Michelle Obama's "Let's Move" campaign and should be a motivation for the City to emphasize action recreation facilities.	Staff and Parks Commission agree.	N/A
04/10/12	Tom Odell	Cultural Arts	7.2	Agree that presenting issues relating to other cultures is important but not to the exclusion of cultural issues relating to North America and the State of Washington in which this city is located. Have we ever done anything that relates to the settlement of the West or our native peoples? What about the early settlers of the Sammamish Plateau?	I imagine the Arts Commission is open to a variety of cultural programming ideas.	No changes made

Exhibit 3

City of Sammamish - 2012 PRO Plan Update
City Council Comment Matrix

Date	Submitted By	Item	Page	Comment	Response/Resolution	Status
04/10/12	Tom Odell	Art in Parks	7.2	We need to think about how much art we want to have in the parks. It is not necessary in all and may not fit or be appropriate and some if it has been frankly a bit controversial for many. It also tends to be expensive and we are in a time where expenses are coming under increased Council and public scrutiny.		No changes made
03/18/12	Don Gerend	Cultural Arts Trends	7.5	Regarding Trends in Cultural Arts from the 2010 phone survey. "Music performances received the most first-choice votes, as well as the highest percent of total votes." Comment: I suspect that our Concerts in the Park and the Sammamish Symphony helped in this category. The survey results are shown graphically in Figure 7.2 and 7.3, although I am not sure that I understand the last row in Figure 7.3 "Combined". How was First Choice and Second Choice combined; it doesn't seem to be the average of the two?	The methodology is described in the survey report, which is Appendix A. The first choice and second choice were not combined. The combined score of 31.1% for music performances is the percentage of total combined responses that involved "music performances" as a choice.	No changes made

Exhibit 3

City of Sammamish - 2012 PRO Plan Update
City Council Comment Matrix

Date	Submitted By	Item	Page	Comment	Response/Resolution	Status
04/10/12	Tom Odell	General Comment	7.5-7.7	The second paragraph on 7.5 contains an assertion that "youth involvement in arts programs such as drama, music, and dance do better in reading, writing, and math than those who focus solely on academics" is a stretch. It can make children more well rounded and it does give individual children the opportunity to show their skills in the creative area but to say that it improves performance in the core academics is a leap of faith that is not supported in this document and may not be real even as nice as it sounds. Also, do tree socks and iron pigs really install civic pride?		No changes made
03/18/12	Don Gerend	Cultural Arts Goals	7.7	"Looking to the Future: Cultural Arts in Sammamish" Comment: There are 6 Cultural Arts Goals, but there are no Objectives or Actions, and the words "music performances", which received the most first-choice votes, don't appear in any of the Goals.	We intentionally omitted objectives and action items from the programmatic chapters (chapters 6, 7 & 8). Trends in these areas change rapidly and for that reason we didn't want to lock ourselves into long-term commitments on programming. "Music performances" are not specifically referenced, but I believe these types of performances fall into many of the goals listed.	No changes made

Exhibit 3

City of Sammamish - 2012 PRO Plan Update
 City Council Comment Matrix

Date	Submitted By	Item	Page	Comment	Response/Resolution	Status
04/10/12	Tom Odell	Cultural Arts Goals	7.7	All Cultural Arts Goals. I have a concern about spending significant amounts of city money on purchasing art such as the current piece in the commons or a clock tower. These were the source of many, many, many negative comments I received from the community at large while doorbelling. Funding through grants and donations would be more acceptable to our taxpayers but not from the general fund.	The plan does not address sources of funding for cultural arts program or projects. Those decision would be made when developing the biennial budget.	No changes made
03/18/12	Don Gerend	Volunteer Program	8.0	The City is doing a great job of encouraging and rewarding volunteerism! Let's keep it up and even enhance it.	Thank you.	N/A
03/10/12	Don Gerend	Volunteers and Partnerships	8.0	I particularly like Section 8 "Volunteers & Partnerships" which dramatically illustrates the growth of volunteerism in the City. The more people we get to participate in these programs, the more they come to learn about and appreciate the variety and wealth of our natural and artificial habitat here in the Great City of Sammamish. And, thus, the more we get buy-in by our citizens which should reflect itself in better care for the environs.	Thank you.	N/A

Exhibit 3

City of Sammamish - 2012 PRO Plan Update
 City Council Comment Matrix

Date	Submitted By	Item	Page	Comment	Response/Resolution	Status
03/18/12	Don Gerend	CIP Funding Sources	9.2	<p>In the second paragraph it states "Funds for parks capital projects come from two primary sources - the real estate excise tax (REET) and impact fees." Comment: While this is true, it might be good to add two more sources of funds, "grants and citizen donations". Also, one of the advantages of having Master Plans completed is that if and when grant opportunities come along, we can pull plans off of the shelf to fit the grant criteria. Later Comment: I see that Page 9.8 covers these other sources of funds.</p>	<p>Staff recommendation is to leave the sentence on page 9.2 as-is. The primary source of parks CIP funding is REET and impact fees. There are other minor sources of funding as you observed and as we've listed on page 9.8.</p>	<p>No changes made</p>

Date	Submitted By	Item	Page	Comment	Response/Resolution	Status
03/18/12	Don Gerend	REET	9.5	In the first paragraph there is a reference to footnote #3 after the sentence "The other half must be used to fund capital projects in transportation." Comment: It would seem that this #3 should be after the next paragraph on Park Impact Fees (it refers to the Rate Study for Impact Fees...). Also, could you clarify whether or not it is State law that one half must be used to fund capital projects in transportation or whether that simply is our city code?	<p>You are correct, the footnote is in the wrong location.</p> <p>REET 1 and 2 may both be used for transportation acquisition and construction projects. The main difference between REET 1 and 2 for the city is that REET 1 may be used to acquire park and recreation property as well as for construction projects. REET 2 can't be used to acquire park and recreation property but can be used for construction.</p> <p>To avoid any possible misuse of REET 2 for park acquisition, all of REET 1 goes to the Parks CIP fund and all of REET 2 goes to the Transportation CIP fund.</p> <p>It is up to the city council to decide how REET funds are allocated between the capital budgets.</p>	Changes made to council copy dated 4/25/12
03/18/12	Don Gerend	King County Conservation District	9.8	Perhaps a little explanation there about how much KCD money is due to Sammamish every year based on the number of tax lots in the city, so that some grants are automatic out of the pot of money accrued by Sammamish and some are out of the KCD general fund.	We will provide a more thorough explanation about KCD funding in the final copy of the plan.	Changes pending comments from KCD

Exhibit 3

City of Sammamish - 2012 PRO Plan Update
City Council Comment Matrix

Date	Submitted By	Item	Page	Comment	Response/Resolution	Status
03/10/12	Don Gerend	2009 Programs	B.4	Under Programs in 2009, the third bullet states "Celebrated the City's 10th birthday with a Kid's Parade, Sammamish Days and Sammamish Nights in partnership with Sammamish Chamber of Commerce." Comment: This is true, but as part of the 10th birthday we also had a Math Contest and buried a time capsule to be opened in 2049 when the City is 50 years old, which contains messages from many of our current citizens to themselves or their descendants 40 years into the future.	We will add the additional information to 2009 in the final copy.	Changes will be made to final copy
03/12/12	Ramiro Valderrama-Aramayo	CIP	G	What is the Parks budgets for this and the projected for next year? Is it all for 2013 included in the CIP budget of Appendix G under 2013- or are other amounts needing to be added to it?	The parks <u>general fund</u> budgets for 2013 and beyond have not yet been developed.	No changes made
03/12/12	Ramiro Valderrama-Aramayo	CIP	G	I was disappointed not to see a list of recommended prioritized projects in the plan as discussed at the retreat and as I asked for in my Feb 15 and 25th e-mails. I hope this will be included for our discussions with the Park Commission and Park Staff.	The recommended projects for CIP funding are included in the draft CIP. Amongst all of the options, the projects identified are the highest priority for the Parks Commission.	No changes made
05/01/12	City Council	CIP	G	List the fieldhouse as a line item in the CIP, in the unfunded category.	This item was added to the CIP included in your council packet <u>and</u> will be updated in the final copy of the PRO Plan. The current planning level estimate for this item is \$8.5 million, but this number will be further refined as we study this item further.	Change will be made to final copy

Exhibit 3

City of Sammamish - 2012 PRO Plan Update
City Council Comment Matrix

Date	Submitted By	Item	Page	Comment	Response/Resolution	Status
05/01/12	City Council	CIP	G	Keep Beaver Lake Park design for CIP item #7 & #8 in 2014 but move the funding for construction of these projects to 2016.	Changes made as recommended.	Changes will be made to final copy
05/01/12	City Council	CIP	G	Put SE 8th Street Phase 1 (Item #27) design and construction back to original years (2013/2014).	Changes made as recommended.	Changes will be made to final copy

Exhibit 4

City of Sammamish 2013-2018 Parks Capital Improvement Plan

Draft - Updated per council direction on 05-01-12 (Track Changes Copy)

Changes made at 4/10/12 Study Session
 Changes made at 5/1/12 Regular Meeting

PARK/PROJECTS		TOTAL	2013	2014	2015	2016	2017	2018	Unfunded
ATHLETIC FIELDS		2,000,000	0	0	1,000,000	1,000,000	0	0	5,950,000
1	Inglewood Jr. High - Phase I Upgrade existing football field with synthetic turf and lights. Includes restroom, soccer/lacrosse overlay with new drainage and irrigation.	0							2,400,000
2	East Sammamish Park Athletic Fields - Soccer Field Upgrade existing soccer field with drainage, synthetic turf goal boxes, irrigation, retaining walls, bleachers.	0							750,000
3	Beaver Lake Park Athletic Fields - Soccer Field One multi-use rectangular synthetic field with lighting.	0							1,500,000
4	Beaver Lake Park Athletic Fields - Baseball Fields Reconfigure 3 existing natural turf softball fields to 3 natural turf little league baseball fields.	0							1,300,000
5	Eastlake Community Fields - Field Turf Replacement Replacement of the carpet at ELHS community fields.	1,000,000			1,000,000				
6	Skyline Community Fields - Field Turf Replacement Replacement of the carpet at Skyline community fields.	1,000,000				1,000,000			
BEAVER LAKE PARK		2,438,250	0	65,750	33,000	1,114,500	1,225,000	0	3,733,000
7	Beaver Lake Park - Lakeside Restroom Add waterless restroom with outdoor shower for beach use. (Requires KCPH approval for greywater system. Does not include sewer connection).	240,750		15,750	225,000	<u>225,000</u>			
8	Beaver Lake Park - Shoreline Improvements Swim beach, floating platform, fishing pier, shoreline restoration.	550,000		50,000	500,000	<u>500,000</u>			
9a	Beaver Lake Park - Lakeside Parking Parking lot expansion and stormwater improvements. (Design fees include 7b project).	469,000				69,000	400,000		
9b	Beaver Lake Park - Lakeside Stormwater improvements at central meadow.	175,000					175,000		
10	Beaver Lake Park - Lakeside Playground, site furnishings, landscape and irrigation.	374,500				24,500	350,000		
11	Beaver Lake Park - Lakeside Lodge improvements with SW terrace and trail improvements.	321,000				21,000	300,000		463,000

Exhibit 4

City of Sammamish 2013-2018 Parks Capital Improvement Plan

Draft - Updated per council direction on 05-01-12 (Track Changes Copy)

Changes made at 4/10/12 Study Session
 Changes made at 5/1/12 Regular Meeting

PARK/PROJECTS		TOTAL	2013	2014	2015	2016	2017	2018	Unfunded
12	Beaver Lake Park - Westside Parking Ballfield parking lot expansion, vehicular access reconfiguration and park entryway at corner of 24th & 244th. (Does not include sidewalk - coordinate with TIP).	308,000			33,000	275,000			275,000
13	Beaver Lake Park - Dog Park Expansion Dog park expansion and trail improvements (requires 3 baseball field reconfiguration).	0							320,000
14	Beaver Lake Park - Westside Plaza New restroom at ballfields, picnic shelter, sports plaza and play area (requires 3 baseball field reconfiguration).	0							2,250,000
15	Beaver Lake Park - Center Woods Trail Improvements	0							425,000
BEAVER LAKE PRESERVE		200,000	200,000	0	0	0	0	0	500,000
16	Beaver Lake Preserve - Phase II Picnic meadow restoration with site furnishings on shoreline side of Preserve. Trail connections to shoreline. Improved/repared trail to Soaring Eagle Park. Potential smaller view platform. (Design & permitting complete in 2012).	200,000	200,000						
			400,000						
17	Beaver Lake Preserve - Phase III Parking lot expansion, restrooms, one view deck and two viewpoints, wildlife blind, signage, complete trail improvements. (does not include sewer connection/frontage improvements).	0							500,000
EAST SAMMAMISH PARK		1,150,500	0	0	0	91,000	1,059,500	0	1,000,000
18	East Sammamish Park - Playground Playground upgrades, new spray park, climbing wall and picnic shelter relocation.	650,000		45,500	604,500	45,500	604,500		
19	East Sammamish Park - Parking Parking lot expansion, frontage improvements, pedestrian lighting, tennis court access and trail to Margaret Mead Elementary.	500,500		45,000	455,000	45,500	455,000		
20	East Sammamish Park - Restroom Restroom and trail improvements, and destination garden.	0							500,000
21	East Sammamish Park - Picnic New picnic shelter, site furnishings, plantings.	0							500,000

Exhibit 4

City of Sammamish 2013-2018 Parks Capital Improvement Plan

Draft - Updated per council direction on 05-01-12 (Track Changes Copy)

Changes made at 4/10/12 Study Session
 Changes made at 5/1/12 Regular Meeting

PARK/PROJECTS		TOTAL	2013	2014	2015	2016	2017	2018	Unfunded
EVANS CREEK PRESERVE		649,500	225,000	25,000	25,000	0	24,500	350,000	1,950,000
22	Evans Creek Preserve - Sahalee Trail connection to Sahalee. (Does not include acquisition costs).	200,000	200,000						
23	Evans Creek Preserve - Circulation Includes vehicular bridge replacement, internal road, 20 stall lower parking lot, 224 St road improvements and culvert replacement.	0							1,750,000
24	Evans Creek Preserve - Picnic Shelter & Play Area Picnic structure and informal play area.	374,500					24,500	350,000	
25	Evans Creek Preserve - Trails Completion of internal trail system and habitat improvements.	75,000	25,000	25,000	25,000				
26	Evans Creek Preserve - Trail Connector Equestrian/bicycle outer trail connector (Does not include property or easement acquisition costs).	0							200,000
SE 8th STREET PARK		448,000	48,000	400,000	0	0	0	0	0
27	SE 8th Street Park - Phase I Phase I improvements TBD by 2012 Master Plan.	448,000	48,000	48,000 400,000	400,000				
28	SE 8th Street Park - Phase II Phase II improvements TBD by 2012 Master Plan.	0							TBD
NE SAMMAMISH PARK		0	0	0	0	0	0	0	150,000
29	NE Sammamish Park - Restroom Replace portable restroom with flush toilets and permanent restroom building.	0							150,000
SAMMAMISH LANDING		0	0	0	0	0	0	0	6,000,000
30	Sammamish Landing - Parking Upland parking lot, restroom, entry plaza, ADA access from Parkway to ELST.	0							2,000,000
31	Sammamish Landing - North North trails, beach, trailside garden with shelter and site furnishings.	0							1,000,000
32	Sammamish Landing - South South trails, beach, trailside terrace with shelter and play area, and restoration.	0							1,000,000

Exhibit 4

City of Sammamish 2013-2018 Parks Capital Improvement Plan

Draft - Updated per council direction on 05-01-12 (Track Changes Copy)

 Changes made at 4/10/12 Study Session
 Changes made at 5/1/12 Regular Meeting

PARK/PROJECTS		TOTAL	2013	2014	2015	2016	2017	2018	Unfunded
33	Sammamish Landing - Upland Upland picnic shelter and garden (requires parking).	0							500,000
34	Sammamish Landing - Central Beach Central beach, retaining walls and boardwalk.	0							1,500,000
SAMMAMISH COMMONS		110,000	0	0	0	0	10,000	100,000	0
35	Lower Commons Development of a waterless restroom building.	110,000					10,000	100,000	
THIRTY ACRES (SOARING EAGLE PARK)		50,000	0	0	50,000	0	0	0	125,000
36	Thirty Acres (Soaring Eagle Park) - Master Plan Complete the Master Plan for Soaring Eagle Park.	50,000			50,000				125,000
TRAILS		1,421,000	21,000	300,000	77,000	1,023,000	0	0	3,150,000
37	Beaver Lake Trail Soft surface path along one side of road from Beaver Lake Park to Beaver Lake Preserve. (Does not include acquisition costs)	1,100,000			77,000	1,023,000			
38	Gas Pipeline Trail (does not include acquisition costs) NE 25th Way southeasterly to NE 14th Place.	0							1,500,000
39	Sammamish Commons Trail Connection Phase I Lower Sammamish Commons to SE 8th St. Park. (Does not include acquisition costs)	321,000	21,000	300,000					
40	Sammamish Commons Trail Connection Phase II SE 8th St from 218th Ave SE to 212th Ave SE. (Coordinate with TIP sidewalk projects; does not include acquisition costs).	0							600,000
41	Plateau to SE 43rd Way - Part I Trail along SE 43rd Way, through the DNR property to end of 219th Ave SE. (Does not include acquisition costs)	0							700,000
42	Plateau to SE 43rd Way - Part II 500' of trail from end of existing sidewalk on north side of SE 43rd Way to City limits. (Coordinate with TIP sidewalk projects; (Does not include acquisition costs).	0							350,000
LAND ACQUISITION		1,000,000	0	0	0	500,000	0	500,000	0
43	Land Acquisition Acquire land for future parks as opportunities become available.	1,000,000		500,000		500,000		500,000	

Exhibit 4

City of Sammamish 2013-2018 Parks Capital Improvement Plan

Draft - Updated per council direction on 05-01-12 (Track Changes Copy)

Changes made at 4/10/12 Study Session
 Changes made at 5/1/12 Regular Meeting

PARK/PROJECTS		TOTAL	2013	2014	2015	2016	2017	2018	Unfunded
FACILITIES		0	0	0	0	0	0	0	8,500,000
44	Indoor Field House Placeholder for the development of an indoor field house for athletic use. Requires further study.								8,500,000
GENERAL		1,200,000	200,000	200,000	200,000	200,000	200,000	200,000	0
45	Capital Replacement Program This ongoing program is an investment for the replacement of facilities (ie. play areas, picnic tables, etc) within parks.	1,200,000	200,000	200,000	200,000	200,000	200,000	200,000	
GENERAL		846,725	49,400	79,075	118,500	322,850	231,900	45,000	0
46	Capital Contingency Reserve Reserve fund for capital projects.	846,725	49,400	79,075	118,500	322,850	231,900	45,000	
TOTAL CIP EXPENDITURES		11,513,975	743,400	1,069,825	1,503,500	4,251,350	2,750,900	1,195,000	31,058,000
PARKS CIP REVENUE									
	Beginning Fund Balance (Unrestricted)		2,000,000	2,637,600	2,885,846	3,752,482	2,371,122	1,011,943	
	Operating Contribution - General Fund		0	0	0	0	0	0	
	Real Estate Excise Tax (REET)		1,050,000	1,050,000	1,100,000	1,100,000	1,100,000	1,150,000	
	Park Impact Fees		325,000	260,000	260,000	260,000	286,000	325,000	
	Anticipated Grants		0	0	0	0	0	0	
	King County Levy Funding - Funds BL Trail Project (Restricted)		0	0	0	500,000	0	0	
	Field Turf Replacement Fund (Restricted)		0	0	1,000,000	1,000,000	0	0	
	Investment Interest		6,000	8,071	10,136	9,990	5,721	1,643	
TOTAL PARKS CIP REVENUE			3,381,000	3,955,671	5,255,982	6,622,472	3,762,843	2,488,586	
ENDING FUND BALANCE			2,637,600	2,885,846	3,752,482	2,371,122	1,011,943	1,293,586	



City Council Agenda Bill

Meeting Date: May 14, 2012

Date Submitted: April 12, 2012

Originating Department: Community Development

Clearances:

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

Subject: Amendment to include selected chapters and the CIP from the proposed 2012 Parks, Recreation and Open Space Plan, (PRO Plan), into the Sammamish Comprehensive Plan

Action Required: Second Reading, Public Hearing, Adoption

Exhibits: Adopting Ordinance
[2012 PRO Plan](#)

Budget: N/A

Summary Statement: The proposed Comprehensive Plan amendment would delete and replace Appendix C of the city's Comprehensive Plan. The Appendix currently contains the 2006 PRO Plan. The replacement Appendix would contain Chapters 3, 4, 5, 6 and Appendix G (Parks CIP) from the 2012 PRO plan.

The GMA-required plan elements include an inventory of existing capital facilities, a forecast of the future needs based on an adopted Level of Service (LOS), the proposed locations and capacities of expanded or new capital facilities, and a Capital Improvement Plan (CIP). The above described chapters and appendix in the PRO Plan meet those requirements. The city anticipates a full update of the City's Comprehensive Plan in 2015 where relevant goals and policies of the PRO Plan could be integrated into the Park's Element of the Comprehensive Plan.

Background: The Parks and Recreation Commission provided guidance and direction on matters relating to planning, acquisition, development and operation of park facilities and recreational programs, while the Planning Commission focused on ensuring that elements required under the state growth Management Act (GMA) were included. Over the many months the PRO Plan was being developed, members of the Planning Commission and Parks and Recreation Commission served as members of a Steering Committee to ensure close coordination and communication. An early and extensive public participation program to gather input into the development of the plan was completed.

Financial Impact: N/A

Recommended Motion: Move to adopt the ordinance amending the city's Comprehensive Plan.

**CITY OF SAMMAMISH
WASHINGTON
ORDINANCE NO. O2012-__**

AN ORDINANCE OF THE CITY OF SAMMAMISH WASHINGTON, AMENDING THE CITY OF SAMMAMISH COMPREHENSIVE PLAN BY DELETING APPENDIX C AND REPLACING IT WITH A NEW APPENDIX C CONTAINING SPECIFIC CHAPTERS OF THE 2012 PARK RECREATION AND OPEN SPACE PLAN

WHEREAS, the City Council adopted the City's Comprehensive Plan by Ordinance O2003-130 in accordance with the provisions of RCW 36.70A.040; and

WHEREAS, Appendix C of the City's Comprehensive Plan currently contains the Park Recreation and Open Space Plan (PRO Plan) last amended in 2006; and

WHEREAS, the 2012 PRO Plan, specifically Chapters Three, Four, Five and Six and Appendix G (Parks CIP), contains goals, policies and objectives and other crucial information that should be incorporated into the City's Comprehensive Plan in accordance with the provisions of RCW 36.70.070, Comprehensive Plans - Mandatory Elements; and

WHEREAS, in accordance with WAC 365-195, a notice of intent to adopt the code amendments was sent to the State of Washington Department of Commerce and to other state agencies on October, 7th, 2011; and

WHEREAS, an environmental review of the Comprehensive Plan amendment was conducted in accordance with the requirement of the State Environmental Policy Act (SEPA), and a non-project SEPA Determination of Non-significance was issued on April 17, 2012; and

WHEREAS, the public process for the proposed amendment provided for early and continuous public participation opportunities including public open house meetings on February 22nd, 23rd and 25th 2010 and March 3rd, 4th, 8th, 11th, 13th, 17th, and 18th 2010, a July 26th 2010 public survey, public hearings before the Planning Commission on October 6th and 20th 2011, public meeting conducted by the City Council on March 12th, 2012 and public hearings before the City Council on May 1st and 14th 2012; and

WHEREAS, the Planning Commission recommended adoption of the PRO Plan to the City Council on December 1st 2011;

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

Section 1. Amendment of Comprehensive Plan. The Sammamish City Council hereby deletes Appendix C of the Sammamish Comprehensive Plan and replaces it with a new Appendix C, containing Chapter 3, 4, 5 and 6 and Appendix G (6 year CIP) of the 2012 PRO Plan.

Section 2. 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.

Section 3. 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 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 Ordinance or its application to other persons or circumstances.

**ADOPTED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF ON
THE ____ DAY OF May, 2012**

CITY OF SAMMAMISH

Mayor Thomas T. Odell

ATTEST/AUTHENTICATED:

Melonie Anderson, City Clerk

Approved as to form:

Bruce L. Disend, City Attorney

Filed with the City Clerk:	April 25, 2012
Public Hearing:	May 1, 2012
First Reading	May 1, 2012
Public Hearing :	May 14, 2012
Passed by the City Council:	
Date of Publication:	
Effective Date:	



City Council Agenda Bill

Meeting Date: May 14, 2012

Date Submitted: May 9, 2012

Originating Department: Community Development

Clearances:

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

Subject: Home Business code amendments

Action Required: Second Reading, Public Hearing, Adoption

Exhibits:

1. Adopting ordinance with Attachment A
2. Staff memo with options
3. Public Hearing Comment

Budget: N/A

Summary Statement:

The proposed amendments to the Home Business regulations have been recommended by the Planning Commission and were developed as part of the city's ongoing "code block" work program to better address compatibility between home businesses and surrounding neighborhoods. The Commission "handed-off" their recommendations on March 13, 2012, a study session was held that night, and Councilmembers provided comments through April 16, 2012. On May 1, 2012, the City Council directed the city to prepare optional language to address several areas of concern, which are attached (Exhibit 2).

Background:

The City Council held their first reading and opened the public hearing on May 1, 2012. The City Council continued the public hearing to May 14, 2012. After discussion, the City Council directed the staff to prepare optional language addressing eight policy items.

The Planning Commission and staff held several public meetings, commencing on August 26, 2011 and public hearings on October 20, December 1, January 19 and February 2. The Commission received a significant amount of public input regarding the proposed ordinance, and unanimously recommended the proposed regulations to more effectively ensure compatibility with surrounding uses. The Planning Commission worked hard to avoid new regulations that would serve as an unnecessary impediment to home businesses and to ensure that regulations were clear for future business owners.



City Council Agenda Bill

Financial Impact: N/A

Recommended Motion: Open public hearing and take testimony.

Close public hearing and move to adopt the proposed Home Business ordinance with optional language as appropriate.

DRAFT
CITY OF SAMMAMISH
WASHINGTON
ORDINANCE NO. O2012 -

AN ORDINANCE OF THE CITY OF SAMMAMISH, WASHINGTON, ADOPTING PROVISIONS TO AMENDING HOME BUSINESS DEFINITIONS, STANDARDS, AND PERMITTED USE TABLE AS CODIFIED INTO CHAPTERS 15, 20, AND 65 OF TITLE 21A 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, a State Environmental Policy Act (SEPA) Determination of Non Significance for the proposed Fundraising Sign regulations was issued on April 13, 2012; and

WHEREAS, in accordance with RCW 36.70A, a request for expedited review was received by the State of Washington Department of Commerce on March 22, 2012 and was granted expedited review on April 17, 2012; and

WHEREAS, the public process for the proposed amendments has provided for public participation opportunities at public meetings and hearings before the Planning Commission and City Council between August of 2011 and of May of 2012; and

WHEREAS, the Planning Commission held public meetings and public hearings hearings on October 20, December 1, 2011, January 19, 2012 and February 2, 2012 and forwarded a recommendation to permanently amend Chapters 15, 20, and 65 of Title 21A to modify the Home Business regulations to the City Council on March 13, 2012; and

WHEREAS, the City Council considered the proposed Home Business regulations at a City Council public hearing on May 1, 2012, which was continued on May 14, 2012; 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 Home Business regulations. The Home Business Regulations as set forth in Attachment “A” to this ordinance is hereby adopted.

Section 2. Codification of the Fundraising Sign regulations. The City Council authorizes the Community Development Director and City Clerk to codify the regulatory provisions of the Home Business ordinance into Title 21A of the Sammamish Municipal Code for ease of use and reference.

Section 3. Interpretation. The City Council authorizes the Community Development Director to administratively interpret these provisions as necessary to implement the intent of the Council.

Section 4. Severability. Should any section, paragraph, sentence, clause or phrase of this Ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this Ordinance be pre-empted by state or federal law or regulation, such decision or pre-emption shall not affect the validity of the remaining portions of this Ordinance or its application to other persons or circumstances.

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

ADOPTED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF ON THE ____ - DAY OF MAY 2012.

CITY OF SAMMAMISH

Mayor Thomas T. Odell

ATTEST/AUTHENTICATED:

Melonie Anderson, City Clerk

Exhibit 1

Approved as to form:

Bruce L. Disend, City Attorney

Filed with the City Clerk: April 25, 2012
Public Hearing: May 1, 2012
First Reading: May 1, 2012
Public Hearing: May 14, 2012
Passed by the City Council:
Date of Publication:
Effective Date:

Exhibit 1

Second Reading – City Council Review

- 21A.15.605 Home industry (*deleted / replaced*)
- 21A.15.610 Home occupation (*deleted*)
- 21A.15.605 Home Business (*new definition*)
- 21A.20.030 Residential land uses (*amended reference to Home Business Type 1 and Type 2, level of review*)
- 21B.20.040 Town Center Residential land uses (*amended reference to Home Business Type 1 and Type 2, level of review*)
- 21A.65.010 Purpose (*amended to clarify purpose of home business regulations*)
- 21A.65.050 Home occupation (*deleted / replaced*)
- 21A.65.050 Home business (*new section*)
- 21A.65.060 Home industry (*deleted*)

- 21A.110.040 Conditional use permit (*included for context / reference*)

“Plain Text” is existing code language

“~~Strikethrough Text~~” is existing language that will be deleted

“Underline Text” is code language that will be added

~~21A.15.605 Home industry.~~

~~“Home industry” means a limited-scale sales, service or fabrication activity undertaken for financial gain, which occurs in a dwelling unit or residential accessory building, or in a barn or other resource accessory building and is subordinate to the primary use of the site as a residence. (Ord. O2003-132 § 10)~~

21A.15.605 Home Business.

“Home business” means a business or profession which is incidental to the use of a residential dwelling unit by a resident of the dwelling unit. Home businesses do not include uses where the use of the premises as a dwelling unit is secondary to the operation of the business or profession.

The home business use definition does not include other residential accessory uses identified in SMC 21A.20 and defined in SMC 21A.15, including but not limited to:

- a) Bed and breakfast guesthouses,
- b) Senior citizen assisted housing,
- c) Daycare 1, and
- d) Specialized instructional schools.

Home businesses are further subclassified as follows:

- e) Home business, Type 1 –conducted within a building permitted within a residential zone and that will not result in odors nor obvious visible or audible business activity outside of the building. Type 1 home businesses are generally indistinguishable from other dwelling units in the vicinity.
- f) Home business, Type 2 –conducted within a building permitted within a residential zone and that results in limited odors, and some obvious visible or audible business activity outside of the building. Type 2 home businesses may be characterized by the following types of activities: significantly increased deliveries beyond regular residential mail delivery activity; significantly increased client or customer visitation to the site; and/or visual or audible activity visible from adjacent properties or the street. Home businesses that cannot meet the standards established in SMC 21A.65.050(4) for Type 1 home businesses, are Type 2 home businesses and subject to the standards of SMC 21A.65.050(5).

21A.15.610 Home occupation.

“Home occupation” means a limited-scale service or fabrication activity undertaken for financial gain, which occurs in a dwelling unit or accessory building and is subordinate to the primary use of the site as a residence. (Ord. O2003-132 § 10)

Exhibit 1

21A.20.030 Residential land uses.

A. Table of Residential Land Uses.

KEY

P – Permitted Use

C – Conditional Use

S – Special Use

		ZONE	RESIDENTIAL		COMMERCIAL		
			Urban Residential		Neighborhood Business	Community Business	Office
SIC#	SPECIFIC LAND USE		R-1 – R-8	R-12 – R-18	NB	CB	O
...							
	DWELLING UNITS, TYPES:						
	ACCESSORY USES:						
*	Residential accessory uses		P5	P5			
*	Home occupation Home Business Type 1		P	P	P	P	P
*	Home industry Home Business Type 2		C	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>
*	EV charging station ^(11, 12)		P13	P13	P	P	P
*	Rapid charging station ⁽¹⁴⁾		P15	P15	P	P	P
...							

Exhibit 1

TOWN CENTER PERMITTED USE TABLES

21B.20.040 Residential land uses.

A. Table of Residential Land Uses.

KEY

P – Permitted Use

U – Permitted Use as Part of Adopted Unified Zone Development Plan

C – Conditional Use

S – Special Use

X – Prohibited Use

SIC#	SPECIFIC LAND USE	TC-A sub-zones					TC-B	TC-C	TC-D	TC-E
		A1	A2	A3	A4	A5				
...										
	DWELLING UNITS, TYPES:									
	ACCESSORY USES:									
*	Residential accessory uses ⁴	P ¹	P	P	X	P				
*	Home occupation <u>Business Type 1</u>	P [±]	P	P	X	P				
*	Home industry <u>Business Type 2</u>	P _C	P _C	P _C	P _C	X _C	C _C	C _C	X	C _C
*	Electric vehicle charging station ^{8,9,14}	P	P	P	P	P	P ¹⁰	P ¹⁰	P	P ¹⁰
*	Rapid charging station ^{11,14}	P	P	P	P	P	P ¹²	P ¹²	P ¹³	P ¹²
...										

Development Conditions:

1. Except for lobbies or other similar entrances, the use is prohibited within 30 feet of the sidewalk on the ground floor of designated pedestrian-oriented streets or corridors.

...

21A.65.010 Purpose.

The purpose of this chapter is to enhance and preserve the compatibility between neighboring properties by regulating the scope and intensity of accessory uses or activities. In addition, the intent of the home business regulations is to:

- (1) Maintain and preserve the character of neighborhoods;
- (2) Promote appropriate business and economic development opportunities within neighborhoods;
- (3) Ensure the compatibility of home businesses and surrounding uses; and,
- (4) Mitigate potential impacts to surrounding uses.

21A.65.050 Home businesses.

- (1) Business License. All home businesses shall obtain required business licenses.
- (2) Compatibility required. All home businesses shall be operated in such a way as to ensure compatibility between the home business and the surrounding neighborhood. In addition to other required standards, home business compatibility shall address the following aspects of the home business:
 - (a) Visibility from adjacent properties and the street;
 - (b) Audibility from adjacent properties and the street;
 - (c) Residential scale and intensity;
 - (d) Odors;
 - (e) Health and Safety; and,
 - (f) Traffic.
- (3) Prohibited. The following uses in subsections (a) and (b) below are presumed to be incompatible with the characteristics identified in section (2) and are prohibited as a home business.
 - (a) The following uses are incompatible and are prohibited outright and may not be authorized as a home business by the director:
 - i. Any use not identified as an allowed use within the city; and,
 - ii. Any use prohibited within the city limits.
 - (b) The Director may consider an exception for the following uses based upon the impacts to surrounding properties that may be created by the proposed use and subject to a conditional use permit review:
 - i. Automobile, truck, and heavy equipment repair;
 - ii. Auto body work or painting;
 - iii. Adult use facilities;
 - iv. Veterinary clinic or hospitals;
 - v. Businesses that require the outdoor parking and storage of heavy equipment for use off-site;
 - vi. Businesses that require the outdoor storage of building materials for use on other properties; and,
 - vii. Other uses determined by the director to be similar in nature to the prohibited uses listed in this subsection.
 - (c) Exceptions requested for businesses in subparagraph (b) above, shall be evaluated to determine if they meet the criteria for conditional use permits established by SMC 21A.110.040 and the following:
 - i. The use shall be subject to section (5), below, as determined by the director based upon the proposed operation of the use;
 - ii. The use shall be located in a unique location that will contribute to ensuring compatibility with surrounding uses;

- iii. The director determines that new development is unlikely to occur in proximity to the proposed use such that an incompatibility will be avoided over time; and,
 - iv. The allowance of an exception shall not be considered precedent setting for subsequent land use authorizations.
- (4) Home businesses that meet the following standards will be considered Type 1 home businesses for the purposes of this chapter:
- (a) Business related activity shall be conducted within the confines of the building(s) associated with the home business;
 - (b) Smoke, odors, dust, or light produced by the business shall not exceed that normally associated with a residential dwelling unit;
 - (c) Buildings associated with the home business shall be designed consistent with the existing facade, roof pitch, siding, and windows of the dwelling unit;
 - (d) No more than three vehicles associated with the home business shall be visible from the street or adjacent properties on a regular basis;
 - (e) Sales or services shall be by appointment or provided off-site;
 - (f) No more than one outbuilding, in addition to the dwelling unit, may be used for the home business, excluding outbuildings used solely for material storage. All outbuildings used for the home business shall not be visible from the street;
 - (g) On site client or customer related appointments shall occur between the hours of 8AM and 9PM;
 - (h) Vehicles, equipment, and materials owned by the home business and associated with business operation shall be stored within the buildings associated with the home business; and,
 - (i) Truck deliveries shall be consistent with normal residential deliveries. Regular and frequent tractor-trailer or semi-trailer deliveries are prohibited.
- (5) Type 2 home businesses require a conditional use permit pursuant to SMC 21A.20.030 and SMC 21A.110.040. Prior to decision on a conditional use permit the director shall consider the compatibility criteria in subsection (2) above and the compatibility review in subsection (6). Type 2 home businesses shall also be subject to the following minimum standards:
- (a) The home business shall be located such that the home business is not visible from the street and the home business activity shall be no closer than 20 feet to property lines;
 - (b) Activities conducted outdoors shall be fully screened from adjacent properties and streets;
 - (c) Vehicles, equipment, and materials owned by the home business and associated with business operation shall be fully screened from adjacent properties and streets;
 - (d) Noise, traffic, and odors shall be evaluated to ensure compatibility with the surrounding neighborhood;
- (6) Compatibility review. In code compliance cases and in review of a Type 2 home business, the director has the authority to review and condition the proposed use to ensure that the home business complies with the compatibility standards established by subsection (2) above. The director may further set conditions to ensure compatibility by:
- (a) Determining that a specific home business cannot be operated as a Type 1 home business and is subject to the review requirements of a Type 2 home business;
 - (b) Limiting the type and size of equipment used by the home business to those that are compatible with the surrounding neighborhood;
 - (c) Limiting the number of client or customer trips to the site related to the home business;
 - (d) Limiting on site retail sales to ensure compatibility;
 - (e) Providing for setbacks or screening as needed to protect adjacent residential properties;
 - (f) Specifying hours of operation;

- (g) Determining acceptable levels of outdoor lighting;
- (h) Limiting or prohibiting odors from the home business;
- (i) Requiring sound level tests for activities determined to produce sound levels that may be excessive for a residential neighborhood;
- (j) Limiting other neighborhood impacts generated by the home business; and
- (k) Establishing other conditions necessary to ensure compatibility consistent with subsection (2) above.

21A.65.050 Home occupation.

Residents of a dwelling unit may conduct one or more home occupations as accessory activities, provided:

- (1) The total area devoted to all home occupation(s) shall not exceed 20 percent of the floor area of the dwelling unit. Areas with attached garages and storage buildings shall not be considered part of the dwelling unit for purposes of calculating allowable home occupation area but may be used for storage of goods associated with the home occupation;
- (2) In residential zones, all the activities of the home occupation(s) shall be conducted indoors, except for those related to growing or storing of plants used by the home occupation(s) or Daycare 1;
- (3) No more than one nonresident shall work at the home occupation(s) location;
- (4) The following activities shall be prohibited in residential zones only:
 - (a) Automobile, truck and heavy equipment repair;
 - (b) Autobody work or painting;
 - (c) Parking and storage of heavy equipment; and
 - (d) Storage of building materials for use on other properties;
- (5) In addition to required parking for the dwelling unit, on-site parking shall be provided as follows:
 - (a) One stall for a nonresident employed by the home occupation(s); and
 - (b) One stall for patrons when services are rendered on site;
- (6) Sales shall be limited to:
 - (a) Mail order sales;
 - (b) Telephone sales with off-site delivery; and
 - (c) Internet sales;
- (7) Services to patrons shall be arranged by appointment or provided off site;
- (8) The home occupation(s) may use or store a vehicle for pickup of materials used by the home occupation(s) or the distribution of products from the site, provided:
 - (a) No more than one such vehicle shall be allowed;
 - (b) Such vehicle shall not park within any required setback areas of the lot or on adjacent streets; and
 - (c) Such vehicle shall not exceed a weight capacity of one ton; and
- (9) The home occupation(s) shall not use electrical or mechanical equipment that results in:
 - (a) A change to the occupancy type of the structure(s) used for the home occupation(s);
 - (b) Visual or audible interference in radio or television receivers, or electronic equipment located off premises; or
 - (c) Fluctuations in line voltage off premises;
- (10) Uses not allowed as home occupations may be allowed as a home industry pursuant to this chapter. (Ord. O2009-249 § 1; Ord. O99-29 § 1)

21A.65.060 Home industry.

A resident may establish a home industry as an accessory activity, provided:

- (1) The site area shall be no less than one acre;

Exhibit 1

- (2) The area of the home industry shall not exceed 50 percent of the floor area of the dwelling unit. Areas within attached garages and storage buildings shall not be considered part of the dwelling unit for purposes of calculating allowable home industry area but may be used for storage of goods associated with the home occupation;
- (3) No more than four nonresidents shall be employed in a home industry;
- (4) In addition to required parking for the dwelling unit, on-site parking shall be provided as follows:
 - (a) One stall for each nonresident employee of the home industry; and
 - (b) One stall for customer parking;
- (5) Additional customer parking shall be calculated for areas devoted to the home industry at the rate of one stall per:
 - (a) One thousand square feet of building floor area; and
 - (b) Two thousand square feet of outdoor work or storage area;
- (6) Sales shall be limited to items produced on-site, except for items collected, traded and occasionally sold by hobbyists, such as coins, stamps, and antiques;
- (7) Ten feet of Type I landscaping shall be provided around portions of parking and outside storage areas that are otherwise visible from adjacent properties or public rights-of-way; and
- (8) The director shall ensure compatibility of the home industry by:
 - (a) Limiting the type and size of equipment used by the home industry to those that are compatible with the surrounding neighborhood;
 - (b) Providing for setbacks or screening as needed to protect adjacent residential properties;
 - (c) Specifying hours of operation;
 - (d) Determining acceptable levels of outdoor lighting; and
 - (e) Requiring sound level tests for activities determined to produce sound levels that may be excessive. (Ord. O99-29 § 1)



Memorandum

Date: May 7, 2012
To: Ben Yazici
From: Kamuron Gurol
Re: Home Business Ordinance

On May 1, 2012, following the City Council's first reading and public hearing on the Planning Commission's recommended Home Business ordinance, the City Council directed the city to prepare optional language to address several areas of concern.

In particular, the City Council directed the staff to prepare optional code language that accomplishes the following:

1. Limits retail sales for businesses requiring federal / state approval (e.g. firearms and alcohol);
2. Identifies uses that should be prohibited as a home business;
3. Provides appointment hours consistent with the solicitor requirements;
4. Limits floor area associated with a home business to 50%;
5. Clarifies the limitation of one home business per residence;
6. Provides an upper limit for parking of vehicles associated with a type 2 business;
7. Creates a minimum lot dimension for residences with a Type 2 businesses;
8. Provides an upper limit on the number of employees for home businesses engaged in sales or service.

The following represent edits corresponding to the options identified above.

Please note: **Highlighted text** represents the language addressing each option.

Option 1: Limits retail sales for businesses requiring federal / state approval (e.g. firearms and alcohol)

21A.15.605 Home Business.

...

Home businesses are further subclassified as follows:

- e) Home business, Type 1 – conducted within a building permitted within a residential zone and that will not result in odors nor obvious visible or audible business activity outside of the building. Type 1 home businesses are generally indistinguishable from other dwelling units in the vicinity.
- f) Home business, Type 2 – conducted within a building permitted within a residential zone and that results in limited odors, and some obvious visible or audible business activity outside of the building. Type 2 home businesses may be characterized by the following types of activities: increased deliveries beyond regular residential mail delivery activity; increased client or customer visitation to the site; and/or visual or audible activity visible from adjacent properties or the street. Home businesses that cannot meet the standards established in SMC 21A.65.050(4) for Type 1 home businesses, are Type 2 home businesses and subject to the standards of SMC 21A.65.050(5). Home businesses engaged in a use that requires a federal or state license or permit, in addition to a business license, are type 2 home businesses (example: home businesses engaged in the production of alcohol such that a liquor license is required).

...

21A.65.050 Home businesses.

...

- 5. Type 2 home businesses require a conditional use permit pursuant to SMC 21A.20.030 and SMC 21A.110.040. Prior to decision on a conditional use permit the director shall consider the compatibility criteria in subsection (2) above and the compatibility review in subsection (6). Type 2 home businesses shall also be subject to the following minimum standards:
 - a. The home business shall be located such that the home business is not visible from the street and the home business activity shall be no closer than 20 feet to property lines;
 - b. Activities conducted outdoors shall be fully screened from adjacent properties and streets;
 - c. Vehicles, equipment, and materials owned by the home business and associated with business operation shall be fully screened from adjacent properties and streets;
 - d. Noise, traffic, and odors shall be evaluated to ensure compatibility with the surrounding neighborhood;
 - e. Home businesses engaged in activities that require a federal or state license or permit, in addition to a business license, shall be limited to sales of items produced on-site.

...

Exhibit 2

Option 2: Identify uses that should be prohibited as a home business

21A.65.050 Home businesses.

...

(3) Prohibited. The following home businesses are prohibited:

- a. Automobile, truck, and heavy equipment repair;**
- b. Autobody work or painting;**
- c. Adult use facilities;**
- d. Business uses requiring electrical or mechanical equipment that would change the occupancy rating of the affected building(s);**
- e. Veterinary clinic or hospitals;**
- f. Collective gardens;**
- g. Outdoor parking and storage of heavy equipment;**
- h. Outdoor storage of building materials for use on other properties; and,**
- i. Other uses determined by the director to be similar in nature to the prohibited uses listed in this subsection.**

...

Option 3: Provide appointment hours consistent with the solicitor requirements

21A.65.050 Home businesses.

...

- (4) Home businesses that meet the following standards will be considered Type 1 home businesses for the purposes of this chapter:
- (a) Business related activity shall be conducted within the confines of the building(s) associated with the home business;
 - (b) Smoke, odors, dust, or light produced by the business shall not exceed that normally associated with a residential dwelling unit;
 - (c) Buildings associated with the home business shall be designed consistent with the existing facade, roof pitch, siding, and windows of the dwelling unit;
 - (d) No more than three vehicles associated with the home business shall be visible from the street or adjacent properties on a regular basis;
 - (e) Sales or services shall be by appointment or provided off-site;
 - (f) No more than one outbuilding, in addition to the dwelling unit, may be used for the home business, excluding outbuildings used solely for material storage. All outbuildings used for the home business shall not be visible from the street;
 - (g) On site client or customer related appointments shall occur between the hours of 9AM and 7PM Monday through Friday, and between the hours of 10AM and 5PM Saturday and Sunday;
 - (h) Vehicles, equipment, and materials owned by the home business and associated with business operation shall be stored within the buildings associated with the home business; and,
 - (i) Truck deliveries shall be consistent with normal residential deliveries. Regular and frequent tractor-trailer or semi-trailer deliveries are prohibited.

...

Exhibit 2

Option 4: Limit floor area associated with a home business to 50%

21A.15.605 Home Business.

“Home business” means a business or profession which is incidental to the use of a residential dwelling unit by a resident of the dwelling unit. Home businesses do not include uses where the use of the premises as a dwelling unit is secondary to the operation of the business or profession. In no case shall the area used for a home business exceed 50% of the area of the residential dwelling unit.

The home business use definition does not include other residential accessory uses identified in SMC 21A.20 and defined in SMC 21A.15, including but not limited to:

- a) Bed and breakfast guesthouses,
- b) Senior citizen assisted housing,
- c) Daycare 1, and
- d) Specialized instructional schools.

Home businesses are further subclassified as follows:

- e) Home business, Type 1 – conducted within a building permitted within a residential zone and that will not result in odors nor obvious visible or audible business activity outside of the building. Type 1 home businesses are generally indistinguishable from other dwelling units in the vicinity.
- f) Home business, Type 2 – conducted within a building permitted within a residential zone and that results in limited odors, and some obvious visible or audible business activity outside of the building. Type 2 home businesses may be characterized by the following types of activities: increased deliveries beyond regular residential mail delivery activity; increased client or customer visitation to the site; and/or visual or audible activity visible from adjacent properties or the street. Home businesses that cannot meet the standards established in SMC 21A.65.050(4) for Type 1 home businesses, are Type 2 home businesses and subject to the standards of SMC 21A.65.050(5).

Exhibit 2

Option 5: Clarify the limitation of one home business per residence

21A.15.605 Home Business.

“Home business” means a single business or profession which is incidental to the use of a residential dwelling unit by a resident of the dwelling unit. Home businesses do not include uses where the use of the premises as a dwelling unit is secondary to the operation of the business or profession.

The home business use definition does not include other residential accessory uses identified in SMC 21A.20 and defined in SMC 21A.15, including but not limited to:

- a) Bed and breakfast guesthouses,
- b) Senior citizen assisted housing,
- c) Daycare 1, and
- d) Specialized instructional schools.

Home businesses are further subclassified as follows:

- e) Home business, Type 1 – conducted within a building permitted within a residential zone and that will not result in odors nor obvious visible or audible business activity outside of the building. Type 1 home businesses are generally indistinguishable from other dwelling units in the vicinity.
- f) Home business, Type 2 – conducted within a building permitted within a residential zone and that results in limited odors, and some obvious visible or audible business activity outside of the building. Type 2 home businesses may be characterized by the following types of activities: increased deliveries beyond regular residential mail delivery activity; increased client or customer visitation to the site; and/or visual or audible activity visible from adjacent properties or the street. Home businesses that cannot meet the standards established in SMC 21A.65.050(4) for Type 1 home businesses, are Type 2 home businesses and subject to the standards of SMC 21A.65.050(5).

Option 6: Provide an upper limit for parking of vehicles associated with a type 2 business

21A.65.050 Home businesses.

...

- (5) Type 2 home businesses require a conditional use permit pursuant to SMC 21A.20.030 and SMC 21A.110.040. Prior to decision on a conditional use permit the director shall consider the compatibility criteria in subsection (2) above and the compatibility review in subsection (6). Type 2 home businesses shall also be subject to the following minimum standards:
- (a) The home business shall be located such that the home business is not visible from the street and the home business activity shall be no closer than 20 feet to property lines;
 - (b) Activities conducted outdoors shall be fully screened from adjacent properties and streets;
 - (c) Vehicles, equipment, and materials owned by the home business and associated with business operation shall be fully screened from adjacent properties and streets;
 - (d) Noise, traffic, and odors shall be evaluated to ensure compatibility with the surrounding neighborhood; and
 - (e) No more than six vehicles associated with the home business shall be visible from the street or adjacent properties on a regular basis.

...

Option 7: Create a minimum lot dimension for residences with a Type 2 businesses

21A.65.050 Home businesses.

...

- (5) Type 2 home businesses require a conditional use permit pursuant to SMC 21A.20.030 and SMC 21A.110.040. Prior to decision on a conditional use permit the director shall consider the compatibility criteria in subsection (2) above and the compatibility review in subsection (6). Type 2 home businesses shall also be subject to the following minimum standards:
- a. The home business shall be located:
 - i. Such that the home business is not visible from the street;
 - ii. On a lot with a minimum property dimension of 100 feet (measured by scaling a circle of the applicable diameter within the boundaries of the lot); and
 - iii. No closer than 20 feet to property lines.
 - b. Activities conducted outdoors shall be fully screened from adjacent properties and streets;
 - c. Vehicles, equipment, and materials owned by the home business and associated with business operation shall be fully screened from adjacent properties and streets;
 - d. Noise, traffic, and odors shall be evaluated to ensure compatibility with the surrounding neighborhood;

Exhibit 2

Option 8: Provide an upper limit on the number of employees for home businesses engaged in sales or service

- (4) Home businesses that meet the following standards will be considered Type 1 home businesses for the purposes of this chapter:
- (a) Business related activity shall be conducted within the confines of the building(s) associated with the home business;
 - (b) Smoke, odors, dust, or light produced by the business shall not exceed that normally associated with a residential dwelling unit;
 - (c) Buildings associated with the home business shall be designed consistent with the existing facade, roof pitch, siding, and windows of the dwelling unit;
 - (d) No more than three vehicles associated with the home business shall be visible from the street or adjacent properties on a regular basis;
 - (e) No more than three nonresidents shall work at home businesses engaged in sales or on-site services;
 - (f) Sales or services shall be by appointment or provided off-site;
 - (g) No more than one outbuilding, in addition to the dwelling unit, may be used for the home business, excluding outbuildings used solely for material storage. All outbuildings used for the home business shall not be visible from the street;
 - (h) On site client or customer related appointments shall occur between the hours of 8AM and 9PM;
 - (i) Vehicles, equipment, and materials owned by the home business and associated with business operation shall be stored within the buildings associated with the home business; and,
 - (j) Truck deliveries shall be consistent with normal residential deliveries. Regular and frequent tractor-trailer or semi-trailer deliveries are prohibited.

Melonie Anderson

From: Evan Maxim
Sent: Wednesday, May 02, 2012 11:17 AM
To: Melonie Anderson
Cc: Susan Cezar; Kamuron Gurol
Subject: FW: City Council Meeting

Public comment for the City Council

*Evan Maxim
Senior Planner
City of Sammamish
425.295.0523*

From: Claudia Haunreiter [<mailto:claudiahaunreiter@yahoo.com>]
Sent: Wednesday, May 02, 2012 7:27 AM
To: Evan Maxim
Subject: City Council Meeting

Good morning Evan,

I didn't get a chance to visit with you last night, again I would like to thank you for all the work you are doing for the home businesses. It was my first experience attending a city council meeting and I now understand some of the anger people feel when they write into the Sammamish Review. It was a little frustrating at times sitting listening as a panel of so few have the lives of so many in their control and have the power to use their personal agenda to make decisions for so many. Politics. As I truly understand many of the concerns of the council there seemed to be a lot of unnecessary panic, hypothesizing extreme scenarios and a desire to regulate beyond what is necessary considering there are other laws in place to help protect the city and it's citizens. What we are not protected from is what we don't know and cannot control. I would prefer living next to a known sex offender than the one that hasn't been discovered.

We have lived here for nearly 30 years now so if we want to talk about impact I can tell you that we have been impacted by the droves of people moving here to crowd our streets, tear down our trees displacing our wild life, pouring more concrete causing the need for more retention ponds to create more mosquitoes, yes we have been impacted. So there were times last night that I found some of the comments made not only offensive as to the trouble the home business would cause but down right paranoid. To suggest that maybe there should be a regulation that we would have to park our cars in the garage

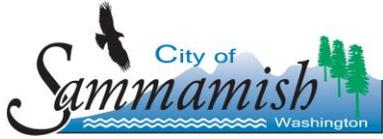
(we haven't been able to park a car in our garage for at least 28 years) or that selling shampoo could lead to some one having a house full of guns and ammunition causing crime as others would want to get in the home to take them or that someone might build a ten thousand square foot home and possibly run six home businesses sounded rather ridiculous. A concern over the traffic (strangers) coming into the neighborhood is a legitimate concern but I can tell you this we have traffic coming in our neighborhood all the time and we don't know most of them but the fact that I am home each day and there is activity in our home (including my home business) our neighborhood can feel assured that we do watch the coming and going of cars while most of the neighbors are gone to work leaving their home empty and ready for intruders. An empty neighborhood is an open invitation for intruders.

In closing, I found that most of the city council members while voicing legitimate concerns seemed open minded and willing to listen and work with the home business owners of today and in the future. There were many times I was ready to jump out of my seat at some of the comments made by a couple council members and their lack of respect towards the home business owners; citizens of Sammamish and votes I might add. Regulations are needed in our society to protect the people but too much regulation is not a good thing.

I will be planning to attend the next council meeting. Thank you for keeping us informed.

Respectfully yours,
Claudia Haunreiter

Again, if you feel you would like to share my comments with the council please do.



City Council Agenda Bill

Meeting Date: May 14, 2012

Date Submitted: May 9, 2012

Originating Department: Public Works

Clearances:

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

Subject: 2012 Pavement Program - Overlays

Action Required: Authorize the City Manager to award and execute a contract with the lowest responsible bidder for construction of the 2012 pavement overlay project.

Exhibits:

1. Overlay Vicinity Map
2. Bid Summary (to be provided at May 14th Council Meeting)

Budget: Street Maintenance Fund (101-000-542-30-48-51)
 2012 Approved Budget: \$3,000,000.
 Requested 2011 Carry Forward Amount: \$793,000.

Summary Statement:

The Public Works Department recommends that the City Council authorize the City Manager to award and execute a contract with the lowest responsible bidder for construction of the 2012 Pavement Program – Overlays for arterial and local streets. Bids are scheduled to be opened on May 10th, 2012. Prior to recommending award to the City Manager, Staff will conduct due diligence for selecting the lowest responsible bidder.

Background:

The streets were selected based on engineering judgment and data records created through the City's on-going pavement management program. This project provides for pavement preservation through localized pavement patching and Hot Mix Asphalt (HMA) overlays. The project includes an optional area that may be added to the contract. Work may be done on other City streets under this contract provided it is within the essence of the original scope of work.

Financial Impact:

Staff anticipates that this work will be performed within budget.

Program Budget (101-000-542-30-48-51)	\$ 3,000,000.00
2011 Carry Forward	\$ 793,000.00
Total Available Budget	\$ 3,793,000.00
Engineer's Estimate	\$ (3,300,000.00)
5% Percent Construction Contingency	\$ (160,000.00)
244 th Non-Motorized Improvement Overlay	\$ (200,000.00)
Pavement Condition Survey	\$ (55,000.00)
Material & Compaction Testing	\$ (60,000.00)
Remaining Unapproved Budget	\$ (118,000.00)

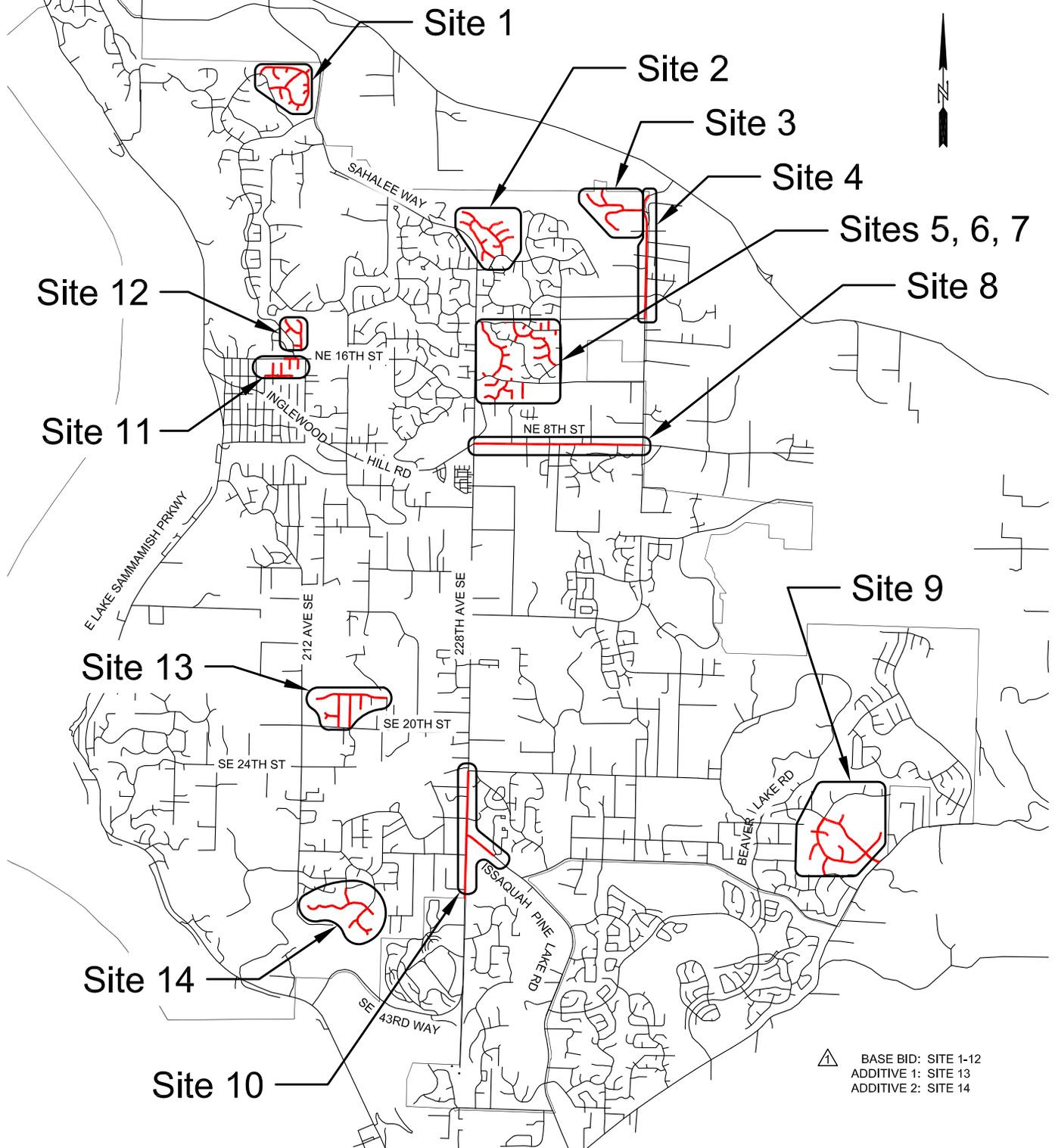
Remaining allocated but unapproved budget

Patching and Crack Seal	\$ (110,000.00)
Other (Survey, Equipment, etc.)	\$ (5,000.00)
Remaining Unallocated	\$ 3,000.00

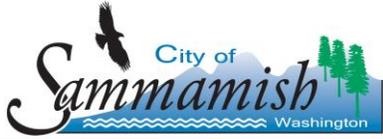
Recommended Motion:

Move to authorize the City Manager to award and execute a contract with the lowest responsive and responsible bidder (contractor to be named at 5/14/2012 council meeting) for construction of the 2012 Pavement Program – Overlays in an the amount of \$(amount to be announced at 5/14/2012 council meeting) and to administer a five percent construction contingency.

2012 Pavement Program - Overlays Vicinity Map



CITY OF SAMMAMISH DEPARTMENT OF PUBLIC WORKS		2012 PAVEMENT PROGRAM – OVERLAYS VICINITY MAP			
REV 5/2/12 ADDED SITE 14 & BROKE OUT ADDITIVE SITES FROM BASE BID		DWN JG	SCALE N.T.S.	DATE 5/04/12	SHEET 2



City Council Agenda Bill

Meeting Date: May 14, 2012

Date Submitted: May 9, 2012

Originating Department: Admin Services

Clearances:

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

Subject: City of Sammamish King County Sheriff's Office (KCSO) Tenant Improvements Project Contract #C2011-193 Final Project Acceptance

Action Required: Adopt the attached resolution accepting the City of Sammamish KCSO tenant improvements project as completed.

Exhibits:

1. King County Sheriff's Office Tenant Improvements Bid Documents Part C
2. King County Sheriff Cost Change Log
3. Resolution of Project Acceptance

Budget:

Budget for the "Shell"	\$460,000.00 (City Expenses)
Budget for the "Tenant Improvements"	\$386,876.00 (King County Expenses)
Total amount for the project	\$ 846,876.00

Summary Statement:

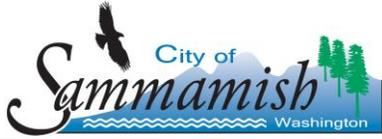
This project provided for construction of the "shell" and "tenant improvements" to Room 202. All work was completed in accordance with the project specifications and plans approved by the City of Sammamish.

This project was completed on time and the final construction contract amount including, Washington State Sales Tax, was \$ 815,918.45. There were no liquidated damages assessed against the contractor, Kirtley-Cole Associates LLC, of Everett, Washington.

The recommended action approves the final contract amount and constitutes the final acceptance of the project.

Background:

The City Council and the King County Council have approved an agreement for the King County Sheriff's office to lease 5,200 square feet of office space at Sammamish City Hall for their East Precinct Command Center.



City Council Agenda Bill

On July 18th, 2011 the City Council authorized the City Manager to award and execute a contract with the lowest responsive & responsible bidder for the construction of the “shell” and “tenant improvements” to room 202.

The City received eleven bids for the project. The lowest responsive and responsible bidder was Kirtley-Cole Associates LLC, of Everett, Washington in the amount of \$678,000 + w.s.s.t. not including five alternate bids.

The contract, # C2011-193 with Kirtley-Cole Associates LLC, of Everett, Washington was executed and signed by the City Manager on November 1, 2011 in the amount of \$756,565.06, including w.s.s.t.

The breakdown of the contract was allocated as follows.

	BASE BID	TAX	TOTAL
City of Sammamish “Shell”	\$ 397,079.00 (Including alternative #1)	\$37,722.50	\$434,801.50
KCSO “Tenant Improvements”	\$ 293,848.00	\$27,915.56	\$321,763.56
TOTAL BID	\$ 690,927.00	\$ 65,638.06	\$756,565.06

The work began in December 2011 and was substantially completed by March 15, 2011. The design for this project was completed by the City of Sammamish Parks and Recreation Department.

Financial Impact:

Summary of Budget and Actual Expenditures:

	BUDGET	BASE BID including Alternates and w.s.s.t.	FINAL COST
City of Sammamish “Shell”	\$460,000.00	\$ 434,801.50	\$ 461,050.62
KCSO “Tenant Improvements”	\$386,876.00	\$ 321,763.56	\$354,868.00
TOTAL BID	\$ 846,876.00	\$ 756,565.06	\$ 815,918.45

Due to unforeseen conditions, there was a cost overrun of \$1,050.62. These costs will be covered with funds from the Capital Improvements contingency fund.



City Council Agenda Bill

Recommended Motion:

Approve the final contract amount with Kirtley Cole Associates, LLC of Everett, Washington, for the City of Sammamish KCSO Tenant Improvements Project in the base amount \$756,565.06, plus bid item quantity increase and decreases which resulted in final contract amount \$815,918.45, and adopt Resolution No. R2012 - _____ accepting the project as completed as of May 14th, 2012.

KCSO TENANT IMPROVEMENTS
 BID DOCUMENTS
 PART C - 00301a

BASE BID						
	B	C	D	E	F	G
CSI NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	CITY OF SAMMAMISH %	\$	KCSO - EPCC %	\$
DIVISION 0 & 1 - GENERAL REQUIREMENTS						
	Contractor Overhead/General Conditions	\$19,155		\$11,263		\$7,892
	Mobilization (0.5% of Contract)	\$3,390		\$1,993		\$1,397
	Bonds/Builder's Risk Insurance	\$10,193	USE PROPORTIONAL PERCENTAGE OF WORK	\$5,993	USE PROPORTIONAL PERCENTAGE OF WORK	\$4,200
	Project Commissioning (1% of the contract sum)	\$6,780		\$3,987		\$2,793
	Temporary Facilities	\$1,243		\$731		\$512
	Supervision	\$28,195		\$16,579		\$11,616
DIVISION 2- SELECTIVE DEMOLITION						
02070	Selective Demolition	\$5,698	100%	\$5,698		
DIVISION 5 - METALS						
05400	Cold Formed Metal Framing Materials	\$33,500			100%	\$33,500
05400	Cold Formed Metal Framing Labor	\$11,000			100%	\$11,000
00500	Metal Fabrications Materials	\$1,078			100%	\$1,078
05500	Metal Fabrications Labor	\$358			100%	\$358
DIVISION 6 - WOOD AND PLASTIC						
06100	Rough Carpentry Materials	\$167			100%	\$167
06100	Rough Carpentry Labor	\$993			100%	\$993
06200	Finish Carpentry Materials	\$912	Premeter window sills through out CoS and KCSO	\$912	All finish carpentry at KCSO (tenant space)	\$0
06200	Finish Carpentry Labor	\$3,907		\$907		\$3,000
06402	Interior Architectural Woodwork and Cabinets Materails	\$11,422			100%	\$11,422
06402	Interior Architectural Woodwork and Cabinets Labor	\$3,028			100%	\$3,028
DIVISION 7- THERMAL AND MOISTURE PROTECTION						
07100	Waterproofing Damproofing	\$0	100%	\$0		\$0
07210	Building Insulation Walls	\$4,129	Premeter walls through out C.o S. and KCSO	\$1,829	All insualtion at KCSO (tenant sapce) interior walls	\$2,300
07411	Metal Roof Panels	\$0				\$0
07412	Metal Wall Panels	\$0			All work related to new vent and AC installation in KCSO (tenant space)	\$0
07540	Thermoplastic Memebrane Roofing	\$500				\$500
07620	Sheet Metal Flashing and Trim	\$250				\$250
07841	Through Penetration Firestop System	\$1,000	At primeter walls	\$400	All walls in KCSO (tenant space)	\$600
07920	Joint Sealants	\$538	At primeter walls	\$242	All walls in KCSO (tenant space)	\$296
DIVISION 8 - DOORS AND WINDOWS						
08111	Steel Doors and Frames	\$15,479	Only for Door # 221	\$1,105	100%	\$14,374
08211	Wood Doors	\$3,752	Only for Door # 221	\$0	100%	\$3,752
08311	Access Doors	\$750	100%	\$750		
08710	Finish Hardware Materials	\$14,650	Only Door #203, #221	\$1,395	100%	\$13,255
08710	Finish Hardware Labor	\$2,600	Only Door #203, #221	\$248	100%	\$2,352
08800	Glass & Glazing	\$4,938	Only for Door # 221	\$500	100%	\$4,438
DIVISION 9 - FINISHES						
09250	Gypsum Board Assemblies	\$24,290	Premeter walls through out C.o S. and KCSO	\$9,516	All interior walls in KCSO (tenant space)	\$14,774
09511	Acoustical Tile CeilngsCeilings	\$21,500	100%	\$21,500		
09652	Linoleum Floor Coverings	\$6,114	100%	\$6,114		
09653	Resilient Flooring & Base	\$2,450	100%	\$2,450		
09661	Static- Control Resilient Flooring	\$427	100%	\$427		
09680	Carpet	\$26,589	100%	\$26,589		
09912	Interior Painting	\$9,673	At primeter walls and common areas	\$3,869	All walls in KCSO	\$5,804
DIVISION 10 -SPECIALTIES						
10100	Miscellaneous specialties	\$581			100%	\$581
10101	Visual Display Boards	\$2,223			100%	\$2,223
10431	Signage	\$667	Directional sign NIC		Staff titles	\$667
10520	Fire Extinguishers & Cabinets	\$650	100%	\$650		
DIVISION 11 - EQUIPMENT						
11451	Residential appliances (vent hood)	\$0			100%	\$0
11520	Audio visual equipment (projector screen)	\$810			100%	\$810
DIVISION 12 - FURNISHINGS						
12494	Roller Shades	\$7,909	100%	\$7,909		
DIVISION 13 - SOUND AND VIBRATION CONTROL						
13080	Sound Vibration Control	\$0	100%	\$0		
DIVISION 15 - MECHANICAL						
15000	General Requiements	\$0	100%	\$0		
15020	Work Closeout	\$500	100%	\$500		
15060	Noise, Vibration and Seismic Control	\$598	100%	\$598		
15100	Basic Materials and Labor	\$0	100%	\$0		
15180	Insulation Material	\$2,500	100%	\$2,500		
15180	Insulation Labor	\$1,500	100%	\$1,500		
15210	Interior Water System Material	\$500	100%	\$0	100%	\$500
15210	Interior Water System Labor	\$250	100%	\$0	100%	\$250
15320	Soil and Waste System Materials	\$1,500			100%	\$1,500

KCSO TENANT IMPROVEMENTS
 BID DOCUMENTS
 PART C - 00301a

CSI NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D CITY OF SAMMAMISH %	E \$	F KCSO - EPCC %	G \$
15320	Soil and Waste System Labor	\$1,000			100%	\$1,000
15400	Plumbing Fixtures Materials	\$750			100%	\$750
15400	Plumbing Fixtures Labor	\$250			100%	\$250
15500	Fire Sprinkler System Material	\$6,200	100%	\$6,200		
15500	Fire Sprinkler System labor	\$3,975	100%	\$3,975		
15600	Commissioning Testing and Balancing Support	\$1,900	100%	\$1,900		
15700	Hot Water System Material	\$500	100%	\$500		
15700	Hot Water System Labor	\$250	100%	\$250		
15750	Split System Air Conditioning Unit Materials	\$5,000	100%	\$0		\$5,000
15750	Split System Air Conditioning Unit Labor	\$2,750	100%	\$0		\$2,750
15800	Air Handling Materials	\$1,000	100%	\$1,000		
15800	Air Handling Equipment Labor	\$250	100%	\$250		
15810	Air Distribution System Materials	\$44,500	100%	\$44,500		
15810	Air Distribution System Labor	\$21,350	100%	\$21,350		
15810	HVAC Labor	\$0	100%	\$0		
15810	HVAC Finish	\$0	100%	\$0		
15830	Pumps Material	\$51,000	100%	\$51,000		
15830	Pumps labor	\$3,500	100%	\$3,500		
15840	Architectural Radiators Material	\$37,500	100%	\$37,500		
15840	Architectural Radiators Labor	\$7,750	100%	\$7,750		
15900	Energy Manag. Engineering and Tempeture Controls Eng	\$1,000	100%	\$1,000		
15900	Energy Manag. Engineering and Tempeture Controls mat	\$5,000	100%	\$5,000		\$0
15900	Control System Labor	\$2,500	100%	\$2,500	100%	\$0
15900	Testing & Adjustments & Balancing	\$3,500	100%	\$3,500	100%	\$0
DIVISION 16 - ELECTRICAL						
16010	Electrical Work	\$0	50%	\$0	50%	\$0
16051	Inspection and Testing	\$1,000	50%	\$500	50%	\$500
16100	Basic Materails and Methods	\$0	50%	\$0	50%	\$0
16110	Raceways	\$14,700	Premeter walls through out C.o S. and KCSO	\$6,000	All interior walls in KCSO (tenant space)	\$8,700
16114	Cable trays, cable runways	\$1,500	100%	\$1,500		
16120	Conductors and Terminators				100%	\$0
16130	Outlet, Junction and pull boxes	\$8,000	Premeter walls through out C.o S. and KCSO	\$3,000	All interior walls in KCSO (tenant space)	\$5,000
16140	Wiring Devices	\$5,000	Premeter walls through out C.o S. and KCSO	\$2,000	All interior walls in KCSO (tenant space)	\$3,000
16450	Grounding	\$500	100%	\$500		
16460	Dry Type Transformers	\$250	100%	\$250		
16470	Switch Boards	\$500	100%	\$500		
16471	Panel Boards	\$1,500	100%	\$1,500		
16475	Fuses	\$250	100%	\$250		
16476	Disconnect switches qnd circuit breakers	\$250	100%	\$250		
16481	Motor controllers (Evidence room exhaust)	\$750			100%	\$750
16500	Lighting	\$50,000	50%	\$25,000	50%	\$25,000
16665	Transient Voltage Surge Protection (TVSS)	\$0			100%	\$0
16721	Fire Alarm System	\$12,000	100%	\$12,000		
16740	Telephone & Data Raceway	\$10,000	100%	\$10,000		
16741	Server racks	\$239			100%	\$239
16745	Voice /data Cabling Infrastructure System	\$40,000			100%	\$40,000
16751	CCTV	\$8,000			100%	\$8,000
16780	Cable Television Distribution System	\$800			100%	\$800
16820	Audiovisual system	\$0			100%	\$0
16930	Lighting Control equipment	\$2,000	100%	\$2,000		
	Security Electronics	\$17,000			100%	\$17,000
16999	Project Closeout	\$1,500	100%	\$1,500		
TOTALS / BASE BID		\$678,000		\$397,079		\$280,921
ALTERNATE BIDS						
ALT.#1	Built in casework	\$12,927			100%	\$12,927
ALT.#2	(10650) Operable Partitions	\$38,134			100%	\$0
ALT.#3	VOID / NA	\$0	100%	\$0	100%	\$0
ALT.#4	Card reader	(\$2,688)			100%	\$0
ALT.#5	Performance and Payment Bond for Mechanical	\$5,053	100%	\$0		
ALT.#6	Performance Bond for Electrical & low voltage sub	\$2,735	100%	\$0		
TOTALS/ ALTERNATE BID		\$734,161		\$397,079		\$293,848
			w.s.s.t. 9.5%	\$37,723		\$27,916
			GRAND TOTAL	\$434,802		\$321,763
BUDGET			SAMMAMISH	460,000.00	KCSO	\$386,876

KCSO TENANT IMPROVEMENTS
 BID DOCUMENTS
 PART C - 00301a

	B	C	D	E	F	G
CSI NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	CITY OF SAMMAMISH %	\$	KCSO - EPCC %	\$
	ORIGINAL CONTRACT			\$397,079		\$293,848
	Change Orders			\$23,972		\$30,232
	W.S.S.T.			\$40,000		\$30,788
	GRAND TOTAL FOR PROJECT			\$461,051		\$354,867

Exhibit 2

CURRENT DATE: 5/10/2012

Status Key
A - Answered
P - Pending

King County Sheriff
Cost Change Log

CURRENT DATE: 5/8/2012

ASI No. CCD No. COP No. PR No.		G.C. RFI No.	CO No.	Date Received	Trade	Title / Description	Date to Consultant/Owner	Date from Consultant/Owner	Date Back to Contractor	Status		CofS Cost or Time Impact	KCSO Cost or Time Impact	Comments
CCD 001M	COP 001A	001M	1	1/0/00	M	Mechanical Ductwork			11/21/11	A	\$ 9,416.00	\$ 9,416.00		
CCD 002M	COP 002	005M	3		M	credit 4 interior base damper associated w 42x16			11/29/11		\$ (2,679.00)	\$ (2,679.00)		
	COP 003		1	12/1/11	M	Fire Sprinkler Piping for deck			12/1/11	A	\$ 1,999.00	\$ 1,999.00		
	COP 004	RFI 002	6		A	DRYWALL					\$ 3,359.00	\$ 3,359.00		
	COP 005	RFI 003	6		A	GWB AT WINDOW SILL					\$ 4,178.00	\$ 3,359.00		
CCD 003 E	COP 006	020E	2	12/8/11	E	Power to under cabinet lighting					\$ 436.00		\$ 436.00	
	COP 007		2			Steel panel transportation				A	\$ 1,085.00	-	\$ 1,085.00	
	COP 008		V			GWB Return and wraps					\$ -	v	v	\$3,565.00 void
	COP 009		2			Steel Panels				A	\$ 1,242.00	-	\$ 1,242.00	
	COP 010		2			Ef 21 revision					\$ 576.00		\$ 576.00	
	COP 011		2			Plenum rated wiring					\$ 18,429.00	\$ 3,685.80	\$ 14,743.20	
	COP 012		3			maple sills					\$ 1,008.00	\$ 1,008.00		
	COP 013		2			Power Drops					\$ 2,267.00		\$ 2,267.00	
	COP 014		2			Card Access Exit Sensor					\$ 4,778.00		\$ 4,778.00	
	COP 015		3			Access panel for duct detector				A	\$ 201.00	\$ 201.00		
	COP #16		3			Floor Prep				A	\$ 2,319.00	\$ 2,319.00		
	COP #17		4			replace existng broken glazing					\$ 304.00	\$ 304.00		
	COP #18		5			wax floor					\$ 359.00		\$ 359.00	
	COP#19		5			intigrate security alarm with fire alarm					\$ 2,913.00		\$ 2,913.00	
	COP#20		5			Added work for for existign fiber					\$ 791.00		\$ 791.00	
	COP#21		5			Add outlet and telephone jack					\$ 732.00		\$ 732.00	
	COP#22		5			new electrical permit for furniture					\$ 310.00		\$ 310.00	
	-		-			credit for vent hood					\$ -		\$ -	
	COP #23		6			electrical correction.					\$ 1,000.00	\$ 1,000.00		
											\$ 55,023.00	\$ 23,971.80	\$ 30,232.20	

**CITY OF SAMMAMISH
WASHINGTON
RESOLUTION NO. R2012-___**

**A RESOLUTION OF THE CITY OF SAMMAMISH,
WASHINGTON, ACCEPTING THE CITY OF SAMMAMISH
KING COUNTY SHERIFF'S OFFICE (KCSO) TENANT
IMPROVEMENTS PROJECT AS COMPLETE**

WHEREAS, at the Council meeting of July 18, 2011 the City Council authorized the City Manager to enter into a contract with the lowest responsible and responsive bidder for the City of Sammamish King County Sheriff's Office (KCSO) Tenant Improvements Project; and

WHEREAS, the project contract not to exceed amount was authorized by the City Council at \$846,876.00; and

WHEREAS, the City Manager entered into Contract C2011-193 for the City of Sammamish KCSO Tenant Improvements Project with Kirtley Cole Associates Construction, on November 1, 2011; and

WHEREAS, the project was substantially completed by the contractor by March 16, 2012; and

WHEREAS, the total project construction contract cost was \$815,918.45 \$30,957.55 less than the authorized not to exceed construction contract amount;

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

Section 1. Acceptance of the City of Sammamish KCSO Tenant Improvements Project as Complete.

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

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

PASSED BY THE CITY COUNCIL AT A SPECIAL MEETING THEREOF ON THE _____ DAY OF MAY 2012.

CITY OF SAMMAMISH

Mayor Thomas T. Odell

ATTEST/AUTHENTICATED:

Melonie Anderson, City Clerk

Approved as to form:

Bruce L. Disend, City Attorney

Filed with the City Clerk: May 9, 2012
Passed by the City Council:
Resolution No.: R2009-___