

AGENDA

REVISED REGULAR MEETING

Call to Order (6:30 pm)

Roll Call/Pledge of Allegiance

Public Comment (15 minutes)

Approval of Agenda

Student Liaison Reports (10 minutes)

- Eastlake High School (*Michelle Holmes*)
- Skyline High School (*Kim Lammers*)
- Sammamish Youth Board Representative

Presentations/Proclamations

- Quarterly Report: Finance (10 minutes)
- Quarterly Report: Department of Community Development (10 minutes)

Consent Agenda (1 minute)

1. Approval: Claims for period ending February 5, 2008 for Check No. 20010 through Check No. 20102 in the amount of \$676,028.54
2. Ordinance Second Reading: Amending Ordinance No. 02007-222, The 2007-2008 City Budget, For The Purpose Of Revising The 2007-2008 Biennial Budget
3. Approval: South Pine Lake Walkway Project Wetland Banking Purchase Agreement/Sammamish Plateau Water and Sewer District
4. Contract: Public Defender Screening Services/Stoeklin
5. Resolution: Amending Master Fee Schedule
6. Resolution: Final Acceptance Pine Lake Transit Access Road Project

Public Hearings:

7. Ordinance: First Reading Amending The City Of Sammamish Municipal Code To Create A Low Impact Development Chapter, And Amending Certain Other Chapters Of The City Of Sammamish Municipal Code To Ensure Consistency With The Low Impact Development Chapter (10 minutes)

Unfinished Business—None

New Business—None

Council Reports (21 minutes)

City Manager Report (10 minutes)

- Budget Retreat
- Code Amendment: Electronic Reader Board

Executive Session— If Necessary

Public Comments

Provides an opportunity for citizens to address the Council regarding any issue. Comments are limited to three minutes.

Consent Agenda

Agenda Bills and items listed below have been distributed to Council Members in advance for study.

If separate discussion is desired on an item, that item may be removed from the Consent Agenda and placed on the Regular Agenda at the request of a Council Member.

Regular Agenda

Council may add or take action on other items not listed on this agenda.

Accommodations

The meeting room is wheelchair accessible. American Disabilities Act (ADA) accommodations are available upon request. Please phone 425-295-0511 at least two (2) business days in advance.

Television Rebroadcasts

Daily at: 7:00 p.m.
1:00 a.m.
7:00 a.m.
1:00 p.m.

Meeting Materials

Council Meeting Agenda Packets are available on the City's website at: www.ci.sammamish.wa.us

Adjournment (8:30 pm)

Tues 05/06	6:30 pm	Regular Council Meeting	Parks Bond Town Center Contract: Freed House Foundation Construction and Move/Contractor (consent)
Tues 05/13	6:30 pm	Study Session	Discussion: Parks Bond and Parks CIP Sammamish Landing Master Plan Early Input Discussion
Mon 05/19	6:30 pm	Study Session	
Tues 05/20	6:30 pm	Regular Council Meeting	Town Center
June 2008			
Tues 06/03	6:30 pm	Regular Council Meeting	
Tues 06/10	6:30 pm	Study Session	2009/2010 Budget Discussion: Parks Bond and Parks CIP
Mon 06/16	6:30 pm	Study Session	Discussion: Review Sammamish Landing Master Plan Alternatives
Tues 06/17	6:30 pm	Regular Council Meeting	Resolution: 6-Year TIP Resolution: 6-Year CIP Resolution: Parks Bond
July 2008			
Tues 07/01	6:30 pm	Regular Council Meeting	Contract: Pine Lake Park Waterfront Improvement and Dock Replacement/Contractor
Tues 07/08	6:30 pm	Study Session	
Tues 07/15	6:30 pm	Regular Council Meeting	
Tues 07/21	6:30 pm	Study Session	
August 2008			
			No meetings
Sept 2008			
Tues 09/02	6:30 pm	Regular Council Meeting	
Tues 09/09	6:30 pm	Study Session	PSW/Comcast/Millennium Cable Franchises
Mon 09/15	6:30 pm	Study Session	Ordinance: First Reading Franchise Agreements Discussion: Sammamish Landing Preferred Alternative
Tues 09/16	6:30 pm	Regular Council Meeting	
October 2008			
Tues 10/07	6:30 pm	Regular Council Meeting	Ordinance: Second Reading Franchise Agreements Contract: Sween House Remodel/Contractor (consent)
Tues 10/14	6:30 pm	Study Session	
Mon 10/20	6:30 pm	Study Session	
Tues 10/21	6:30 pm	Regular Council Meeting	Acceptance: South Pine Lake Route Project
November 2008			
Tues 11/04	6:30 pm	Regular Council Meeting	Public Hearing/First Reading Ordinance: 2009-2010 Budget
Tues 11/11	6:30 pm		Veterans Day City Offices Closed
Mon 11/17	6:30 pm	Study Session	
Tues 11/18	6:30 pm	Regular Council Meeting	Public Hearing/Second Reading Ordinance: 2009-2010 Budget
December 2008			
Tues 12/02	6:30 pm	Regular Council Meeting	
Tues 12/09	6:30 pm		
Mon 12/16	6:30 pm	Study Session	
Tues 12/17	6:30 pm	Regular Council Meeting	

To Be Scheduled	To Be Scheduled	Parked Items
<p>Resolution: Adopting Evans Creek Preserve Master Plan</p> <p>Resolution: Acceptance Pine Lake Transit Access Project</p> <p>Approval: Non-Motorized Project Priority List</p> <p>Street Lighting Standards Revision</p> <p>Storm Drainage Manual Update</p> <p>Contract: 212th Avenue Sidewalk Design/Construction</p> <p>Public Hearing/Second Reading LID Ordinance</p>	<p>Resolution: Pine Lake Water Quality Plan</p> <p>Contract: Louis Thompson Basin Plan Design (Jan 2007)</p> <p>Parks Bond</p> <p>Ordinance: First Reading: Puget Sound Energy/Sewer Districts/Cable Franchise</p> <p>Resolution: Sammamish Commons Final Acceptance</p> <p>Interlocal: Soaring Eagle Park Transfer</p> <p>Sammamish landing Preferred Master Plan Alternative (10/14)</p>	<p>Sculpture Loans for Sammamish Commons</p> <p>Postal Package drop/postal center Connectivity</p> <p>Duthie Hill Road Improvements</p> <p>Affordable Housing</p> <p>Lake Buffers</p>

[Home » Events](#)

Events

[<< January](#)

February 2008

[March >>](#)

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					1	2
3	4	5 6:30 p.m. City Council Meeting	6	7 6:30 p.m. Planning Commission Meeting	8	9
10	11	12 6:30 p.m. City Council Study Session	13 6:30 p.m. Parks and Recreation Commission Meeting	14	15	16
17	18 8 a.m. President's Day City offices closed	19 6:30 p.m. City Council Meeting	20	21 6:30 p.m. Planning Commission Public Hearing	22	23
24	25	26	27 6 p.m. Sammamish Youth Board Meeting	28 6:30 p.m. Planning Commission Meeting	29	

[List View](#)[To Top](#)

City of Sammamish, M - F, 8:30 am - 5 pm
801 228th Ave SE, Sammamish, WA 98075, Phone: (425) 295-0500, Fax: (425) 295-0600

www.ci.sammamish.wa.us - © 2004 - 2008 city of Sammamish, Washington

 [Webmaster](#) • [Disclaimer](#)

Last updated 13 Nov 2006

[Home » Events](#)

Events

<< [February](#)

March 2008

[April >>](#)

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1
2	3	4 6:30 p.m. City Council Meeting	5	6 6:30 p.m. Planning Commission Meeting	7	8
9	10	11 6:30 p.m. City Council Study Session	12 6:30 p.m. Parks and Recreation Commission Meeting	13	14	15
16	17 6:30 p.m. City Council Study Session	18 6:30 p.m. City Council Meeting	19 6 p.m. Sammamish Youth Board Meeting	20	21	22
23	24	25	26 6:30 p.m. Parks and Recreation Commission Special Meeting	27	28	29
30	31					

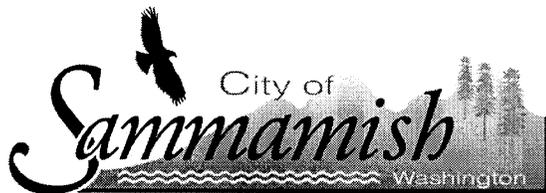
[List View](#)[To Top](#)

City of Sammamish, M - F, 8:30 am - 5 pm

801 228th Ave SE, Sammamish, WA 98075, Phone: (425) 295-0500, Fax: (425) 295-0600

www.ci.sammamish.wa.us - © 2004 - 2008 city of Sammamish, Washington[Webmaster • Disclaimer](#)

Last updated 13 Nov 2006



MEMORANDUM

TO: Melonie Anderson/City Clerk
FROM: Marlene/Finance Department
DATE: January 31, 2008
RE: Claims for February 4, 2008

\$ 45,027.75
 3,440.77
 268,076.84
 351,685.19
 7,797.99

0.00 *

45,027.75 +
 3,440.77 +
 268,076.84 +
 351,685.19 +
 7,797.99 +
 676,028.54 *

TOTAL \$ 676,028.54

Check # 20010 through # 20102

<u>Check</u>	<u>Date</u>	<u>Vendor No</u>	<u>Vendor Name</u>	<u>Amount</u>	<u>Voucher</u>
20010	01/18/2008	ANI	ANI Administrators NW Inc	1,011.56	000000
20011	01/18/2008	CAMPBELJ	Jeff Campbell	1,182.50	000000
20012	01/18/2008	ICMA401	ICMA 401	27,005.60	000000
20013	01/18/2008	ICMA401x	ICMA401	4,230.39	000000
20014	01/18/2008	ICMA457	ICMA	10,965.19	000000
20015	01/18/2008	INSTANT	Instant Imprints	632.51	000000
20016	01/18/2008	REMMYS	Remy's Catering LLC	1,973.41	000000

CHECK TOTAL:

\$47,001.16

- 1973.41

\$45,027.75

City of Sannami
marlene

Accounts Payable
Computer Check Register Totals

Printed: 01/24/08 11:17
Bill #1

<u>Check</u>	<u>Date</u>	<u>Vendor No</u>	<u>Vendor Name</u>	<u>Amount</u>	<u>Voucher</u>
20017	01/25/2008	REMMYS	Remmy's Catering LLC	1,709.45	000000
20018	01/25/2008	WAREV	Wa State Dept of Revenue	1,731.32	000000

CHECK TOTAL:				\$3,440.77	

<u>Check</u>	<u>Date</u>	<u>Vendor No</u>	<u>Vendor Name</u>	<u>Amount</u>	<u>Voucher</u>
20019	01/29/2008	ADOLFSON	ESA Adolfson	9,485.33	000000
20020	01/29/2008	ATTLONG	AT&T	60.64	000000
20021	01/29/2008	BECK	R. W. Beck	1,341.52	000000
20022	01/29/2008	BHC	BHC Consultants, LLC	10,188.80	000000
20023	01/29/2008	CHILDRES	Harborview Children's Response Center	1,275.00	000000
20024	01/29/2008	CONSTRUC	Construct Co	73,481.48	000000
20025	01/29/2008	ENVIROIS	EnviroIssues	2,777.71	000000
20026	01/29/2008	EVANS	David Evans & Associates, Inc	15,133.72	000000
20027	01/29/2008	FRANCO	Francotyp-Postalia, Inc	1,000.00	000000
20028	01/29/2008	GEOTIVIT	Geotivity	400.00	000000
20029	01/29/2008	HENDER	Henderson Young & Co	3,382.50	000000
20030	01/29/2008	HOMEDE	Home Depot	797.42	000000
20031	01/29/2008	ISSCITY	City Of Issaquah	402.50	000000
20032	01/29/2008	KCBLANK	King County Finance	18,296.34	000000
20033	01/29/2008	LOCHNER	Lochner, Inc.	49,056.71	000000
20034	01/29/2008	MAILPO	Mail Post	979.35	000000
20035	01/29/2008	MAKERS	Makers Architecture & Urban	7,135.00	000000
20036	01/29/2008	MECHANIC	Mechanical Sales Inc	594.79	000000
20037	01/29/2008	OVERLKHO	Overlake Hospital Med Ctr	25.70	000000
20038	01/29/2008	PACE	Pace Engineers, Inc.	7,997.50	000000
20039	01/29/2008	PCESTAFF	Pace Staffing	2,352.00	000000
20040	01/29/2008	PERTEET	Perteet, Inc.	3,132.50	000000
20041	01/29/2008	PIEDMONT	Piedmont Directional Signs	440.00	000000
20042	01/29/2008	PSE	Puget Sound Energy	8,109.93	000000
20043	01/29/2008	STERSAV	Sterling Savings Bank	3,867.45	000000
20044	01/29/2008	STVIN	St Vincent DePaul	5,000.00	000000
20045	01/29/2008	WAEMP	State of Wa Employment Security Dept	3,440.00	000000
20046	01/29/2008	WATERSH	The Watershed Company	292.50	000000
20047	01/29/2008	WATSON	Watson Asphalt Paving Co	13,780.00	000000
20048	01/29/2008	WESTEK	Westek Forest Ltd	6,693.04	000000
20049	01/29/2008	Wiscomb	Wiscomb Landscape Architecture Services, Inc.	2,299.29	000000
20050	01/29/2008	YAKIMA	Yakima County Department of Corrections	14,858.12	000000

CHECK TOTAL: \$268,076.84

<u>Check</u>	<u>Date</u>	<u>Vendor No</u>	<u>Vendor Name</u>	<u>Amount</u>	<u>Voucher</u>
20051	02/04/2008	APAWAWA	Washington Chapter American PW Assoc	12.50	000000
20052	02/04/2008	BARRY	Jack Barry	57.65	000000
20053	02/04/2008	CADMAN	Cadman, Inc.	926.71	000000
20054	02/04/2008	DAYNIGHT	Day & Night Plumbing & Heating	204.73	000000
20055	02/04/2008	DONSGROU	Don's Group Attire	139.02	000000
20056	02/04/2008	EASTFIRE	Eastside Fire & Rescue	260,182.80	000000
20057	02/04/2008	EDGE	Edge Concrete Construction LLC	14,097.30	000000
20058	02/04/2008	EVANSCRE	Evans Creek Prof Landscape Svc	2,624.49	000000
20059	02/04/2008	FEDEX	Federal Express Corp	24.26	000000
20060	02/04/2008	FELLINGE	Lee Felling	531.17	000000
20061	02/04/2008	FIREHOUS	The Firehouse	814.02	000000
20062	02/04/2008	GUROL	Kamuron Gurol	54.54	000000
20063	02/04/2008	HOPE	Hope Health/IHAC	62.62	000000
20064	02/04/2008	HORIZON	Horizon	83.36	000000
20065	02/04/2008	IACP	Int Assoc of Chiefs of Police	120.00	000000
20066	02/04/2008	ISSAUTO	Issaquah Auto Tech, Inc	493.50	000000
20067	02/04/2008	JANES	Jane's Events	604.36	000000
20068	02/04/2008	KCBLANK	King County Finance	1,105.00	000000
20069	02/04/2008	LARSON	Tim Larson	83.54	000000
20070	02/04/2008	MINUTE	Minuteman Press	181.01	000000
20071	02/04/2008	NELSON	Lola Nelson-Mills	57.65	000000
20072	02/04/2008	NWCASC	Northwest Cascade, Inc.	980.44	000000
20073	02/04/2008	NWLSVC	NW Landscape Service	1,219.68	000000
20074	02/04/2008	NWWeath	NW Weathernet	275.00	000000
20075	02/04/2008	OWL	Owl Fencing Inc	41,176.43	000000
20076	02/04/2008	QWEST	QWEST	116.42	000000
20077	02/04/2008	RENTME	Rent Me Storage, LLC	4,639.68	000000
20078	02/04/2008	RICHARDS	Jessi Richardson	34.34	000000
20079	02/04/2008	SAM	Sammamish Plateau Water Sewer	528.69	000000
20080	02/04/2008	SAUER	Mike Sauerwein	79.42	000000
20081	02/04/2008	SHANNON	Shannon-Thorpe Corp	167.71	000000
20082	02/04/2008	SPRAGUE	SPRAGUE	87.12	000000
20083	02/04/2008	STOECKL	Jane C. Stoecklin	60.00	000000
20084	02/04/2008	TAGS	Tags Awards & Specialties	52.03	000000
20085	02/04/2008	TRELSTAD	Trelstad Tree, Inc	1,524.60	000000
20086	02/04/2008	UNDERGRO	Underground Detection Services	350.00	000000
20087	02/04/2008	UNITRENT	United Rentals NW, Inc	386.30	000000
20088	02/04/2008	USPOST	U.S. Postal Service	12,700.00	000000
20089	02/04/2008	VAN NOST	Maren Van Nostrand	1,820.00	000000
20090	02/04/2008	VORTEX	Vortex Industries, Inc	469.24	000000
20091	02/04/2008	VYSOKY	Mark Vysoky	52.32	000000
20092	02/04/2008	WABO1	Wa Assoc of Bldg Officials	1,375.00	000000
20093	02/04/2008	WALLST	Wall Street Journal	395.00	000000
20094	02/04/2008	WAPAT	Wa State Patrol	10.00	000000
20095	02/04/2008	WCMA	Wa City/County Mgmt Assoc	621.00	000000
20096	02/04/2008	WCPDA	Wa City Planning Directors As	50.00	000000
20097	02/04/2008	WHITTEN	Nancy Whitten	54.54	000000

CHECK TOTAL: \$351,685.19

<u>Check</u>	<u>Date</u>	<u>Vendor No</u>	<u>Vendor Name</u>	<u>Amount</u>	<u>Voucher</u>
20098	02/04/2008	ANI	ANI Administrators NW Inc	125.00	000000
20099	02/04/2008	BOUBEL	Jane Boubel	2,730.34	000000
20100	02/04/2008	PSE	Puget Sound Energy	337.21	000000
20101	02/04/2008	RICHARDS	Jessi Richardson	105.44	000000
20102	02/04/2008	Thompson	Richard J. Thompson	4,500.00	000000

CHECK TOTAL:				\$7,797.99	



CITY COUNCIL AGENDA BILL

Subject:

An ordinance amending the 2007-2008 City Biennial Budget for a single housekeeping item relating to a change in the debt service schedule on the \$500,000 Public Works Trust Fund Loan principle that was received in 2007.

Action Required:

Second Reading. Move to adopt the ordinance.

Exhibits:

1. Ordinance
 2. Table A
 3. June 19, 2007 Agenda Bill #10 & attachments
 4. June 19, 2007 Council Meeting Minutes
-

Meeting Date: February 5, 2008

Date Submitted: January 16, 2008

Originating Department: Finance

Clearances:

- | | |
|---|---|
| <input checked="" type="checkbox"/> City Manager | <input type="checkbox"/> Police |
| <input type="checkbox"/> Public Works | <input type="checkbox"/> Fire |
| <input type="checkbox"/> Building/Planning | <input checked="" type="checkbox"/> Attorney |

Budgeted Amount: The housekeeping adjustment being requested amounts to an additional \$33,264 debt service fund expense in 2007 and an additional \$1,740 in 2008. The associated transfers are also adjusted.

Summary Statement:

This ordinance adjusts the 2007 debt service fund budget for an updated debt service amortization schedule. The revised amortization schedule was required as a result of the 1st payment on the additional \$500,000 PWTF (Public Works Trust Fund Loan) principle being due July 1st of 2007 vs. 2008.

Background: On June 19th, 2007 the City Council authorized the expenditure increase of \$33,924 in the G.O. Debt Service Fund (201) along with the corresponding increase in transfers from the transportation capital fund (340). An adjustment for this authorized purpose was included in the December, 2007 budget adjustment package; however, that adjustment incorrectly listed the increased payment in the year 2008 vs. the year 2007. This new adjustment corrects that error and reflects the appropriately increased 2007 & 2008 payment amounts.

Recommended Motion:

Motion to adopt O2008- ____ amending the 2007-2008 City Budget for the purpose of adjusting estimated revenues and expenditures as projected for the 2007-2008 budget years.

**CITY OF SAMMAMISH
WASHINGTON
ORDINANCE No. O2008-XXX**

**AN ORDINANCE OF THE CITY OF SAMMAMISH,
WASHINGTON, AMENDING ORDINANCE NO. 02007-222,
THE 2007-2008 CITY BUDGET, FOR THE PURPOSE OF
REVISING THE 2007-2008 BIENNIAL BUDGET.**

WHEREAS, the City Council adopted Ordinance No. 02007-222, revising the City's Biennial budget for the years 2007-2008; and

WHEREAS, the City budget set forth anticipated revenues and expenditures for the forthcoming years; and

WHEREAS, during 2007, there was an incorrect calculation of the timing of the first payment on the increased Public Work Trust Fund (PWTF) loan debt service amount.

WHEREAS, in keeping with previously authorized action on June 19th, 2007 concerning the approved repayment schedule of the additional \$500,000 PWTF principle, the City Council wishes to amend the City Budget to reflect the revenues and expenditures as received and incurred; and

WHEREAS, certain revisions to the 2007-2008 Biennial Budget are necessary;

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

Section 1. Ordinance No. 2007-222, approved December 4, 2007, relating to the City of Sammamish's 2007-2008 budget, is hereby amended to adopt the revised budget for the 2007-2008 biennium in the amounts and for the purposes as shown on the attached Table A.

Section 2. The provisions of this ordinance are declared separate and severable. The invalidity of any clause, sentence, paragraph, subdivision, section, or portion of this ordinance or the invalidity of the application thereof to any person or circumstance, shall not affect the validity of the remainder of the ordinance, or the validity of its application to other persons or circumstances.

Section 3. 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.

**PASSED BY THE CITY COUNCIL OF THE CITY OF SAMMAMISH,
WASHINGTON ON THIS ___ DAY OF JANUARY 2008.**

CITY OF SAMMAMISH

Mayor Lee Felling

Attest:

Melonie Anderson, City Clerk

Approved as to form:

Bruce L. Disend, City Attorney

First Reading: January 22, 2008

Date Adopted:

Date of Publication:

Effective date:

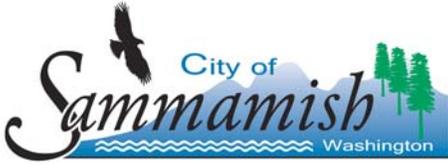
CITY OF SAMMAMISH ORDINANCE O2008-XXX 2007-2008 REVISED BUDGET: TABLE A

2007 AMENDED BUDGET

FUND	BEGINNING BALANCE			REVENUES & OTHER SOURCES			EXPENSES & OTHER USES			ENDING BALANCE		
	FY 2007	Adjustment	FY 2007 Amended	FY 2007	Adjustment	FY 2007 Amended	FY 2007	Adjustment	FY 2007 Amended	FY 2007	Adjustment	FY 2007 Amended
	001 General Fund	\$13,509,549	\$0	\$13,509,549	\$27,167,798	\$0	\$27,167,798	\$31,710,956	\$0	\$31,710,956	\$8,966,391	\$0
101 Street Fund	\$1,963,694	\$0	\$1,963,694	\$2,072,000	\$0	\$2,072,000	\$2,899,300	\$0	\$2,899,300	\$1,136,394	\$0	\$1,136,394
111 Development Impact Fees	\$937,161	\$0	\$937,161	\$1,872,000	\$0	\$1,872,000	\$2,150,000	\$0	\$2,150,000	\$659,161	\$0	\$659,161
201 G.O. Debt Service Fund	\$0	\$0	\$0	\$908,737	\$33,924	\$942,661	\$908,737	\$33,924	\$942,661	\$0	\$0	\$0
301 CIP General Fund	\$1,676,124	\$0	\$1,676,124	\$1,059,000	\$0	\$1,059,000	\$2,587,000	\$0	\$2,587,000	\$148,124	\$0	\$148,124
302 CIP Parks Fund	\$6,208,958	\$0	\$6,208,958	\$3,955,000	\$0	\$3,955,000	\$8,093,237	\$0	\$8,093,237	\$2,070,721	\$0	\$2,070,721
340 CIP Transportation	\$21,434,796	\$0	\$21,434,796	\$9,925,000	\$0	\$9,925,000	\$11,907,800	\$33,924	\$11,941,724	\$19,451,996	(\$33,924)	\$19,418,072
408 Surface Water Management-Operating Fund	\$339,991	\$0	\$339,991	\$2,325,000	\$0	\$2,325,000	\$2,533,275	\$0	\$2,533,275	\$131,716	\$0	\$131,716
438 Surface Water Management-CIP Fund	\$1,403,578	\$0	\$1,403,578	\$999,000	\$0	\$999,000	\$1,773,600	\$0	\$1,773,600	\$628,978	\$0	\$628,978
501 Equipment Replacement Fund	\$582,322	\$0	\$582,322	\$112,000	\$0	\$112,000	\$20,000	\$0	\$20,000	\$674,322	\$0	\$674,322
502 Information Services Replacement Fund	\$597,389	\$0	\$597,389	\$327,000	\$0	\$327,000	\$473,750	\$0	\$473,750	\$450,639	\$0	\$450,639
503 Risk Management Fund	\$813,363	\$0	\$813,363	\$230,500	\$0	\$230,500	\$250,000	\$0	\$250,000	\$793,863	\$0	\$793,863
TOTAL BUDGET	\$49,466,925	\$0	\$49,466,925	\$50,953,035	\$33,924	\$50,986,959	\$65,307,655	\$67,848	\$65,375,503	\$35,112,305	(\$33,924)	\$35,078,381

2008 AMENDED BUDGET

FUND	BEGINNING BALANCE			REVENUES & OTHER SOURCES			EXPENSES & OTHER USES			ENDING BALANCE		
	FY 2008	Adjustment	FY 2008 Amended	FY 2008	Adjustment	FY 2008 Amended	FY 2008	Adjustment	FY 2008 Amended	FY 2008	Adjustment	FY 2008 Amended
	001 General Fund	\$8,966,391	\$0	\$8,966,391	\$27,290,120	\$0	\$27,290,120	\$29,656,950	\$0	\$29,656,950	\$6,599,561	\$0
101 Street Fund	\$1,136,394	\$0	\$1,136,394	\$2,080,000	\$0	\$2,080,000	\$2,467,425	\$0	\$2,467,425	\$748,969	\$0	\$748,969
111 Development Impact Fees	\$659,161	\$0	\$659,161	\$1,870,000	\$0	\$1,870,000	\$2,150,000	\$0	\$2,150,000	\$379,161	\$0	\$379,161
201 G.O. Debt Service Fund	\$0	\$0	\$0	\$936,761	\$1,743	\$938,504	\$936,761	\$1,743	\$938,504	\$0	\$0	\$0
301 CIP General Fund	\$148,124	\$0	\$148,124	\$5,000	\$0	\$5,000	\$100,000	\$0	\$100,000	\$53,124	\$0	\$53,124
302 CIP Parks Fund	\$2,070,721	\$0	\$2,070,721	\$2,750,000	\$0	\$2,750,000	\$4,801,437	\$0	\$4,801,437	\$19,284	\$0	\$19,284
340 CIP Transportation	\$19,451,996	(\$33,924)	\$19,418,072	\$10,400,000	\$0	\$10,400,000	\$23,775,724	\$1,743	\$23,777,467	\$6,076,272	(\$35,667)	\$6,040,605
408 Surface Water Management-Operating Fund	\$131,716	\$0	\$131,716	\$2,402,500	\$0	\$2,402,500	\$2,528,767	\$0	\$2,528,767	\$5,449	\$0	\$5,449
438 Surface Water Management-CIP Fund	\$628,978	\$0	\$628,978	\$1,195,000	\$0	\$1,195,000	\$1,817,000	\$0	\$1,817,000	\$6,978	\$0	\$6,978
501 Equipment Replacement Fund	\$674,322	\$0	\$674,322	\$98,000	\$0	\$98,000	\$20,000	\$0	\$20,000	\$752,322	\$0	\$752,322
502 Information Services Replacement Fund	\$450,639	\$0	\$450,639	\$313,000	\$0	\$313,000	\$541,850	\$0	\$541,850	\$221,789	\$0	\$221,789
503 Risk Management Fund	\$793,863	\$0	\$793,863	\$215,500	\$0	\$215,500	\$260,000	\$0	\$260,000	\$749,363	\$0	\$749,363
TOTAL BUDGET	\$35,112,305	(\$33,924)	\$35,078,381	\$49,555,881	\$1,743	\$49,557,624	\$69,055,914	\$3,486	\$69,059,400	\$15,612,272	(\$35,667)	\$15,576,605



CITY COUNCIL AGENDA BILL

Exhibit 3

Subject:

Authorization to increase the debt service costs of the Public Works Trust Fund Loan in Fund 201, the G.O. Debt Service Fund

Meeting Date: June 19, 2007

Date Submitted: June 13, 2007

Originating Department: Finance

Clearances:

Action Required:

Motion to authorize an expenditure increase of \$33,924 in the G.O. Debt Service Fund (201) and a corresponding increase in the interfund transfer from the Transportation Capital Fund (340).

City Manager

Police

Public Works

Fire

Building/Planning

Attorney

Exhibits:

1. PWTF Debt Service Schedule (March 2002)
2. PWTF Debt Service Schedule (June 2007)

Budgeted Amount: Updated Budget Amt \$571,424; Prior Budget Amt \$537,500; Diff of \$33,924

Summary Statement:

In April, the City made its final draw against our Public Works Trust Fund Loan. This draw increased the principal and interest amounts due. The 2007 budget debt service amount did not include this final draw.

Background: In 2001 the City of Sammamish was approved for a Public Works Trust Fund Loan in the amount of \$10 million. This loan was at .5%, for 20 years. In 2001 we drew down \$9.5 million. The budgeted debt service was based on this amount. In April of 2007, the City made its final \$500,000 drawdown. This caused the July 1st payment due to increase from \$537,500 to \$571,424. The annual amount due, will decrease over time, as principal is reduced, as shown in the attached amortization schedule.

Financial Impact: For 2007 there is a positive financial impact as revenue has increased by \$500,00 and the expenditure has increased by \$33,924. On a long term basis, the impact is minimal as the interest rate we are paying is only .5%.

Recommended Motion:

Exhibit Council authorizes an expenditure increase of \$33,924 in the G.O. Debt Service Fund (201) and a corresponding increase in the interfund transfer from the Transportation Capital Fund (340).

Department of Community, Trade and Economic Development
 210 11th Ave SW, Suite G2
 P.O. Box 48319
 Olympia, WA 98504-8319

AMORTIZATION SCHEDULE
 3/5/2002

Exhibit PW-01-691-053

SAMMAMISH
 228TH AVE IMPROVEMENTS PHASE I B AND C

Payments are due on the 1st of July of the years shown.

20 YEARS	INTEREST	PRINCIPAL	PAYMENT	BALANCE
	0.50%			
2002	\$53,319.45	\$0.00	\$53,319.45	\$0.00
2003	\$47,500.00	\$500,000.00	\$547,500.00	\$9,500,000.00
2004	\$45,000.00	\$500,000.00	\$545,000.00	\$9,000,000.00
2005	\$42,500.00	\$500,000.00	\$542,500.00	\$8,500,000.00
2006	\$40,000.00	\$500,000.00	\$540,000.00	\$8,000,000.00
2007	\$37,500.00	\$500,000.00	\$537,500.00	\$7,500,000.00
2008	\$35,000.00	\$500,000.00	\$535,000.00	\$7,000,000.00
2009	\$32,500.00	\$500,000.00	\$532,500.00	\$6,500,000.00
2010	\$30,000.00	\$500,000.00	\$530,000.00	\$6,000,000.00
2011	\$27,500.00	\$500,000.00	\$527,500.00	\$5,500,000.00
2012	\$25,000.00	\$500,000.00	\$525,000.00	\$5,000,000.00
2013	\$22,500.00	\$500,000.00	\$522,500.00	\$4,500,000.00
2014	\$20,000.00	\$500,000.00	\$520,000.00	\$4,000,000.00
2015	\$17,500.00	\$500,000.00	\$517,500.00	\$3,500,000.00
2016	\$15,000.00	\$500,000.00	\$515,000.00	\$3,000,000.00
2017	\$12,500.00	\$500,000.00	\$512,500.00	\$2,500,000.00
2018	\$10,000.00	\$500,000.00	\$510,000.00	\$2,000,000.00
2019	\$7,500.00	\$500,000.00	\$507,500.00	\$1,500,000.00
2020	\$5,000.00	\$500,000.00	\$505,000.00	\$1,000,000.00
2021	\$2,500.00	\$500,000.00	\$502,500.00	\$500,000.00
	\$528,319.45	\$9,500,000.00	\$10,028,319.45	

DRAW	\$1,500,000.00	5/11/2001
DRAW	\$8,000,000.00	5/18/2001
TOTAL	\$9,500,000.00	

Loan calculations are based on a 360-day year of twelve 30-day months.

Department of Community, Trade and Economic Development
 710 Capital Way Sw
 P.O. Box 48319
 Olympia, WA 98504-8319

AMORTIZATION SCHEDULE
 6/12/2007

Exhibit PW-01-691-053
 9324
 SAMMAMISH
 228TH AVE IMPROVEMENTS PHASE I B AND C

Payments are due on the 1st of July of the years shown.

20 YEARS	INTEREST	PRINCIPAL	PAYMENT	BALANCE
	0.50%			
2002	\$53,319.45	\$0.00	\$53,319.45	\$0.00
2003	\$47,500.00	\$500,000.00	\$547,500.00	\$9,500,000.00
2004	\$45,000.00	\$500,000.00	\$545,000.00	\$9,000,000.00
2005	\$42,500.00	\$500,000.00	\$542,500.00	\$8,500,000.00
2006	\$40,000.00	\$500,000.00	\$540,000.00	\$8,000,000.00
2007	\$38,090.28	\$533,333.33	\$571,423.61	\$8,000,000.00
2008	\$37,333.33	\$533,333.33	\$570,666.66	\$7,466,666.67
2009	\$34,666.67	\$533,333.33	\$568,000.00	\$6,933,333.33
2010	\$32,000.00	\$533,333.33	\$565,333.33	\$6,400,000.00
2011	\$29,333.33	\$533,333.33	\$562,666.66	\$5,866,666.67
2012	\$26,666.67	\$533,333.33	\$560,000.00	\$5,333,333.33
2013	\$24,000.00	\$533,333.33	\$557,333.33	\$4,800,000.00
2014	\$21,333.33	\$533,333.33	\$554,666.66	\$4,266,666.67
2015	\$18,666.67	\$533,333.33	\$552,000.00	\$3,733,333.33
2016	\$16,000.00	\$533,333.33	\$549,333.33	\$3,200,000.00
2017	\$13,333.33	\$533,333.33	\$546,666.66	\$2,666,666.67
2018	\$10,666.67	\$533,333.33	\$544,000.00	\$2,133,333.33
2019	\$8,000.00	\$533,333.33	\$541,333.33	\$1,600,000.00
2020	\$5,333.33	\$533,333.33	\$538,666.66	\$1,066,666.67
2021	\$2,666.67	\$533,333.38	\$536,000.05	\$533,333.33
	\$546,409.73	\$10,000,000.00	\$10,546,409.73	
DRAW	\$1,500,000.00	5/11/2001		
DRAW	\$8,000,000.00	5/18/2001		
DRAW	\$500,000.00	4/6/2007		
TOTAL	\$10,000,000.00			

Loan calculations are based on a 360-day year of twelve 30-day months.

COUNCIL  **MINUTES**

Regular Meeting
June 19, 2007

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

Councilmembers present: Mayor Mark Cross, Deputy Mayor Lee Felling, Councilmembers Don Gerend, Kathleen Huckabay, Michele Petitti and Nancy Whitten.

MOTION: Councilmember moved to excuse Councilmember Barry. Councilmember seconded. Motion carried unanimously 6-0.

Staff present: City Manager Ben Yazici, Deputy City Manager Pete Butkus, Assistant City Manager/Finance Director Lyman Howard, Public Works Director John Cunningham, Community Development Director Kamuron Gurol, Parks & Recreation Director Jessi Richardson, Administrative Services Director Mike Sauerwein, Police Chief Brad whatever, Fire Chief Lee Soptich, City Attorney Bruce Disend, and City Clerk Melonie Anderson.

Roll Call/Pledge

Roll was called. DNR Commissioner Doug Sutherland led the pledge.

Public Comment

Reid Brockway, 167 E Lake Sammamish Shore Lane NE, spoke regarding the day-lighting project at Zaccuse Creek. He believes this project will allow Kokanee to migrate up the creek, which they currently do not do. He praised the City for following through on this project. Unfortunately, he feels the day-lighting project will present restrictions on his being able to enlarge his current home because it turns the creek into a salmon bearing stream and will bring different rules into place.

Approval of Agenda

MOTION: Councilmember Gerend moved to approve the agenda. Deputy Mayor Felling seconded. Motion carried unanimously 6-0.

Proclamations/Presentations

- **Presentation: Sammamish Youth Board Liaison Plaque**
Mayor Cross presented a perpetual plaque to Robert Baxter, the first Sammamish Youth Board Liaison and Laura Hawkinson, the current Youth Board Liaison.

- **Presentation: Commissioner Department of Natural Resources**
Mayor Cross and Deputy City Manager Pete Butkus presented Department of Natural Resources Commission Doug Sutherland with a plaque in recognition of his work in transferring a tract of property adjoining Evans Creek Preserve from DNR to the City.
- **Presentation: J. Robert Havlick Award/E Gov**
Assistant City Manager/Finance Director Lyman Howard presented City Manager Ben Yazici and the City Council with the J. Robert Havlick Award in Local Government, recognizing their leadership in the E-Gov Alliance.

Consent Calendar

Payroll for pay period ending May 31, 2007 for pay date June 5, 2007 in the amount of \$214,391.46

Approval: Claims for period ending June 19, 2007 in the amount of \$1,353,288.56 For Check No.18288 through Check No.18377

Ordinance: Second Reading Amending Title 16, Buildings And Construction, Of The Sammamish Municipal Code By Amending Chapter 16.05, Construction Codes; 16.20, Construction Administrative Code; And 16.25, Sammamish Building And Property Maintenance Code (O2007-214)

Resolution: Granting Final Plat Approval To The Plat Of Moravan (Aka Windsor Fields) Subdivision (R2007-276)

Resolution: Accepting The City Of Sammamish East Lake Sammamish Parkway/Louis Thompson Rd NE Traffic Signal Project As Complete (R2007-277)

Resolution: Accepting the City of Sammamish 228th Avenue Phase 1C2 Paving and Illumination from SE 8th Street to NE 12th Street Project as complete (R2007-278)

Resolution: Approving Public Benefit Rating System, Current Use Assessment For Alan, Joann And Bjorn Anderson Tax Parcel No. 217750-0425 (R2007-279)

Bid Award: Amateur Radio (HAM) Equipment/Amateur Radio Equipment

Contract: Pavement Management System/Northwest Management Systems

Contract: Town Center Economic Analysis/Community Attributes

Approval: Debt Service Fund Increase/Public Works Trust Fund

Amendment: Wetland Review/ESA Adolfsen

Amendment: Custodial Services Beaver Lake Lodge/ABS

Amendment: On-Call GeoTech/Kleinfelder

Amendment: Town Center/Makers

MOTION: Consent Agenda was approved unanimously 6-0.

Public Hearing

Resolution: Adopting An Updated Six-Year Transportation Improvement Plan For 2008-2013 (R2007-280)

Public Works Director John Cunningham gave the overview. This list of projects has not changed since the 18 year plan was presented to the Council last year with exception of postponing improvements to Beaver Lake Drive and some changes to Trossachs Blvd. which will be completed by the developer.

There is no financial implication with the adoption of this plan. It does allow the Public Works department to apply for Transportation Improvement funds. Council directed staff to correct Project #14 to describe the project by replacing East Beaver Lake Drive with West Beaver Lake Drive.

Public Hearing opened at 7:25 pm.

Public Comment

Tom Melling, 1307 East Beaver Lake Drive, Representing the Beaver Lake Homeowners Association. He is glad that these projects are being delayed. He is trying to collect traffic information to see if any improvements are necessary at that intersection. The HOA is eager to be part of this process.

Public Hearing closed at 7:30 pm.

MOTION: Councilmember Gerend moved to approve the resolution adopting the Six Year Transportation Improvement Plan for 2008-2013. Deputy Mayor Felling seconded.

AMENDMENT: Councilmember Gerend moved accept Councilmember Huckabay's suggestion to change the wording in projects 2, 3 and 4 to say "widening with pedestrian facilities". Councilmember Petitti seconded. Amendment carried 5-1 with Councilmember Whitten dissenting

Motion carried as amended carried 5-1 with Councilmember Whitten dissenting

Councilmember Whitten is against the inclusion of the East Lake Sammamish Parkway project as she feels it will not improve the roadway in relation to its cost.

Mr. Cunningham explained that approving the TIP does not mean that Council is endorsing any particular plan or any design specifics.

Public Hearing Continued/Second Reading: An Ordinance Vacating A Portion Of Unopened Beaver Lake Road (King County Survey 1-24-6-1)

Mr. Cunningham gave the staff report. This is the continued public hearing and second reading of this ordinance. After the first reading staff was directed to bring back two ordinances, one including conditions and one without any conditions. Staff also brought back a third option, which provides for the applicant granting the City easements for right of way to improve Beaver Lake Drive. The area for easement dedications has been reduced since the last meeting. The applicants are still seeking the vacation without any conditions attached to it. The State Attorney Generals Office has advised that the City can choose to either charge or not charge for the vacated property. Our own Public Works Standards prohibits charging for the vacated property (PWS05.110) when it is being required by the City as part of a land use action.

Mayor Cross reopened the public hearing at 8:05 pm.

Alan Paschal, 1501 East Beaver Lake Drive, spoke in support of the council granting the vacation with no conditions. He contends that PWS 05.110 prohibits both charging money for the vacation or requiring any dedication of property.

Amy Paschal, 1501 East Beaver Lake Drive, She believes the street should be vacated without any conditions since this street should have been vacated by the County long ago.

Tom Melling, spoke previously, He agreed with Mr. Paschal.

Don Remberger, 1302 East Beaver Lake Drive, he believes the street should be vacated without any conditions.

Public Hearing closed at 8:15 pm

MOTION: Deputy Mayor Felling moved to approve the ordinance granting the street vacation with no conditions and allowing Staff to correct the survey information. Councilmember Huckabay seconded. Motion carried unanimously 6-0 (O2007-215).

Unfinished Business - None

Council recessed from 8: 30 pm to 8:35 pm.

New Business

Resolution: Appointing Members to the 2007-2008 Sammamish Youth Board
Parks & Recreation Director Jessi Richardson gave the staff report.

MOTION: Councilmember Whitten moved to approve the resolution appointing the 2007/2008 Sammamish Youth Board. Councilmember Petitti seconded. Motion carried unanimously 6-0 (R2007-281).

Approval: 228th Street Overlay-Change Order/King County

Mr. Cunningham gave the staff report. The pavement condition along this street has suffered significant deterioration due to severe winter weather. Staff was able to initiate a change order with King County to include this project in the current summer's overlay program in an amount not to exceed \$500,000. These funds will allow for the repair of the roadway, the overlay and the replacement of the asphalt walkway portion of the 228th Walkway Project with concrete sidewalk.

MOTION: Councilmember Petitti moved to authorize the City Manager to sign a change order with King County to repair and overlay 228th from NE 12 to NE 25th Way in an amount not to exceed \$500,000. Councilmember Gerend seconded. Motion carried unanimously 6-0.

Council Reports

Councilmember Gerend and Deputy Mayor Fellingge attended the Association of Washington Cities Conference. He attended a Green Tool seminar.

Deputy Mayor Fellingge reported that Councilmember Gerend was chosen to serve on AWC Board of Directors.

Councilmember Whitten attended the PSRC PIC Committee meeting.

City Manager Report

Buildable Lands Report

Community Development Director Kamuron Gurol gave the staff report.

Executive Session – Contract Negotiations pursuant to RCW 42.30.110(1)(d) and litigation.

Council retired to Executive Session at 9:50 and returned at 10:35 pm.

No action was taken.

Meeting adjourned at 10:30 pm

Melonie Anderson, City Clerk

Mark Cross, Mayor



CITY COUNCIL AGENDA BILL

Subject:
South Pine Lake Route Walkway Project
Wetland Mitigation Banking Purchase Agreement

Meeting Date: February 5, 2008

Date Submitted: January 29, 2008

Originating Department: Public Works

Action Required:
Authorize the City Manager to execute an Agreement to purchase wetland mitigation credits from the Sammamish Plateau Water and Sewer District.

Clearances:

- | | |
|--|-----------------------------------|
| <input type="checkbox"/> City Manager | <input type="checkbox"/> Police |
| <input checked="" type="checkbox"/> Public Works | <input type="checkbox"/> Fire |
| <input type="checkbox"/> Building/Planning | <input type="checkbox"/> Attorney |

Exhibits:

1. Wetland Mitigation Banking Purchase Agreement
2. Excerpt of December 3, 2007 District Board Meeting Minutes (pages 1,3)

Budgeted Amount: \$1,962,182 in 2007- 2009 project budget.

Summary Statement:

This agreement will allow the City to purchase wetland mitigation bank credits from the Sammamish Plateau Water and Sewer District (hereinafter referred to as "District") to offset wetland impacts associated with the planned improvements on the South Pine Lake Route Walkway Project (hereinafter referred to as "SPLR"). This construction project will add bike lanes and a pedestrian walkway along the existing road alignment around the south end of Pine Lake. An unavoidable consequence of this non-motorized facility improvement project will be a small amount of fill impacting one wetland, known as "Wetland B". An existing culvert must be extended in this project to accommodate the road widening necessary to provide these improvements. The total amount of impacted wetland is 1,380 square feet. City staff did not have success finding suitable wetland mitigation locations within the project limits itself, or within the same sub-basin. The potential sites were found to be either too costly, too limited in benefit, or would encumber property owner projects within new wetland boundaries. Two agency projects

that were found to suffer from such boundary encumbrances were the City's Pine Lake Park, and the District's planned Waters Edge Sanitary Sewer Lift Station.

To satisfy permit requirements from the Department of Ecology and Army Corps of Engineers, the City proposed to purchase wetland bank credits at a ratio of 2:1 compared with the total impact, resulting in the requirement to purchase 2,760 square feet of wetland credits. These permitting agencies concur with the use of this mitigation bank for the unavoidable loss of 1,380 square feet of wetland associated with the SPLR project, and will issue permits for construction of the project upon receiving proof of the wetland bank purchase transaction.

The agreement establishes a cost of \$10,000 for the 2,760 square feet worth of wetland bank credits. This cost represents an extremely good value to the City, as \$10,000 would cover only maintenance and monitoring activities for a modest wetland mitigation project. Furthermore, the cost for design and construction alone would easily exceed this amount. The bank resides in the same basin as the SPLR project, and its large size is considered to have a greater proportionate benefit to habitat and ecological concerns within the basin, compared to smaller mitigation sites. The bank also benefits from years of documented success in meeting its objectives.

On November 6th, 2007, the District's Board approved the development of an interlocal agreement allowing the City to purchase wetland bank credits. On December 3, 2007, the Board unanimously approved the agreement (see attached Minutes, item F). A condition of the Board is that the City would "give serious consideration" to permitting the location of the Water's Edge Lift Station (a future District sewer project) within City right-of-way if this could reduce impact on sensitive areas without unreasonably impacting the public use of it. City staff finds this condition acceptable, and consistent with the City's desire to partner with the District to reduce impacts on sensitive areas.

Background:

On September 5th 2005, following City Council authorization, the City Manager executed a contract with Otak, Inc. for design services on the SPLR Project. The contract authorization was \$233,425. This contract did not include complete services for wetland mitigation design. Utilizing the contract's management reserve amount, staff authorized Amendment #1 for additional survey and wetland mitigation services on December 5, 2006. Council approved Amendment #3 on January 8, 2008, providing additional authorization of \$29,500 in consideration of an increased level of design effort for the storm drainage design and for new construction administration services.

The East Lake Sammamish Plateau Mitigation Bank site is located in the East Lake Sammamish Basin (near the corner of Issaquah Pine Lake Road and SE 37th Place and just outside the City boundary), and is approximately 10.25 acres in size. In June 1994, the King County Council authorized development of a pilot project and development of administrative rules for a King County Mitigation Banking Program. The pilot bank site

was selected in 1994, constructed in 1996 and planted between October 1996 and February 1997. The site is restricted to public agency use only. The KC Banking Program was adopted by administrative rules and became effective in January 1999. The monitoring report completed in 2001 demonstrated that the wetland mitigation bank site has met its performance standards and that in accordance with King County's rules 4.91 credits are now available for release (King County WLRD, 2001). The 4.91 credits are owned as follows: King County Water and Land Resources Division owns 25% (1.22 credits), King County Transportation owns 25% (1.22 credits), and the Sammamish Plateau Water and Sewer District owns 50% (2.47 credits). All are available to be sold or held by the owner. Recently, all three owners have expressed interest in selling at least portions of their credits in this wetland mitigation bank.

Financial Impact:

The proposed additional cost of \$10,000 is within the 2007-2009 project budget.

Recommended Motion:

Authorize the City Manager to execute the agreement with the Sammamish Plateau Water and Sewer District allowing the City to purchase wetland mitigation bank credits representing 2,760 square feet of the East Lake Sammamish Basin Wetland Mitigation Bank for the amount of ten-thousand dollars (\$10,000).

SAMMAMISH PLATEAU WATER AND SEWER DISTRICT
AGREEMENT FOR USE OF THE
EAST LAKE SAMMAMISH BASIN WETLAND MITIGATION BANK

THIS AGREEMENT (“Agreement”) is made by and between the SAMMAMISH PLATEAU WATER AND SEWER DISTRICT, a municipal corporation ("District") and the CITY OF SAMMAMISH, a municipal corporation ("City") (individually a “Party” and collectively the “Parties”) for the purposes set forth herein.

SECTION 1: RECITALS

1.01 City is undertaking the South Pine Lake Route capital improvement project to add pedestrian and bicycle facilities between 212th Avenue and 224th Avenue SE and along SE 32nd Street, 216th Avenue SE, SE 28th Street, 222nd Place SE, and SE 30th Street located in the City of Sammamish (collectively the “Project”). Construction of the Project may impact existing wetlands and their buffers. The Project is located within the East Lake Sammamish Drainage Basin, as identified by King County in the East Lake Sammamish Basin and Nonpoint Action Plan initially adopted in 1993.

1.02 City has attempted to identify properties within the Project boundaries upon which wetlands could be created or existing wetlands enhanced to mitigate impacts on existing wetlands due to the Project, and has identified a potential mitigation location near the northwest quadrant of the intersection of 222nd Place SE and SE 28th Street, which is also a potential preferred site for the District’s future Waters Edge Lift Station.

1.03 District participated with King County in the establishment of the East Lake Sammamish Wetland Mitigation Bank (“Mitigation Bank”) in 1996, and the Mitigation Bank has achieved its full designed functions and values and is available for use by the District. The District may sell District credits from the Mitigation Bank to other government agencies.

1.04 Wetland mitigation in the immediate vicinity of the Project may not be the most effective mitigation, may impact the District’s ability to site a sewage lift station which the District plans to construct in the Project area, and the optimal mitigation for the Project wetland impacts may be achieved through the use of an established mitigation bank. City now proposes to use the Mitigation Bank for the Project’s wetland mitigation requirements.

1.05 District provides sewer service to an area known as the Waters Edge Sewer Sub-Basin, which includes a portion of the Project area. Existing sewer service in the Waters Edge Sewer Sub-Basin uses an interim low-pressure collection main, and the existing main is at design capacity and cannot provide service to all of the properties within the sub-basin. The permanent sewer facilities to be sited and constructed in the Waters Edge Sewer Sub-Basin are proposed to include a gravity collection system and sewage lift station. The sewage lift station portion includes a wet-well/dry-well style lift station and associated force main and appurtenances, which District plans refer to as the Waters Edge Lift Station.

1.06 District has identified potential sites that may be suitable for the Waters Edge Lift Station located as shown on Exhibit A attached hereto and incorporated herein by this reference. Lift stations are generally located in low areas due to operational requirements which often places them near sensitive areas including streams, wetlands, lakes and their buffers. The proposed Waters Edge Lift Station sites appear to be in the vicinity of wetlands, drainage courses and Pine Lake.

Exhibit 1

1.07 The locating and construction of the Waters Edge Lift Station may require a Public Agency Utility Exception finding by the City as the basis for the issuance of a grading permit and/or building permit for the lift station due to the proximity of the proposed site to sensitive areas. However, the construction of the Waters Edge Lift Station partially in a City right-of-way may allow the District to minimize impacts to adjacent sensitive areas.

1.08 The District is willing to sell the City credits in the Mitigation Bank to allow the City to satisfy the mitigation requirements for the Project on certain terms and conditions as set forth in this Agreement.

1.09 City recognizes the need for the construction of the Waters Edge Lift Station to provide permanent sewer service to the Waters Edge Sewer Sub-Basin and is willing to give serious consideration to location of the Waters Edge Lift Station in a City right-of-way, if the use of this location reduces potential impacts to sensitive areas without unreasonably impacting the public's normal use of the City right-of-way.

1.10 Furthermore, if the District determines that the sites shown on Exhibit A are not suitable for siting the Waters Edge Lift Station, but another site in or near sensitive areas is suitable, the City is willing to give serious consideration to the District's application for a Public Agency Utility Exception for an alternative site.

1.11 Therefore, the Parties, in consideration of the following terms and conditions, now agree as follows:

SECTION 2: WATERS EDGE LIFT STATION SITING AND PERMITTING

2.01 District agrees to undertake a Waters Edge Lift Station Site Study ("Site Study") to determine the optimal location for the Waters Edge Lift Station considering service requirements, operation and maintenance requirements, possible sensitive area impacts, property use acquisition requirements, estimated project costs, and public and private property use impacts.

2.02 City agrees to provide information developed by the City and City consultants and representatives to be considered during the Site Study.

2.03 City agrees to give serious consideration to the use of portions of City right-of-way as the Waters Edge Lift Station site if the Site Study indicates the optimal location includes use of all or a portion of the right-of-way, without substantially impacting the public's use of the right-of-way for traffic.

2.04 City agrees to meet with District representatives to review the Site Study findings and generally discuss the City permit requirements associated with construction of the Waters Edge Lift Station. Formal pre-application and permit application meetings will be administered according to the City's normal land use and development application process.

SECTION 3: SALE AND USE OF MITIGATION BANK CREDITS

3.01 District has determined an equitable cost for the sale of Mitigation Bank Credits to the City for the Project representing 2,760 square feet of ten-thousand dollars (\$10,000), with the cost considering the Mitigation Bank development costs, the time value of money since the initial development of the Mitigation Bank, and the District cost for administering use of the Mitigation Bank.

Exhibit 1

3.02 Conditioned on the City approval and acceptance of the cost of the Mitigation Bank credits to be purchased, City will pay District for the Mitigation Bank credits within 45 days following approval of the permits for the Project where the approval has included anticipated use of the Mitigation Bank, and completion of the City’s acquisition of the credits from the Mitigation Bank whichever is later.

SECTION 4: GENERAL PROVISIONS

4.01 This Agreement shall be binding upon District and City, and their successors in interest and assigns.

4.02 Any notice to be given, document to be delivered, or payment to be made by either Party to the other herein, shall be delivered in person or mailed by certified post and addressed to District or City at the following addresses:

District: Ronald E. Little, Manager
Sammamish Plateau Water and Sewer District
1510 - 228th Avenue S.E.
Sammamish, Washington 98075

With a courtesy copy to John W. Milne
Inslee, Best, Doezie & Ryder, P.S.
P. O. Box C-90016
Bellevue, Washington 98009-9016

Owner: Ben Yazici, City Manager
City of Sammamish
801 - 228th Ave SE
Sammamish, WA 98075

Either Party may, by written notice to the other, designate a different address or designee.

4.03 Time is of the essence with respect to this Agreement. In addition to any other remedy provided by law or this Agreement, the terms of this Agreement may be specifically enforced by the District. In any suit or actions brought to enforce any provision of this Agreement, the prevailing party shall be entitled to reasonable attorneys' fees and costs in addition to all other costs and damages allowed by law.

4.04 If any section, sentence, clause or phrase of this Agreement should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this Agreement.

SAMMAMISH PLATEAU WATER AND SEWER DISTRICT ("District")

CITY OF SAMMAMISH ("Owner")

By _____

By _____

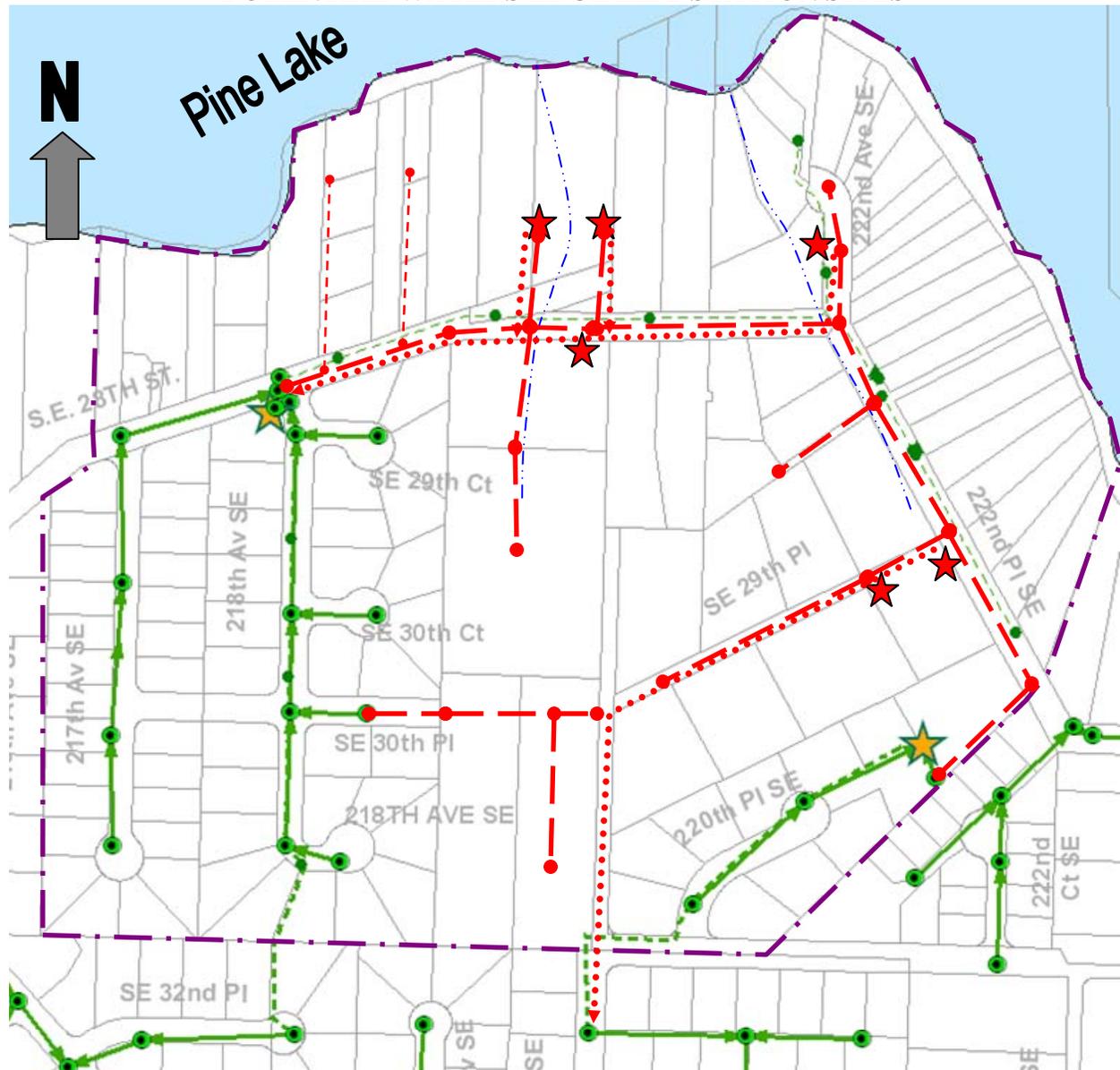
Printed _____

Printed _____

Its _____ Dated _____

Its _____ Dated _____

EXHIBIT A
 POTENTIAL WATERS EDGE LIFT STATION SITES



LEGEND			
Existing Permanent Gravity Sewer		Future Permanent Gravity Sewer	
Existing Force Main		Future Force Main	
Existing Interim Low Pressure Sewer		Future Permanent Low Pressure Sewer	
Existing Lift Station Locations (to be abandoned)		Potential Alternative Waters Edge Lift Station Locations	
Tax Parcel		Waters Edge Lift Station Basin Boundary	
Approximate Drainage Location			



SAMMAMISH PLATEAU WATER & SEWER DISTRICT
1510 228TH Ave. S.E., Sammamish, Washington 98075

Minutes
December 3, 2007

Commissioner Stanley E. Stone, President of the Board of Commissioners, called the Sammamish Plateau Water and Sewer District Board of Commissioners regular meeting to order at 3:00 P.M. A quorum represented by Commissioner Stanley E. Stone, Mary Shustov, Tom Harman, Steve Stevlingson and Lloyd Warren was present. Also present were District staff Ron Little, Jay Regenstreif, Lisa Tobin, Angel Barton, Scott Jonas, Jim Konigsfeld, and Sue Tucker. John Milne, District legal counsel, was also present.

ADDITIONS/ALTERATIONS TO THE AGENDA

- Little requested that the Sound Shake '08 Regional Emergency Exercise Memorandum of Understanding be added to the agenda. Commissioner Stone agreed with the request and placed the subject on the Consent Agenda.
- Little requested that the Issaquah/Port Blakely Appeals Status Report be the first subject discussed followed by Linda Paralez – 2007 Status Report. Commissioner Stone agreed to the request.

PUBLIC COMMENTS

- There were no public comments.

CONSENT AGENDA

Minutes:				
November 19, 2007 Regular Meeting				
Resolutions:				
3635	Water/Sewer DE Mantei 225 th SE Plat	0924069201		Initial Acceptance
Agreements				
Sound Shake '08 Regional Exercise – Memorandum of Understanding				
Vouchers				
#1	Maintenance Fund	09-082-0010	104384.104457	\$155,887.07
	Maintenance Fund	09-082-0010	104459-104459	\$75.00
#4	Sewer Construction	09-082-3510	300494-300501	\$54,672.04
#6	NE SAMM/SPWASD Joint	09-082-1010	200042-200042	\$12.10
#10	Electronic Remittance(taxes:excise)	09-082-0999	WT.104458-104458	\$20,956.36
#10	Electronic Remittance(taxes:excise)	09-082-0999	Wt.200043-200043	\$226.97
#10	Electronic Remittance(payroll)	09-082-0999	DD.2218-2269	\$92,268.70
#10	Electronic Remittance (PERS)	09-082-0999	WT.104460-104460	\$14,419.27
#10	Electronic Remittance(payroll taxes)	09-082-0999	WT.104461-104461	\$33,312.68
#10	Electronic Remittance (Def Comp)	09-082-0999	WT.104462-104462	\$5,008.00
➤ Motion: Commissioner Shustov made a motion to approve the Consent Agenda as amended. Commissioner Harman seconded the motion.				
➤ The motion was passed unanimously.				

A. ISSAQUAH/PORT BLAKELY NPDES APPEAL – STATUS REPORT

James Tupper, Special counsel, gave a brief history on the Issaquah/Port Blakely NPDES appeal. He described the Issaquah Highland's original design for addressing stormwater, described the slide that had occurred, and the design correction that had been made to divert the stormwater from that area. Tupper advised that in 2004 concerns had been expressed about the stormwater impact on the groundwater quality. He reported on the actions that had been taken by the District and State Agencies regarding the water quality concerns. Tupper advised that

Exhibit 2

Warren voiced his concern on the timing of the project as well as the change in the engineering estimate. Konigsfeld reported why there was a revised engineering estimate. Discussion followed.

- **Motion:** Commissioner Stevlingson made a motion to award the SRC RFCA Replacement Contract to Construct Company LLC as the lowest responsible bidder for the amount of \$68,525.00 excluding sales tax by the adoption of Resolution No. 3639. Commissioner Harman seconded the motion.
- **Question on the motion:** Commissioner Shustov suggested mitigating the breaks. Little voiced his concern should another coupling fail and the problems that failure could cause.
- **The motion was passed by a vote of 4 – 1, with Commissioner Warren voting no.**

D. HALL SE 32ND WATER REIMBURSEMENT AGREEMENT

Tobin described the location of the project and advised that no comments had been received on the proposed Hall SE 32nd Water Reimbursement Agreement.

- **Motion:** Commissioner Shustov made a motion to approve the Hall SE 32nd Water Reimbursement Agreement by the adoption of Resolution No. 3636. Commissioner Harman seconded the motion.
- **The motion was passed unanimously.**

E. HALL SE 32ND SEWER REIMBURSEMENT AGREEMENT

Tobin advised that no comments had been received for the proposed Hall SE 32nd Sewer Reimbursement Agreement either.

- **Motion:** Commissioner Harman made a motion to approve the Hall SE 32nd Sewer Reimbursement Agreement by the adoption of Resolution No. 3637. Commissioner Warren seconded the motion.
- **The motion was passed unanimously.**

F. WETLAND MITIGATION BANK USE AGREEMENT

Regenstreif reported that the City of Sammamish had been considering a wetland mitigation site in close proximity to a potential District lift station site. She advised that the Board had approved the development of an interlocal agreement at the November 6, 2006 Board meeting which would allow the City of Sammamish to purchase credits in the District's Wetland Mitigation Bank as an alternative to their original wetland mitigation plan. She advised that the City had requested several changes to the agreement that had been developed by Regenstreif and reviewed by Milne. Regenstreif requested Board approval of the agreement so that it could begin the approval process with the City of Sammamish. Commissioner Warren asked how the value of the wetland had been determined. Regenstreif advised how the costs had been derived.

- **Motion:** Commissioner Warren made a motion to approve the revised Wetland Mitigation Bank Use Agreement as provided to the Board. Commissioner Harman seconded the motion.
- **The motion was passed unanimously.**

G. COMMISSIONERS' WORKSHOP

Little advised that because the 2008 Commissioners' Workshop had been scheduled before Bob Brady would be sworn in as Commissioner, Milne had submitted a resolution approving Brady's attendance at the workshop and reimbursement for the registration fee by the District. Milne advised that since Brady was a commissioner-elect he had the status and relationship with the District and he felt that the District would be justified in paying for Brady to attend the workshop. Milne further advised that the State Auditor had advised that this should be approved by a resolution.

- **Motion:** Commissioner Harman made a motion to approve Bob Brady's attendance at the 2008 Commissioner's Workshop by the adoption of Resolution No. 3638. Commissioner Warren seconded the motion.
- **The motion was passed unanimously.**



CITY COUNCIL AGENDA BILL

Subject:
Public Defender Screener 2008-2009

Meeting Date: February 5, 2008

Date Submitted: January 30, 2008

Originating Department: Admin Services

Clearances:

Action Required:
Approve Contract

City Manager Police

Public Works Fire

Building/Planning Attorney

Exhibits:
1. Public Defender Screener 2008-2009

Budgeted Amount: 2008 – \$1,200, 2009 – \$1,260

Summary Statement:

This is a renewal of our current contract for Public Defender Screener Services

Background:

This is a contract for Public Defender Screening Services.

Financial Impact:

2008 – \$1,200, 2009 – \$1,260

Recommended Motion:

Move to approve Public Defender Screener Contract for 2008-2009.

Exhibit 1



SUPPLEMENTAL AGREEMENT

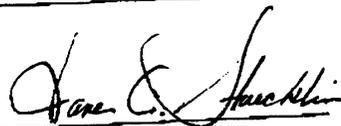
Amendment Number: 2	Date: January 25, 2008
Project: Public Defender Screener	City Project Number: NA
Consultant: Jane Stoecklin	Contract Number: C2004-113

The City of Sammamish desires to extend the agreement with Jane Stoecklin for her services as a Public Defender Screener. All provisions in the basic agreement remain in effect except as expressly modified by this amendment.

The changes to this agreement are described as follows:

- Section 2 – Compensation and Method of Payment. For 2008, The City shall pay the Contractor a sum not to exceed \$100.00 a month upon the rendering by Contractor of all services set forth on Exhibit "A". For 2009, The City shall pay the Contractor a sum not to exceed \$105.00 a month upon the rendering by Contractor of all services set forth on Exhibit "A"
- Section 3 Duration of Agreement. This Agreement shall be in full force and effect for a period commencing January 1, 2008, and ending December 31, 2009, unless sooner terminated under the provisions herein specified.

PAYMENT shall be amended in accordance with the consultant fee determination attached and as summarized as follows:

Original Contract Amount:	Current Contract Amount	Net Change This Amendment	Estimated Contract Total After Change
2004 - \$960 2005 - \$1,020	2006 - \$1,080 2007 - \$1,140	2008 - 1,200 2009 - 1,260	2008 - 1,200 2009 - 1,260
 (Consultant Name)		Approved: _____ City of Sammamish	
01-29-08 Date		_____ Date	

COPY

**CONTRACT FOR SERVICES
City of Sammamish and Jane C. Stoecklin**

This Agreement is entered into by and between the City of Sammamish, Washington, a municipal corporation of the State of Washington, hereinafter referred to as "the City," and Jane C. Stoecklin, hereinafter referred to as "the Contractor."

WHEREAS, the City has determined the need to have certain services performed for its citizens; and

WHEREAS, the City desires to have the Contractor perform such services pursuant to certain terms and conditions; NOW, THEREFORE,

IN CONSIDERATION OF the mutual benefits and conditions set forth below, the parties hereto agree as follows:

1. Scope of Services to be Performed by Contractor. The Contractor shall perform those services described on Exhibit "A" attached hereto and incorporated herein by this reference as if fully set forth. In performing such services, the Contractor shall at all times comply with all federal, state, and local statutes, rules, and ordinances applicable to the performance of such services and the handling of any funds used in connection therewith.
2. Compensation and Method of Payment. The City shall pay the Contractor for services rendered within ten (10) days after City Council voucher approval in the form set forth on Exhibit "B" attached hereto and incorporated herein by this reference. For 2004, the City shall pay the Contractor a sum not to exceed \$80.00 a month upon the rendering by Contractor of all services set forth on Exhibit "A." For 2005, the City shall pay the Contractor a sum not to exceed \$85.00 a month upon the rendering by Contractor of all services set forth on Exhibit "A." The Contractor shall complete and return Exhibit "C," Taxpayer Identification Number, to the City prior to or along with the first billing voucher submittal.
3. Duration of Agreement. This Agreement shall be in full force and effect for a period commencing February 9, 2004, and ending December 31, 2005, unless sooner terminated under the provisions hereinafter specified.
4. Ownership and Use of Documents. All documents, drawings, specifications, and other materials produced by the Contractor in connection with the services rendered under this Agreement shall be the property of the City whether the project for which they are made is executed or not.
5. Independent Contractor. The Contractor and the City agree that the Contractor is an independent contractor with respect to the services provided pursuant to this Agreement. Nothing in this Agreement shall be considered to create the relationship of

employer and employee between the parties hereto. Neither the Contractor nor any employee of the Contractor shall be entitled to any benefits accorded City employees by virtue of the services provided under this Agreement. The City shall not be responsible for paying, withholding, or otherwise deducting any customary state or federal payroll deductions, including but not limited to FICA, FUTA, state industrial insurance, state workers compensation, or otherwise assuming the duties of an employer with respect to the Contractor or any employee of the Contractor.

6. Indemnification. The Contractor shall indemnify, defend, and hold harmless the City, its agents, and employees from and against any and all liability arising from injury or death to persons or damage to property resulting in whole or in part from negligent acts or omissions of the Contractor, its agents, servants, officers, or employees, irrespective of whether in connection with such act or omission it is alleged or claimed that an act of the City, its agents, or employees caused or contributed thereto. In the event that the City shall elect to defend itself against any claim or suit arising from such injury, death, or damage, the Contractor shall, in addition to indemnifying and holding the City harmless from any liability, indemnify the City for any and all expenses incurred by the City in defending such claim or suit, including reasonable attorneys' fees.

7. Record Keeping and Reporting.

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

B. These records shall be maintained for a period of seven (7) years after termination hereof unless permission to destroy them is granted by the Office of the Archivist in accordance with RCW Chapter 40.14 and by the City.

8. Audits and Inspections. The records and documents with respect to all matters covered by this Agreement shall be subject at all times to inspection, review, or audit by law during the performance of this Agreement. The City shall have the right to conduct an audit of the Contractor's financial statement and condition and to a copy of the results of any such audit or other examination performed by or on behalf of the Contractor.

9. Termination. This Agreement may at any time be terminated by the City upon giving to the Contractor thirty (30) days written notice of the City's intention to terminate the same.

10. Discrimination Prohibited. The Contractor shall not discriminate against any employee, applicant for employment, or any person seeking the services of the Contractor

under this Agreement on the basis of race, color, religion, creed, sex, age, national origin, marital status, or presence of any sensory, mental, or physical handicap.

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

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

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

Melonie Anderson, City Clerk
City of Sammamish
486 - 228th Avenue NE
Sammamish, WA 98074
Phone Number: 425/898-0660

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

Jane C. Stoecklin
19715 S.E. 17th Street
Sammamish, WA 98075
Phone Number: 425/392-9574

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

CITY OF SAMMAMISH, WASHINGTON

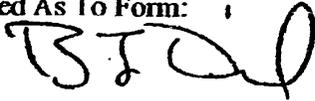
By: Ben Yazici, City Manager
Date: 23 MAR 04

Jane C. Stoecklin
Jane C. Stoecklin
Date: March 14, 2004

Attest/Authenticated:


Melonie Anderson / City Clerk

Approved As To Form: 1

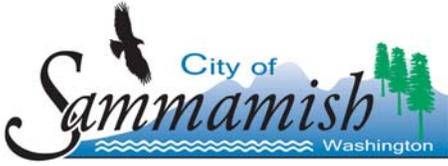


Bruce L. Disend, City Attorney

EXHIBIT A

Scope of Services to be Provided by Contractor. The Contractor shall furnish services including, but not limited to, the following:

A. Conduct public defender screening services at the Issaquah Courthouse of the King County District Court, East Division, three-and-one-half hours a week on behalf of the City; and retrieve and respond to voicemail messages from in-custody City defendants seeking a public defender.



CITY COUNCIL AGENDA BILL

Subject:

Resolution: Amending the Master Fee Schedule to include updated Passport Processing Fee.

Meeting Date: February 5, 2008

Date Submitted: January 30, 2008

Originating Department: City Clerk

Clearances:**Action Required:**

Council Review and adoption of resolution

City Manager **Police**

Public Works **Fire**

Building/Planning **Attorney**

Exhibits:

1. Resolution Amending Master Fee Schedule
2. Proposed Master Fee Schedule

Budgeted Amount: Incorporated in the 2007-2008 adjusted budget

Summary Statement:

On December 4, 2008, the City Council approved a resolution setting the Master Fee Schedule for 2008. It is now necessary to amend the Master Fee Schedule to include a new fee for passport processing.

Background:

The City of Sammamish has been a Passport Acceptance Facility for five years. With every passport that is processed, the City receives a \$30.00 processing fee. The amount of the processing fee is set by U.S. Department of State. That fee has been reduced to \$25.00 effective February 1, 2008. Staff is recommending the Master Fee Schedule be changed to adopt whatever the current processing fee is. This will eliminate the need to amend the fee schedule every time the State Department changes the processing fee.

Financial Impact: Included in revenue budget projections

Recommended Motion:

Approve the resolution amending the Master Fee Schedule as set forth in Exhibit A.

**CITY OF SAMMAMISH
WASHINGTON
RESOLUTION NO. R2008-___**

**A RESOLUTION OF THE CITY OF SAMMAMISH, WASHINGTON,
AMENDING RESOLUTION R2007-296 THE CITY'S MASTER FEE
SCHEDULE**

WHEREAS, Sammamish Ordinance No. O99-46 established the City's Master Fee Schedule; and

WHEREAS, Sammamish Ordinance No. O2002-114 repealed Ordinance No. 099-46 and adopted a new Master Fee Schedule, which may be amended or replaced by means of a resolution; and

WHEREAS, the City Council finds that the Master Fee Schedule should be amended to incorporate new and updated fees;

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

Section 1. Master Fee Schedule Amended. The City of Sammamish Master Fee Schedule is hereby amended to read as set forth in Exhibit A attached hereto and incorporated by reference. Resolution R2006-255 is hereby repealed.

Section 2 Effective Date This Resolution shall take effect February 6, 2008.

PASSED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF ON THE DAY OF FEBRUARY 2008.

CITY OF SAMMAMISH

Mayor Lee Felling

ATTEST/AUTHENTICATED:

Melonie Anderson, City Clerk

Exhibit 1

Approved as to form:

Bruce L. Disend, City Attorney

Filed with the City Clerk: January 30, 2008
Passed by the City Council:
Resolution No.: R2008-



FEE SCHEDULE

FEE NAME/DESCRIPTION OF SERVICE	CURRENT FEE
ADMINISTRATION	
Agendas, City Council	No Charge
Appeal Fee	\$250.00
Audio tape, blank	\$3.00
Budget document	Cost of reproduction
Certification of documents	\$2.00
Comprehensive plan	\$42.00
Computer generated data (customer provided disc)	\$25.00/hour
DVD/CD	\$15.00
Engineering Copies	
Black & White Copies	
C-Size (18 x 24)	\$3.00 per sheet
D-Size (24 x 36)	\$5.00 per sheet
E Size (34 x 44)	\$7.00 per sheet
Color Maps	
E-Size (34 x 44)	\$10.00 per map
GIS Data (requires signed disclaimer)	\$20.00 per DVD
Digital Orthophotos(requires signed disclaimer)	\$20.00 per DVD
Mailing (Minimum)	\$2.00
Micro disc 3.5	\$3.00
Notary public service	\$10.00
Returned Item/NSF Fee	\$25.00
Passport Processing Fee	Per Current US State Department Fee
Photocopy/computer print-outs	\$0.15/page (first 10 free)
Road standards	\$15.00
Zip drive	\$10.00



CITY COUNCIL AGENDA BILL

Subject:

Pine Lake Transit Access Road (formerly Issaquah-Pine Lake Road Extension); Final Project Acceptance

Meeting Date: February 5, 2008

Date Submitted: January 29, 2008

Originating Department: Public Works

Action Required:

- Approve the final contract amount with Construction Company LLC of Sumner, Washington, for the base amount of \$1,382,648.12, plus change orders and bid item quantity increases and decreases, which resulted in a final contract amount of \$1,562,490.71 and accept construction of the Pine Lake Transit Access Road, complete as of February 5, 2008.
- Adopt the Resolution accepting the project as complete

Clearances:

- | | |
|---|--|
| <input checked="" type="checkbox"/> City Manager | <input type="checkbox"/> Police |
| <input checked="" type="checkbox"/> Public Works | <input type="checkbox"/> Fire |
| <input type="checkbox"/> Building/Planning | <input type="checkbox"/> Attorney |

Exhibits:

1. Resolution of Project Acceptance
2. Final Contract Voucher Certificate
3. Change Order #2

Budgeted Amount: \$2,266,000 in the current 2007 Transportation Capital Improvement Fund

Summary Statement:

Construction of this project is now complete. This project provided for the construction of a new roadway connection between SE 30th Street and 228th Avenue SE. The new roadway, named SE Pine Lake Road, features a landscaped median, a sidewalk and planter strip along the south side, a soft surface path and planter strip along the north side, and continuous illumination. Due to the proximity of Pine Lake, enhanced water quality is provided through a treatment train consisting of bioretention swales, stormfilter vaults, and a sand filter vault. In addition, sidewalks were constructed using porous concrete. The purpose of this project

was to enhance neighborhood connectivity, create a connection to the new park-and-ride from the west, provide safer access to 228th Avenue, and improve pedestrian safety and improve connectivity for non-motorized users along this corridor.

There were no contractor claims filed against the City. A total of nine days of liquidated damages totaling \$15,465.02 were assessed against the contractor.

Change Order No. 2 is required to adjust certain quantities and contract prices and add working days to the contract. Of particular mention is an increase to the quantity of roadway excavation that resulted from an incorrect quantity included in the bid documents. Also a significant change to the sand filter vault design was required to accommodate site constraints and maintain existing traffic. These changes, along with other minor items necessitated adding additional working days to the contract.

All work under this contract has been completed in accordance with the plans and specifications approved by the City Engineer. The recommended action approves the final contract amount and constitutes the final acceptance of the work.

Background:

This project was identified in the Comprehensive Plan and has been listed on all of the City's Transportation Improvement Programs beginning with the Interim 2001 – 2006 Transportation Improvement Program. Council authorized the award of the construction contract to Construct Company LLC, at the May 2, 2006 meeting. Work began on August 17, 2006, and was substantially complete by May 16, 2007.

A Design Contract with David Evans and Associates was approved by council at their Special Meeting on March 11, 2003. This contract was brought back to Council for Contract Amendments on March 2, 2004 and June 21, 2005. A construction management and inspection contract with Harris and Associates was approved by council on May 2, 2006.

Financial Impact:

The completed improvements were constructed within the project budget.

Summary of Completed Project Budget:

Construction Costs	
Original Contract	\$ 1,382,648.12
Change Orders	\$ 179,842.59
Final Contract Amount	\$ 1,562,490.71
Liquidated Damages Assessed	\$ (15,465.02)
Final Construction Cost	\$ 1,547,025.69
Easement and Right of Way Acquisition	\$ 464,611.76
Design	\$ 270,024.00
Construction Management	\$ 272,718.00
Materials Testing	\$ 3,811.25
Sound Transit Agreements	\$ 1,006,198.02
Miscellaneous	\$ 9,597.38
Total	\$ 3,573,986.10

Recommended Motion:

Approve the final contract amount with Construction Company LLC of Sumner, Washington, for the base amount of \$1,382,648.12, plus change orders and bid item quantity increases and decreases, which resulted in a final contract amount of \$1,562,490.71 and adopt the Resolution accepting construction of Pine Lake Transit Access Road complete, as of February 5, 2008.

**CITY OF SAMMAMISH
WASHINGTON
RESOLUTION NO. R2008-___**

**A RESOLUTION OF THE CITY OF SAMMAMISH,
WASHINGTON, ACCEPTING THE CITY OF SAMMAMISH PINE
LAKE TRANSIT ACCESS ROAD PROJECT AS COMPLETE**

WHEREAS, at the Regular Council meeting of May 2, 2006 the City Council authorized the City Manager to enter into a contract with the lowest bidder for the project Pine Lake Transit Access Road; and

WHEREAS, the City Manager entered into a contract with Construct Company LLC on May 16, 2006; and

WHEREAS, the project was substantially completed by the contractor on June 5, 2007;

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

Section 1. Acceptance of the project Pine Lake Transit Access Road as Complete. The City of Sammamish hereby accepts the project Pine Lake Transit Access Road as complete.

Section 2. Authorization of Contract Closeout Process. The City of Sammamish Director of Public Works 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 REGULAR MEETING THEREOF ON
THE 5th DAY OF FEBRUARY 2008.**

CITY OF SAMMAMISH

Mayor Lee Felling

ATTEST/AUTHENTICATED:

Melonie Anderson, City Clerk

Approved as to form:

Bruce L. Disend, City Attorney

Filed with the City Clerk: _____, 2008
Passed by the City Council: _____, 2008
Resolution No.: R2008-____



**Washington State
Department of Transportation**

Final Contract Voucher Certificate

Contractor Construct Company LLC			
Street Address 1621 Pease Ave			
City Sumner	State WA	Zip 98390	Date 1/29/08
Project Number C2006-151	Federal-Aid Project Number N/A	Highway Number N/A	
Contract Title Pine Lake Transit Access Road			
Date Work Physically Completed 12/11/07		Final Amount \$ 1,562,490.71	

Contractor's Certification

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

Patrick A. Humphreys
Contractor Authorized Signature Required

Patrick A. Humphreys Proj. Manager
Type Signature Name

Subscribed and sworn to before me this _____ day of _____ 20____

_____ Notary Public in and for the State of _____

residing at _____

Department of Transportation Certification

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

Approved Date _____

Project Engineer / Project Administrator

Regional Administrator, Area Administrator, or Facilities Administrator

Headquarters Use Only

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

_____ Secretary of Transportation/or Designee
Date of Acceptance _____

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

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

Original to:

State Construction Office

Copies by State Accounting Office, Contract Payments to:

Region Project Engineer or Project Administrator Contractor



CHANGE ORDER

Date 1/29/08 Sheet 1 of 1	CITY OF SAMMAMISH DEPARTMENT OF PUBLIC WORKS	Change Order Number: 2
<input checked="" type="checkbox"/> Ordered by Engineer under Section 1-04.4 of the Standard Specifications <input type="checkbox"/> Change proposed by Contractor	PROJECT IDENTIFICATION CRP No. 2006-151	
Endorsed by: Construct Co _____ <i>Signature</i>	To: Patrick Humphreys Construct Co 1621 Pease Ave Sumner, WA 98390	
Consent given by Surety: <input type="checkbox"/> Required <input type="checkbox"/> Not Required _____ <i>Attorney-in-fact</i>	Date: <u>1/30/08</u> _____ <i>Date</i>	
Project Title: Pine Lake Transit Access Road		

Increase Item #6, Roadway Excavation including Haul, from a bid quantity of 2,500 CY to a revised quantity of 4,722 CY. For this additional work the Contractor will be compensated with four additional working days. Additional compensation totaling \$33,057.90 (\$20.70 x 1,597 CY) will be full compensation for this increased quantity and is in accordance with Section 1.04.4 of the Standard Specifications.

Revise Item #16, Sand Filter Vault. Revise the plans and specifications for the Sand Filter Vault as detailed in Harris & Associates Ltr. 03, dated July 18, 2006. For this work the Contractor shall receive a lump sum of \$67,661.98, which represents full compensation for this additional work. No adjustment of contract time is warranted by this change.

Delete Item #37, Plant Establishment - 2nd Year, in its entirety. This results in a credit to the contract of \$20,000.00.

Delete Item #66, Metal Railing, in its entirety. This results in a credit to the contract of \$11,433.16. In lieu of the Metal railing, the Contractor shall install 4" black vinyl coated chain link fence at no cost to the City. Fence installation shall be in accordance with WSDOT Standard Plans and Specifications. No adjustment of contract time is warranted by this change.

Adjustment to the final Contract Amount to represent all Increases/Decreases to bid items (not otherwise included above or in Change Order No. 1) within the limits defined by the contract and accounting for bid error for Item #70.

This Change Order adds 27 working days to the contract and extends the contract expiration date to December 31, 2008.

ORIGINAL CONTRACT AMOUNT	CURRENT CONTRACT AMOUNT	ESTIMATED NET CHANGE THIS ORDER	ESTIMATED CONTRACT TOTAL AFTER CHANGE
\$ 1,382,648.12	\$ 1,389,785.35	\$ 172,705.36	\$ 1,562,490.71
APPROVAL RECOMMENDED _____ <i>Construction Manager</i>		APPROVAL RECOMMENDED _____ <i>Director of Public Works</i>	
_____ <i>Date</i>		_____ <i>Date</i>	
APPROVAL RECOMMENDED _____ <i>City Engineer</i>		APPROVED _____ <i>City Manager</i>	
_____ <i>Date</i>		_____ <i>Date</i>	



CITY COUNCIL AGENDA BILL

Subject:**Low Impact Development Chapter**

A proposed ordinance to promote the use of Low Impact Development in the City of Sammamish

Meeting Date: February 5, 2008

Date Submitted: January 29, 2008

Originating Department: Community Development

Clearances:

- | | |
|---|-----------------------------------|
| <input type="checkbox"/> City Manager | <input type="checkbox"/> Police |
| <input checked="" type="checkbox"/> Public Works | <input type="checkbox"/> Fire |
| <input checked="" type="checkbox"/> Building/Planning | <input type="checkbox"/> Attorney |

Action Required:

First Reading and Open Public Hearing

Exhibits:

1. Draft Ordinance
2. Draft Code Amendment
3. Planning Commission Recommendation Memo
4. SEPA Determination

Budgeted Amount: N/A – Legislative Approval

Summary Statement:

The proposed ordinance will promote the use of Low Impact Development for development throughout the City. The proposed ordinance is voluntary, incentive-based, and will apply Citywide; the ordinance generally promotes the use of “full” low impact development, but also provides for incentives for the use of preferred stormwater management techniques.

Background:

The City Council has directed the Planning Commission and City Staff to prepare a Low Impact Development ordinance that is voluntary, incentive-based, and applicable Citywide. The proposed ordinance would supplement the forthcoming update to the King County Surface Water Design Manual.

Recommended Motion:

Not applicable.

**CITY OF SAMMAMISH
WASHINGTON**

ORDINANCE NO. O2008 - ____

**AN ORDINANCE OF THE CITY OF SAMMAMISH, WASHINGTON,
AMENDING THE CITY OF SAMMAMISH MUNICIPAL CODE TO
CREATE A LOW IMPACT DEVELOPMENT CHAPTER, AND
AMENDING CERTAIN OTHER CHAPTERS OF THE CITY OF
SAMMAMISH MUNICIPAL CODE TO ENSURE CONSISTENCY
WITH THE LOW IMPACT DEVELOPMENT CHAPTER**

WHEREAS, the City Council adopted the City's Comprehensive Plan on September 16, 2003; and

WHEREAS, the Growth Management Act ("GMA"), Chapter 36.70A RCW, authorizes amendments or revisions of a comprehensive plan to be made annually and allows more frequent amendments to the capital facilities element of a comprehensive plan that occur concurrently with the adoption or amendment of a city budget; and

WHEREAS, pursuant to RCW 36.70A.020, the City is required to plan under the adopted GMA goals adopted to guide the development and adoption of comprehensive plans and development regulations; and

WHEREAS, the City Council adopted the City of Sammamish Municipal Code on December 2, 2003; and

WHEREAS, the City of Sammamish is home to environmentally sensitive areas. Three of the six 303(d) lakes in the County are in Sammamish: Lake Sammamish, Pine Lake and Beaver Lake. Pine Lake, Beaver Lake, and Laughing Jacobs Lake in the City and Allen, Mystic and Yellow lakes in nearby unincorporated King County all drain into Lake Sammamish; along with many wetlands, streams and creeks; and

WHEREAS, the drinking water supply for the entire north end of the City of Sammamish, served by the Northeast Sammamish Water and Sewer District, obtains its entire water supply from aquifers. Much of the water supply from the Sammamish Water and Sewer District in the south half of the City comes from aquifers; and

WHEREAS, the City of Sammamish contains one of the remaining spawning creeks (Ebright Creek) for the kokanee salmon and the kokanee have been petitioned to become a threatened species under the US Endangered Species Act (ESA). Chinook and chum salmon and bull trout are listed as threatened under the

Exhibit 1

ESA and scientists have cited loss of habitat due to development and stormwater runoff as factors that have contributed to their population declines;

WHEREAS, new stormwater management tools, including Low Impact Development can address a number of critical environmental issues facing Puget Sound. The Washington Department of Ecology estimates about one-third of polluted waters on the section 303(d) list are degraded because of stormwater runoff; and

WHEREAS, complementary preferred stormwater management techniques are a critical element of Low Impact Development (LID). In higher density settings, comprehensive application of LID practices is necessary to reduce the hydrologic changes and pollutant loads to surface and ground waters. Initial research modeling experimental, medium density, residential LID designs indicates that pre-development hydrologic conditions may be approximated on soils with low infiltration rates when using a full suite of LID practices and 40 to 50% open space protection. In this difficult type of development scenario it is essential to apply a full complement of LID practices. Soil enhancement, bioretention, open conveyance, dispersion to open space, minimal excavation foundation systems, aggregate storage under paving and roof water harvesting techniques must be integrated into the design to minimize hydrologic impacts; and

WHEREAS, the Council intends to adopt an updated King County Stormwater Design Manual to comply with Department of Ecology National Pollution Discharge Elimination System (NPDES) permit requirements. The King County Stormwater Design Manual includes Low Impact Development requirements for small site residential development; and

WHEREAS, the Council wishes to provide a voluntary, incentive-based option for large residential developments to incorporate preferred stormwater management techniques or to incorporate Low Impact Development into the development design; and

WHEREAS, an environmental review of the proposed Comprehensive Plan amendments has been conducted in accordance with the requirements of the State Environmental Policy Act (SEPA), and a SEPA threshold determination of non-significance and notice of adoption was issued on **September 18, 2006** and sent to state agencies and interested parties; and

WHEREAS, in accordance with WAC 365-195-620, a notice of intent to adopt the proposed Comprehensive Plan amendments was sent to the Washington State Department of Community, Trade and Economic Development on August 28, 2007 to allow for a 60 day review and comment period; and

WHEREAS, the public process for the proposed amendments has provided for early and continuous public participation; and

WHEREAS, the Planning Commission considered the proposed amendments to the Comprehensive Plan at public hearing sessions beginning on June 28, 2007 and continuing to July 12, 2007;

WHEREAS, the Planning Commission has considered the public comment received and other information presented and voted to recommend to the City Council adoption of the proposed amendments; and

WHEREAS, the City Council has considered the recommended amendments to the Comprehensive Plan; and

WHEREAS, the City Council has considered the goals of the GMA as set forth in RCW 36.70A.020 and the amendments attached to this ordinance reflect the City's balancing of the public interests under the planning goals of the GMA.

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

Section 1. Amendments to the City of Sammamish Municipal Code Adopted. The amendments to the City of Sammamish Municipal Code, as set forth in Attachments "A" to this ordinance, are hereby adopted.

Section 2. Interpretation. The City Council authorizes the applicable director to administratively interpret these provisions as necessary to implement the intent of the City Council.

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 ordinance be preempted by state or federal law or regulation, such decision or preemption shall not affect the validity of the remaining portions of this ordinance or its application to other persons or circumstances.

Section 4. Effective Date. This ordinance shall be published in the official newspaper of the City, and shall take effect and be in full force five (5) days after the date of publication.

ADOPTED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF ON THE ~~XX~~ DAY OF DECEMBER, 2007.

CITY OF SAMMAMISH

Mayor Lee Felling

ATTEST/AUTHENTICATED:

Melonie Anderson, City Clerk

Approved as to form:

Bruce L. Disend, City Attorney

Filed with the City Clerk: January 29, 2008

Public Hearing:

First Reading:

Public Hearing

Passed by the City Council:

Date of Publication:

Effective Date:

Proposed Sammamish Municipal Code Amendments:

Low Impact Development Code Amendments

Amendment List:

- SMC 19.15.370 - Definition of Short Subdivision
- SMC 19.15.390 - Definition of Subdivision
- SMC 21A.15.XXX - Definition of Bio-retention (*New Section*)
- SMC 21A.15.XXX - Definition of Low Impact Development (*New Section*)
- SMC 21A.25.030 - Density and Dimension – Residential zones (*Added cross reference to LID chapter*)
- SMC 21A.25.040 - Density and Dimension – Commercial zones (*Added cross reference to LID chapter*)
- SMC 21A.25.080 - Calculations – Site area used for base density and maximum density floor area calculations (*Revised for correct terminology, added cross reference to LID chapter*)

- SMC 21A.30.020 - Lot segregations – Zero lot line development. (*Revised to for incentive, added cross reference to LID chapter*)

- SMC 21A.30.140 - On-site recreation – Space required (*Added cross reference to LID chapter*)
- SMC 21A.30.160 - On-site recreation – Play areas required (*Added cross reference to LID chapter*)
- SMC 21A.85.050 - Introduction (*New Section*)
- SMC 21A.85.010 - Goals (*New Section*)
- SMC 21A.85.020 - Applicability (*New Section*)
- SMC 21A.85.030 - Full Low Impact Development Design (*New Section*)
- SMC 21A.85.040 - General Low Impact Development Technique Types and Standards (*New Section*)
- SMC 21A.85.050 - Residential Low Impact Development Technique Types and Standards (*New Section*)
- SMC 21A.85.060 - Non-Residential Low Impact Development Technique Types and Standards (*New Section*)

- SMC 21A.85.070 - Low Impact Development Incentives (*New Section*)
- SMC 21A.85.080 - Review Process (*New Section*)

19.15.370 Short subdivision

“Short subdivision” means the administrative approval of the division or redivision of land into four or fewer lots for the purpose of sale or transfer of ownership pursuant to Chapter [19.35 SMC](#), or for nine or fewer lots only when full Low Impact Design is utilized pursuant to Chapter 21A.85. A short subdivision also may include any number of tracts for ingress, egress, utilities, open space preservation, or other approved public purpose.

19.15.390 Subdivision.

“Subdivision” is the division or redivision of land into two or more lots for the purpose of sale, lease, or transfer of ownership, except as provided by the short subdivision of two to four lots or of one to nine lots when utilizing full Low Impact Development design pursuant to Chapter 21A.85.

SMC 21A.15.XXX Bio-retention. Excavated or otherwise formed depressions in the landscape that provide for storage, treatment, and infiltration of stormwater runoff.

SMC 21A.15.XXX Low Impact Development. Low impact development (LID) is a stormwater management and land development strategy applied at the parcel and subdivision scale that emphasizes conservation and use of on-site natural features integrated with engineered, small-scale hydrologic controls to more closely mimic pre-development hydrologic functions. The primary stormwater management objective for LID is to match pre-development hydrologic conditions.

SMC 21A.25.030 – Densities and Dimensions – Residential zones

		RESIDENTIAL					
		URBAN RESIDENTIAL					
STANDARDS	ZONES	R-1(15)	R-4	R-6	R-8	R-12	R-18
Maximum Density: Dwelling Unit/Acre (13)		1	4 du/ac (6)	6 du/ac	8 du/ac	12 du/ac	18 du/ac
Minimum Density (2)					85% (11) (16)	80% (16)	75% (16)
Minimum Lot Width		35 ft (7)	30 ft	30 ft	30 ft	30 ft	30 ft
Minimum Street Setback		20 ft (7)	10 ft (8)	10 ft (8)	10 ft (8)	10 ft (8)	10 ft (8)
Minimum Interior Setback (3)(14)		5 ft (7)	7 ft (1)	5 ft	5 ft	5 ft (9)	5 ft (9)
Base Height (4) (17)		35 ft	35 ft	35 ft 45 ft (12)	35 ft 45 ft (12)	60 ft	60 ft 80 ft (12)
Maximum Impervious Surface: Percentage (5)		30% (10)	55%	70%	75%	85%	85%

...

17. Subject to the increase in maximum height pursuant to SMC 21A.85.070 – Low Impact Development Incentives.

SMC 21A.25.040 – Densities and Dimensions – Commercial zones

	Z O N E S	COMMERCIAL		
		NEIGHBORHOOD BUSINESS	COMMUNITY BUSINESS	OFFICE
STANDARDS		NB	CB	O
Maximum Density DU/Acre		8 du/ac (1)	18 du/ac (1)	18 du/ac (1)
Minimum Lot Area				
Maximum Lot Depth/Width Ratio			10 ft (8)	10 ft (8)
Minimum Street Setback		10 ft (3)	10 ft (3)	10 ft
Minimum Interior Setback		20 ft (5)	20 ft (5)	20 ft (5)
Base Height (8) (9)		35 ft 45 ft (4)	35 ft 60 ft (4)	45 ft 60 ft (4)
Maximum Floor/Lot Ratio: Square Feet		1/1 (7)	1.5/1 (7)	2.5/1 (7)
Maximum Impervious Surface: Percentage (9)		85%	85%	75%

...

9. Subject to the increase in maximum height pursuant to SMC 21A.85.070 – Low Impact Development Incentives.

21A.25.080 Calculations – Site area used for base density and maximum density floor area calculations.

1. All site areas may be used in the calculation of base and maximum allowed residential density or project floor area except as outlined under the provisions of subsection (2) of this section.
2. Submerged lands, landslide hazard areas steep slopes and buffers, Category I-IV Class 1-3 wetlands and buffers, Type S, F, Np, and Ns Class 1-3 streams and buffers, and property to be used as a street(s), shall not be credited toward base and maximum density or floor area calculations; provided, that subdivisions or short plats that meet the tree retention incentives standards of SMC 21A.35.22+0(2), Tree retention incentives requirements, shall be credited 10 percent of the environmentally sensitive areas and associated buffers identified above; and further provided that critical areas, critical area buffers, and streets may be credited into the net density calculation pursuant to SMC 21A.85.070 – Preferred Stormwater Management Technique Incentives.

21A.30.020 Lot segregations – Zero lot line development.

In any R zone or in the NB zone on property designated commercial outside of center in the urban area, interior setbacks may be modified during subdivision or short subdivision review as follows:

1. If a building is proposed to be located within a normally required interior setback in the NB zone:
 - (a) An easement shall be provided on the abutting lot of the subdivision that is wide enough to ensure a 10-foot separation between the walls of structures on adjoining lots, except as provided for common wall construction;
 - (b) The easement area shall be free of permanent structures and other obstructions that would prevent normal repair and maintenance of the structure's exterior;
 - (c) Buildings utilizing reduced setbacks shall not have doors that open directly onto the private yard areas of abutting property. Windows in such buildings shall not be oriented toward such private yard areas unless they consist of materials such as glass block, textured glass, or other opaque materials, and shall not be capable of being opened, except for clerestory-style windows or skylights; and

Exhibit 2

(d) The final plat or short plat shall show the approximate location of buildings proposed to be placed in a standard setback area.

2. If a building is proposed to be located within a normally required interior setback in an R zone:

(a) The residential development must qualify for the attached housing incentive provided in SMC 21A.85.070;

(b) An easement shall be provided on the abutting lot of the subdivision that is wide enough to ensure a 10-foot separation between the walls of structures on adjoining lots, except as provided for common wall construction;

(c) The easement area shall be free of permanent structures and other obstructions that would prevent normal repair and maintenance of the structure's exterior;

(d) Buildings utilizing reduced setbacks shall not have doors that open directly onto the private yard areas of abutting property. Windows in such buildings shall not be oriented toward such private yard areas unless they consist of materials such as glass block, textured glass, or other opaque materials, and shall not be capable of being opened, except for clerestory-style windows or skylights; and

(e) The final plat or short plat shall show the approximate location of buildings proposed to be placed in a standard setback area.

21A.85.050 Introduction

~~The City of Sammamish is home to environmentally sensitive areas. Three of the six 303(d) lakes in the County are in Sammamish: Lake Sammamish, Pine Lake and Beaver Lake. Pine Lake, Beaver Lake, and Laughing Jacobs Lake in the City and Allen, Mystic and Yellow lakes in nearby unincorporated King County all drain into Lake Sammamish; along with many wetlands, streams and creeks.~~

~~The drinking water supply for the entire north end of the City, served by the Northeast Sammamish Water and Sewer District, obtains its entire water supply from aquifers. Much of the water supply from the Sammamish Water and Sewer District in the south half of the City comes from aquifers.~~

~~The City contains one of the remaining spawning creeks for the kokanee salmon, Ebright Creek. The kokanee have been petitioned to become a threatened species under the US Endangered Species Act (ESA).~~

~~New stormwater management tools can address a number of critical environmental issues facing Puget Sound. Chinook and chum salmon and bull trout are listed as threatened under the ESA and scientists have cited loss of habitat due to development and stormwater runoff as factors that have contributed to their population declines. The Washington Department of Ecology (Ecology) estimates about one third of polluted waters on the section 303(d) list are degraded because of stormwater runoff.~~

SMC 21A.85.010 Goals

Specific Goals of LID are:

1. Increasing the ability of a developed site to effectively emulate pre-development hydrological and water quality functions
2. Maximizing retention of storm water on sites proposing to develop;
3. Minimizing overland storm water runoff from a developed site;
4. Maximizing the retention of trees, native vegetation, under story plants, and native soils;

The Purpose of this Ordinance is to:

1. Encourage new development proposals to design and incorporate LID, recognizing the holistic value of Low Impact Development; and,
2. Provide incentives for development proposals to incorporate LID into the project design.

SMC 21A.85.020 Applicability.

All new development shall have the option to:

1. Fully design a project that incorporates LID into all aspects of the development proposal subject to SMC 21A.85.030, or
2. Incorporate preferred stormwater management techniques , and provided sufficient preferred stormwater management techniques have been incorporated into the development proposal, the applicant shall have the option to take advantages of the incentives identified in SMC 21A.85.070.
3. The City of Sammamish shall apply this Ordinance to all City projects and encourage other governmental entities to utilize LID for their projects.

SMC 21A.85.030 Full Low Impact Development Design.

~~Complementary preferred stormwater management techniques are a critically important element of Low Impact Development. In the higher density setting, comprehensive application of LID practices is necessary to reduce the hydrologic changes and pollutant loads to surface and ground waters. Initial research modeling experimental, medium density, residential LID designs indicates that pre-development hydrologic conditions may be approximated on soils with low infiltration rates when using a full suite of LID practices and 40 to 50% open space protection. In this difficult type of development scenario it is essential to apply a full complement of LID practices. Soil enhancement, bioretention, open conveyance, dispersion to open space, minimal excavation foundation systems, aggregate storage under paving and roof water harvesting techniques must be integrated into the design to minimize hydrologic impacts.~~

Exhibit 2

Fully incorporating LID into a project's design is preferred over partial use of preferred stormwater management techniques. The City shall encourage applicants to utilize full Low Impact Development design. Applicants who choose to design a development proposal to incorporate LID fully into the development's design shall be eligible to utilize incentives without being subject to the point system of techniques and incentives contained within SMC 21A.85, shall be eligible for a waiver of the density incentive limits contained in SMC 21A.85.070 (1) and (2), and may utilize the short plat process for up to nine lots, provided that:

1. Proposed methods to achieve full LID may include the preferred stormwater management techniques identified in SMC 21A.85.040 through SMC 21A.85.060 or other techniques, subject to City review and approval, and
2. Pursuant to the review process of SMC 21A.85.080, the Director of Community Development (Director) may authorize the use of any of the incentives identified in SMC 21A.85.070, provided that the Director finds that the cumulative effect of the proposed preferred stormwater management techniques is equivalent to the cumulative benefit from the preferred stormwater management techniques required for the LID incentives identified in SMC 21A.85.070, and achieves the goal of full LID.

SMC 21A.85.040 General Preferred Stormwater Management Technique Types and Standards.

The following list identifies general preferred stormwater management techniques, and the "points" associated with the successful completion of each technique. The preferred stormwater management techniques identified in this section may be proposed within any zoning designation. The implementation of any technique to earn credit for an incentive shall be subject to the review and approval of the Director.

1. Complementary Preferred Stormwater Management Techniques – (2-10) Technique Points:
 - (a) An applicant may request additional points for combining multiple techniques provided that:
 - i. The techniques used in combination shall demonstrably exceed the benefits associated with using each technique individually on the site; and
 - ii. The Director shall assign points for the combined use of techniques based upon the additional qualitative and quantitative benefits towards the goals, generated by the combination on a specific site by site basis.
2. Retention of Fifty Percent (50%) of the Vegetated Area – 10 Technique Points:
 - (a) Retain fifty percent (50%) of the subject site in one or more permanent open space tracts;
 - (b) Retained open space tracts and vegetation shall be subject to the tree protection standards of SMC 21A.35.230;
 - (c) Area retained in the open space tracts shall:
 - i. Be an existing forested area; or
 - ii. Be landscaped with native trees and shrubs subject to the following:
 1. The revegetation plan shall be designed by a certified professional;
 2. The plantings shall provide a multilayer canopy of large trees (50%), small trees, and shrubs at maturity;
 3. Plants shall be selected by a certified professional based upon site suitability;
 4. For open space tracts exceeding 0.5 acres in area, a ratio of 2 evergreens to 1 deciduous tree is required;
 5. Two (2) trees planted per 1,000 square feet of the open space tract area;
 6. Trees shall be native to King County and deciduous trees shall have a minimum caliper of 1.5 inches and a height of 10 feet, and coniferous and broadleaf evergreen trees shall be at least five feet in height;
 7. Trees shall be spaced 20 feet on center or less; shrubs shall be spaced 4 feet on center; and,
 8. Landscaping plans shall be designed consistent with SMC 21A.35.080 and 21A.35.100.
 - (d) Significant trees retained in open space tract may also be counted towards total tree retention requirements.
 - (e) A single contiguous Critical Area Tract, required pursuant to SMC 21A.50.190, may be used to satisfy this technique. Critical Area Tracts that do not constitute 50% of the area within the subject site may be credited for a proportionate amount of the proposed 50% retention.
3. Limited Site Disturbance – 10 Technique Points:

Exhibit 2

- (a) Residential development – Soil disturbance of lots created through a residential development shall be limited to 50% of the lot area during plat and subsequent house construction;
 - (b) Non-residential development – Soil disturbance of the site shall be limited to 50% of the site area otherwise unconstrained by environmentally critical areas and associated buffers during plat and subsequent building construction;
 - (c) Limited clearing may occur within the area where soil is undisturbed, subject to the following limitations:
 - i. The top 4 inches of soil may be disturbed, but not removed from the site or lot, to allow for removal of vegetation;
 - ii. Stump removal shall consist of grinding the stump in the existing location; and,
 - iii. In no case shall the natural grade of the undisturbed area be modified.
4. Permeable pavements / materials – 8 Technique Points:
- (a) Residential development – pervious pavements / materials shall be used for all proposed impervious surfaces, including but not limited to private driveways, patios, walkways, private roads, and sidewalk areas;
 - (b) Commercial / institutional developments - pervious pavements / materials shall be used for all proposed impervious surfaces, including but not limited to sidewalk areas, playgrounds, sports courts, and parking areas;
 - (c) Pervious pavement / materials shall only be installed on sites where information has been generated by a certified professional (e.g. a geotechnical engineer) and approved by the City Engineer, demonstrating that the pervious pavement material shall function as designed.
5. Onsite Infiltration – 8 Technique Points:
- (a) 90% of the collected site shall drain to an onsite infiltration system;
 - (b) The onsite infiltration system shall be designed to accommodate the design volumes for the collected areas up to, and including the 100-year storm; and,
 - (c) All infiltration systems shall be designed in accordance with the adopted King County Surface Water Design Manual and shall be reviewed and approved by the City Engineer on a site specific basis.
6. Bioretention Swale(s) – 8 Technique Points:
- (a) Residential development – 100% of lots within a residential development shall drain to bioretention swales;
 - (b) Commercial / institutional development – 100% of the subject site shall drain to a bioretention swale;
 - (c) Bioretention swales and rain gardens shall be:
 - i. Generally a constructed, low gradient swale, designed to allow slow filtration of water through planted grasses or other vegetation, and may be used in combination with other LID techniques;
 - ii. Designed in accordance with the adopted King County Surface Water Design Manual or the Low Impact Development Technical Guidance Manual for Puget Sound; and,
 - iii. Reviewed and approved by the City Engineer.
7. Reforestation – 8 Technique Points:
- (a) Residential development – All of the lots within a residential development shall be re-forested;
 - (b) Commercial / institutional development – All of the subject site shall be re-forested;
 - (c) Reforestation shall consist of:
 - i. Two (2) trees planted per 1,000 square feet of the lot area; and,
 - ii. Trees shall be native to King County and deciduous trees shall have a minimum caliper of 1.5 inches and a height of 10 feet, and coniferous and broadleaf evergreen trees shall be at least five feet in height.
8. Reduced Impervious Surface – 7 Technique Points:
- (a) Residential development – maximum impervious surface area for lots created through a residential development proposal allowed pursuant to SMC 21A.25.030 shall be reduced by 20 percentage points of the total lot area (e.g. maximum impervious surface in the R-4 zone would be reduced from 55% to 35%);
 - (b) Commercial / institutional developments - maximum impervious surface area allowed pursuant to SMC 21A.25.040 shall be reduced by 20 percentage points of the total site area (e.g. maximum impervious surface in the CB zone would be reduced from 85% to 65%);

Exhibit 2

- (c) The allowed increases in impervious surfaces for smaller lots pursuant to SMC 21A.25.030 and 21A.25.040 shall be prohibited.
9. Landscaping – 5 Technique Points:
- (a) One hundred percent (100%) of required street landscaping, recreation tracts, and open space tracts, shall be landscaped with drought resistant vegetation native to Western Washington.
10. Natural Site Design – 2-10 Technique Points:
- (a) Prior to site design, the applicant shall:
 - i. Meet and consult with the City to identify methods to leverage natural site features to promote recharge of storm water;
 - ii. At the meeting, the City and applicant shall identify specific design features that shall be used to promote recharge of storm water; and,
 - iii. The applicant shall provide a written agreement to the City confirming that the proposed development shall be developed consistently employing the natural site features identified at the City meeting.
 - (b) Compliance with this preferred stormwater management technique shall require review and approval by the Director. The Director shall assign points for this technique based upon:
 - i. Comprehensive review of the site and identification of the presence of site features that allow for the implementation of preferred stormwater management techniques – 2 Technique Points;
 - ii. Incorporating multiple techniques identified in this process into a development proposal – 2 Technique Points per technique designed using natural site features up to a maximum of 8 Technique Points;
 - iii. Credit shall not be given to techniques that do not incorporate aspects of the existing natural site.
11. Certification of Preferred Stormwater Management Techniques – 5 Technique Points:
- (a) Following installation of proposed techniques, the applicant shall post a two-year financial surety with the City, consistent with SMC 27A.20; and,
 - (b) Certification may be proposed where not otherwise required and shall require review and approval by the Director.
12. Green Roofs – (1-20) Technique Points:
- (a) Residential development – 2 Technique points generated per 10% of dwelling units using vegetated roofs;
 - (b) Commercial / institutional development - 1 Technique point generated per 1,000 square feet of commercial building roof area using vegetated roofs;
 - (c) Vegetated roofs shall not exceed a roof slope of more than 5 and 20 degrees (1:12 and 5:12);
 - (d) A maintenance plan shall be prepared and distributed to property owner(s) that addresses:
 - i. Structural and drainage maintenance;
 - ii. Vegetation management; and,
 - iii. Irrigation.
 - (e) Developments proposing green roofs pursuant to this chapter shall be required to retain a green roof for a period of not less than 15 years from the date of construction; and,
 - (f) Compliance with this preferred stormwater management technique shall require review and approval by the Building Official.

SMC 21A.85.050 Residential Preferred Stormwater Management Technique Types and Standards.

The following list identifies preferred stormwater management techniques that may only be proposed associated with residential development proposals, and the “points” associated with the successful completion of each technique. The implementation of any technique to earn credit for an incentive shall be subject to the review and approval of the Director.

- 1. Bio-retention – 10 Technique Points:
 - a. Sixty-five percent (65%) of the collected site shall be directed to a bio-retention system without an underdrain.
 - b. Bio-retention systems shall be designed consistent with the adopted King County Surface Water Design Manual, and shall be subject to the review and approval of the City Engineer.
- 2. Open Space – 9 Technique Points:

Exhibit 2

- a. 30% of the total site area shall be retained in a permanent open space tract;
 - b. Limited clearing / grading of the open space area shall be allowed, to allow for the installation of passive recreation uses, including but not limited to soft surface trails, benches, and picnic tables;
 - c. Area retained as open space may be used to satisfy the recreation space requirements of SMC 21A.30.140 – On-site Recreation – space required; and,
 - d. Open space shall be located outside of any required critical areas and associated buffers.
3. Minimal foundation excavation – 8 Technique Points:
- a. All of the lots within a residential development shall be designed with minimal foundation excavation;
 - b. Limited or no disturbance of the natural soil profile within the footprint of the proposed structure on the subject site;
 - c. The foundation shall consist of a combination of driven piles and a connection at or above the existing grade of the subject site; and,
 - d. Compliance with this technique shall require review and approval by the Building Official.
4. Soil Amendments – 5 Technique Points:
- a. 12 inches of soil amendments shall be tilled into the top two (2) feet of the site to be used for landscaping, including but not limited to proposed landscaping tracts, recreation tracts, and individual lots;
 - b. Soil amendments shall be:
 - i. Added prior to final plat, provided that proposed house footprints are identified at the time of final plat;
 - ii. Added prior to final building inspection on subdivisions, provided that one bond for all of the lots within the subdivision shall be recorded prior to final plat;
 - c. Soil amendments shall be well rotted compost, and shall consist of:
 - i. A minimum organic matter content of 10 percent by dry weight in landscape areas, and 5 percent in turf areas;
 - ii. pH between 5.5 and 7.0 or a pH appropriate for installed plants; and,
 - iii. Stockpiled topsoils from a development site may be used for soil amendments, provided the soils satisfy the above soil characteristics.
5. Joint Use Driveway – 5 Technique Points:
- a. 65% of lots within a proposed residential development shall be accessed from a joint use driveway
6. Rain Barrels – 2 Technique Points:
- a. Three (3) rain barrels with a water capacity of ninety (90) gallons or greater shall be permanently installed by the builder per lot;
 - b. Equivalent rainwater storage for landscaping irrigation may be proposed and accepted by the City, subject to review and approval by the Director.

SMC 21A.85.060 Mixed-Use / Commercial / Institutional Preferred Stormwater Management Technique Types and Standards.

The following list identifies preferred stormwater management techniques that may only be proposed in association with a non-residential development proposal, and the “points” associated with the successful completion of each technique. The techniques identified in this section may be proposed within any zoning designation. The implementation of any technique to earn credit for an incentive shall be subject to the review and approval of the Director.

PLEASE NOTE: ADDITIONAL TECHNIQUES TO BE ESTABLISHED IN THE TOWN CENTER PLAN

SMC 21A.85.070 Preferred Stormwater Management Incentives.

Use of comprehensive, complementary and integrated preferred stormwater management techniques may result in the reduction of storm water drainage systems and/or the storm water retention-detention pond. In addition, the following list identifies specific preferred stormwater management incentives, and the Technique points required to gain each incentive. Technique points are cumulative and may be combined to gain the use of an LID incentive below, subject to the limitations on generating technique points in each section above. Technique points may only be used within the development proposal that generates the points, and may not be credited to other development proposals. Points may only be used once; however surplus points may be credited towards additional incentives.

Exhibit 2

Incentives for Preferred Stormwater Management Techniques in .040 through .060 and Full Low Impact Development

1. Net Density Incentive – Streets: This density incentive may be used to increase the overall lot yield by up to 20% of the allowable lot yield otherwise allowed within the plat.
 - (a) 27 Technique points required - The applicant may modify the net density calculation pursuant to SMC 21A.25.080 to include up to 75 percent of the area within streets towards site density calculations;
 - (b) 24 Technique points required - The applicant may modify the net density calculation pursuant to SMC 21A.25.080 to include up to 50 percent of the area within streets towards site density calculations;
 - (c) 21 Technique points required - The applicant may modify the net density calculation pursuant to SMC 21A.25.080 to include up to 25 percent of the area within streets towards site density calculations.
2. Net Density Incentive – Critical Areas and Buffers: This density incentive may be used to increase the overall lot yield by up to 30% of the allowable lot yield otherwise allowed within the plat.
 - (a) 27 Technique points required - The applicant may modify the net density calculation pursuant to SMC 21A.25.080 to include up to 75 percent of the area within critical areas and associated buffers towards site density calculations;
 - (b) 24 Technique points required - The applicant may modify the net density calculation pursuant to SMC 21A.25.080 to include up to 50 percent of the area within critical areas and associated buffers towards site density calculations;
 - (c) 21 Technique points required - The applicant may modify the net density calculation pursuant to SMC 21A.25.080 to include up to 25 percent of the area within critical areas and associated buffers towards site density calculations.
3. Street Improvement and Right-of-way Reduction. All reductions allowed pursuant to this section shall be subject to review and approval by the City Engineer; variation requests based upon the LID ordinance shall be given preference over non-LID related variation requests:
 - (a) 18 Technique points required – The applicant may request a variation from the public works standards to reduce the required public right-of-way dedication from 60 feet to 50 feet and to reduce the required street improvement to 49 feet including:
 - i. Parking on one side (28 feet of paved asphalt); and,
 - ii. Reversed planter strip and sidewalk on the parking side.
 - (b) 16 Technique points required – The applicant may request a variation from the public works standards to reduce the required street improvement to 49 feet of improvement to include:
 - i. Parking on one side (28 feet of paved asphalt); and,
 - ii. Reversed planter strip and sidewalk on the parking side.
 - (c) 16 Technique points required – The applicant may request a variation from the public works standards to reduce the required public right-of-way dedication from 60 feet to 50 feet and to reduce the required street improvements to 46 feet including:
 - i. Pocket parking (8 foot depth) on alternating sides of the street;
 - ii. 20 feet of paved asphalt travel lanes;
 - iii. 5 foot sidewalks on both sides of the street; and,
 - iv. Landscaping (8 foot depth) on alternating sides of the street (i.e. opposite parking).
 - (d) 14 Technique points required – The applicant may request a variation from the public works standards to reduce the required street improvement to 50 feet of improvement to include:
 - i. Parking on one side of the street (28 feet of paved asphalt); and
 - ii. Standard sidewalks and planter strips.
4. Recognition. 20 Technique points required – The applicant may request that the City generate a “Featured LID Development” article in the City newsletter. Technique points used for this incentive may also be used for a second incentive.
5. Building Height Incentive. 12 Technique points required - The applicant may increase the maximum building height by up to fifteen (15) feet.
6. Street Light Incentive. 12 Technique points required – The applicant may eliminate required street lighting.
7. Increased Signage. 12 Technique points required – The applicant may increase the allowed signage pursuant to SMC 21A.45 by:

- (a) One additional monument sign; or
 - (b) By increasing the allowed development sign area by 10%.
8. Attached Housing. 12 Technique points required – 100% of the lots within a proposed residential development may be designed to accommodate attached housing consistent with SMC 21A.30.020.

SMC 21A.85.080 Review.

1. Process. The use of preferred stormwater management techniques or full LID design shall be reviewed concurrently with a primary proposal to consider the proposed site plan and methods used to earn the Incentives as follows:
- (a) For the purpose of this section, a primary proposal is defined as a proposed subdivision, binding site plan, conditional use permit, or commercial site development permit;
 - (b) The applicant shall identify the proposed techniques and incentives at the time of the first permit application for the primary proposal;
 - (c) When the primary proposal requires a public hearing under this code or SMC Title 19 or 20, the public hearing on the primary proposal shall serve as the hearing on the preferred stormwater management technique or Low Impact Development proposal, and the reviewing authority shall make a consolidated decision on the proposed development and use of techniques and the resulting incentives;
 - (d) When the primary proposal does not require a public hearing under this code or SMC Title 19 or 20, the preferred stormwater management or Low Impact Development proposal shall be subject to the decision criteria for conditional use permits outlined in Chapter 21A.100 SMC and to the procedures set forth in SMC Title 20,;
 - (e) All notices required by SMC 20.05 for the proposed development shall include a brief description of the proposed preferred stormwater management technique or Low Impact Development proposal and associated incentives; and,
 - (f) A notice on title or conditions on the face of final plat shall be required documenting the use of preferred stormwater management techniques or use of full LID design and identifying limitations on future development.
2. Review. In evaluating a preferred stormwater management technique's or full LID design's feasibility, the Director shall have the authority to request additional technical information prepared by a certified professional to:
- (a) Determine whether the development proposal is consistent with this chapter;
 - (b) Determine if a proposed technique or design is consistent with the standards of either the King County Surface Water Design Manual, City of Sammamish Stormwater Comprehensive Plan, or the Low Impact Development Technical Guidance Manual for Puget Sound;
 - (c) Determine whether the proposed combination of techniques adequately work together toward meeting the goals of this chapter.
 - (d) Determine if the monitoring plans and bonding measures proposed by the applicant are sufficient to protect the public benefit, health, safety, and welfare, consistent with this chapter; and,
 - (e) Determine that the proposed technique or full LID design shall function as intended.
3. Health and Safety. Approval of all proposed preferred stormwater management techniques, full LID design, and incentives shall be subject to the review of the City to determine that the proposed development does not pose an unreasonable threat to the public health, safety, or welfare on or off the development proposal site and is consistent with the general purposes of this chapter and the public interest.
4. Adjustments.
- a. Minor. When reviewing and issuing construction permits in an approved development, the department may allow minor adjustments in the approved techniques and incentives used by the development proposal involving the location and site specific design techniques or incentives.
 - b. Major. Changes to a development proposal that result in significant adjustments to the project shall be subject to the initial review process associated with the preliminary review of the primary proposal identified in subsection 1 of this section. Significant adjustments include, but are not limited to, elimination of proposed preferred stormwater management techniques, increases in the number of dwelling units generated, or additional reduction of proposed street improvements.

Exhibit 2

5. Maintenance of Low Impact Development Chapter. The Director shall evaluate SMC 21A.85 at least once every three years. Following review, the Director shall:
 - a. Identify any techniques, incentives, or other features of this chapter that are resulting in projects that meet the purpose of this chapter;
 - b. If the Director identifies items within subsection a above that require a code amendment, the Director shall report back to the Planning Commission and City Council.



Planning Commission

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

MEMORANDUM

Date: **November 13, 2007**
To: City Council
From: Bob Keller, Chair, Planning Commission
RE: Recommendation for Low Impact Development (LID)

On behalf of the Planning Commission, I am pleased to transmit the proposed Low Impact Development code amendments, enclosed with this memorandum. The Planning Commission and staff used a public participation process that included multiple stakeholder meetings and round table meetings, several public meetings in front of the Planning Commission, and an extensive public hearing process. Our process and recommendation benefited significantly from public input.

The Commission also recommends that the City Council consider the following as part of the Council's deliberations (numbered for identification and not for priority):

1. Consider requiring pervious roads as part of the City's Transportation Improvement Program (TIP) to reflect the implementation of preferred stormwater techniques.
2. Consider allowing for expedited review as an LID incentive. This would likely require additional City resources, and may require discussion as part of the budget process.
3. The Planning Commission recommends that the City Council review the Interim Public Works Standards as they relate to street cross sections (and other items) to ensure that they address LID and other policy concerns.
4. Provide training for staff and encourage and promote training for the development community in the use / installation of preferred stormwater techniques.
5. The Planning Commission recommends that the Town Center include a mandatory, non-incentive based, comprehensive LID strategy. A full LID approach shall be used unless demonstrated that they cannot be effectively applied.
6. Consider reducing total impervious surface limits in all zoning designations.
7. Consider providing assistance and guidance from staff or City consultant to assist in effective implementation of LID. This would likely require additional City resources, and may require discussion as part of the budget process.
8. Consider requiring some preferred stormwater control techniques (e.g. soil amendments, swales, rain gardens, etc.) as a development standard.

Staff has also informed me that a notice of intent to adopt and a copy of the proposed amendments were sent to the State of Washington Department of Community, Trade and Economic Development and to other state agencies as provided by WAC 365-195-620 on **August 28, 2007** providing for a 60 day review and comment period.

Thank you for your consideration of our recommendation. If you have any questions, please contact Kamuron Gurol at 425.295.0520 or kgurol@ci.sammamish.wa.us.



Determination of Non-Significance (DNS) and Adoption of Existing Environmental Documents

Description of proposal:

Adoption of amendments to the Sammamish Municipal Code (SMC) related to:

1. Encourage and provide incentives for the use of Low Impact Development techniques in new developments
2. Allow for flexibility in implementation of Low Impact Development techniques
3. Provide a review process for the implementation of the ordinance.

Code amendments will affect the following chapters of the SMC:

1. SMC 19.15.370 - Definition of Short Subdivision
2. SMC 19.15.390 - Definition of Subdivision
3. SMC 21A.15.XXX - Definition of Bio-retention (New Section)
4. SMC 21A.15.XXX - Definition of Low Impact Development (New Section)
5. SMC 21A.25.030 - Density and Dimension – Residential zones (Added cross reference to LID chapter)
6. SMC 21A.25.040 - Density and Dimension – Commercial zones (Added cross reference to LID chapter)
7. SMC 21A.25.080 - Calculations – Site area used for base density and maximum density floor area calculations (Revised for correct terminology, added cross reference to LID chapter)
8. SMC 21A.30.020 - Lot segregations – Zero lot line development. (Revised to for incentive, added cross reference to LID chapter)
9. SMC 21A.30.140 - On-site recreation – Space required (Added cross reference to LID chapter)
10. SMC 21A.30.160 - On-site recreation – Play areas required (Added cross reference to LID chapter)
11. SMC 21A.85.050 - Introduction (New Section)
12. SMC 21A.85.010 - Goals (New Section)
13. SMC 21A.85.020 - Applicability (New Section)
14. SMC 21A.85.030 - Full Low Impact Development Design (New Section)
15. SMC 21A.85.040 - General Low Impact Development Technique Types and Standards (New Section)
16. SMC 21A.85.050 - Residential Low Impact Development Technique Types and Standards (New Section)
17. SMC 21A.85.060 - Non-Residential Low Impact Development Technique Types and Standards (New Section)
18. SMC 21A.85.070 - Low Impact Development Incentives (New Section)
19. SMC 21A.85.080 - Review Process (New Section)

Proponent: City of Sammamish, Department of Community Development

Location of proposal: The SMC is applicable within the corporate boundaries of the City

Lead agency: City of Sammamish, Department of Community Development

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date below. Comments must be submitted in writing and received by the deadline described below.

Titles, Agency, Adoption Dates and Descriptions of documents being adopted:

Exhibit 4

Documents: Draft and Final Supplemental Environmental Impact Statements for the City of Sammamish Comprehensive Plan. Lead Agency: City of Sammamish, Department of Community Development. Publication Dates: February 18, 2003 and September 5, 2003. Descriptions: These documents describe, on a programmatic level, the natural and built environmental features, functions, and values located in the City of Sammamish, and the impacts associated with the adoption of the Sammamish Comprehensive Plan, including those impacts on the natural and built environment related to transportation and recreation facilities such as trails.

If the documents being adopted have been challenged (WAC 197-11-630), please describe:

N/A

The documents are available to be read at:

City of Sammamish
Department of Community Development
801 - 228th Ave SE
Sammamish, WA 98075
425-295-0500

We have identified and adopted these documents as being appropriate for this proposal after independent review. In addition to the information in the SEPA environmental checklist including the non-project action supplemental questions, and the SEPA non-project review form, the documents listed above will help meet the environmental review needs for the current proposal and will accompany the proposal to the decision maker.

Agency adopting the documents: City of Sammamish, Department of Community Development

Responsible official:

Susan Cezar, Deputy Director
Department of Community Development
801-228th Ave SE
Sammamish, WA 98075
425-295-0500

Contact person:

Evan Maxim, Senior Planner
Department of Community Development
801-228th Ave SE
Sammamish, WA 98075
425-295-0500

Date Signature

You may comment on this determination. Send comments to:

SEPA Responsible Official
City of Sammamish
801 - 228th Ave SE
Sammamish, WA 98075

Deadline: Comments must be received at the address above by
December 4, 2007 at 5pm per SMC 20.15.070.