

**CITY OF SAMMAMISH
CITY COUNCIL AGENDA
REGULAR MEETING
MARCH 1, 2000**

Wednesday, March 1, 2000, 7:30 p.m., 486 228th Ave. N.E., City Hall Chambers

CALL TO ORDER

ROLL CALL/PLEDGE

INTRODUCTION OF SPECIAL GUESTS AND PRESENTATIONS

- a) Certificate of Appreciation to Children's Choir
- b) Certificate of Appreciation to Boy Scout Troop
- c) Skyline High School and Eastlake High School Representatives to Sammamish City Council

Montsine Nshom

*Lisa
Heckman
Skyline*

1. Approval of Agenda

David Magibney Eastlake

2. Public Comment (For members of the public to speak to the Council regarding items NOT on the agenda.
Please limit remarks to three minutes)

3. Consent Calendar

- a) Claims for the period ending Feb. 25, 2000 in amount of \$ 45,883.13
- b) Payroll for period February 1-15, 2000 in amount of \$28,086.63

4. Unfinished Business

5. New Business

- a) Resolution No. R2000-40: Providing for Participation in the Federal Insurance Administration National Flood Insurance Program (NFIP)
- b) Ordinance No. O2000-54: Flood Damage Prevention Regulations
- c) Depository Bank & Authorized Checking Signatures *R 5000-41*
- d) Interlocal Agreement: Issaquah and Lake Washington School Districts (Student/City Council representatives)

- 6. Council and Committee Reports**
- 7. City Manager and Staff Reports**
- 8. Public Comments**
- 9. Adjourn.**

MAR , 2000
SAMMAMISH CITY COUNCIL CALENDAR

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
			1 5:30PM Finance Comm. Mtg./City Hall 7:30PM City Council Mtg./City Hall	2	3	4
5	6	7	8 6:30PM Council Study Session/Crista McAuliffe	9 7:00PM Hearing Exam/Sara's Crossing/City Hall	10	11
12	13	14	15 7:30PM City Council Mtg./City Hall	16	17	18
19	20	21	22 6:30PM Council Study Session/Eastlake High School	23	24	25
26	27	28	29	30	31	

MEETING DATES AND TIMES ARE SUBJECT TO CHANGE

**APR .000
SAMMAMISH CITY COUNCIL CALENDAR**

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
						1
2	3	4	5 7:30PM City Council Mtg./City Hall	6 5:30PM Joint Mtg. Issaquah Council/Tibbets Manor	7	8
9	10	11	12 6:30PM Council Study Session/City Hall	13	14	15
16	17	18	19 7:30PM City Council Mtg./City Hall	20	21	22
23/30	24	25	26 6:30PM Council Study Session/City Hall	27	28	29

MEETING DATES AND TIMES ARE SUBJECT TO CHANGE

**MA 000
SAMMAMISH CITY COUNCIL CALENDAR**

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
	1	2	3 7:30PM City Council Mtg./City Hall	4	5	6
7	8	9	10 6:30PM Council Study Session/City Hall	11	12	13
14	15	16	17 7:30PM City Council Mtg./City Hall	18	19	20
21	22	23	24 6:30PM Council Study Session/City Hall	25	26	27
28	29 HOLIDAY	30	31			

MEETING DATES AND TIMES ARE SUBJECT TO CHANGE

JUN. ,000
SAMMAMISH CITY COUNCIL CALENDAR

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
				1	2	3
4	5	6	7:30PM City Council Mtg./City Hall	8	9	10
11	12	13	6:30PM Council Study Session/City Hall	15	16	17
18	19	20	7:30PM City Council Mtg./City Hall	22	23	24
25	26	27	6:30PM Council Study Session/City Hall	29	30	

MEETING DATES AND TIMES ARE SUBJECT TO CHANGE

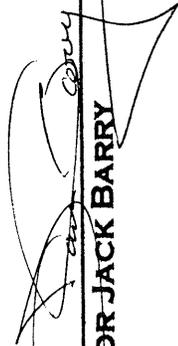


Certificate of Appreciation

TO THE

CASCADE CHRISTIAN CHOIR

FOR THE WONDERFUL PRESENTATION OF MUSIC
AT THE HOLIDAY OPEN HOUSE FOR THE
CITY OF SAMMAMISH DECEMBER 18TH, 1999



MAYOR JACK BARRY



CITY MANAGER MICHAEL WILSON



Certificate of Appreciation

TO THE

CUB SCOUT PACK 745

FOR THE SUPPORT PACK 745 AND
CUB SCOUT MASTER ANDY DEMPSEY PROVIDED IN
DECORATING THE CITY HALL CHAMBERS FOR THE
HOLIDAY OPEN HOUSE FOR THE CITY OF SAMMAMISH
DECEMBER 18TH, 1999

Mayor Jack Barry

Michael R. Wilson

City Manager Michael Wilson



CITY OF SAMMAMISH
 704 228TH AVENUE N. E. - PMB 491
 SAMMAMISH, WASHINGTON 98053

CHECK REGISTER
 DATE: FEBRUARY 25, 2000

CHECK NUMBER	Purchase Order No.	VENDOR	DESCRIPTION	CHECK DATE	AMOUNT
1547		Shane Watkins	Reimburse for Locks for Police Station	1/21/00	\$58.80
1625	2298	King County Finance	Emergency Management Conference/Police Dept	2/25/00	\$60.00
1626	2296	King County Finance	Appraisal Services - City Hall Site	2/25/00	1,216.95
1627	2276	WCMA	Annual Membership Dues	2/25/00	\$95.00
1628		Dennis Richards	Reimburse Parking Fees	2/25/00	\$6.00
1629	2292	Bank of America	Fuel & Lunch Meeting	2/25/00	\$36.33
1630	2290	Philip W. Dufford	Hearing examiner Services 1/20-2/17/00	2/25/00	\$909.00
1631		Michael Wilson	Reimburse - Meal Mtg Expense & Parking	2/25/00	\$215.07
1632	2283	Waldron Resources	Interim Staff	2/25/00	\$11,661.80
1633	2278	King County Treasury	Property Tax	2/25/00	\$5.00
1634	2287	Hammond, Collier & Wade-Livingstone	Mapping Services - January 2000	2/25/00	\$603.27
1635	2270	ADP	Processing Charges & y/e Info, Tax Reporting, W-2's	2/25/00	\$282.84
1636	2288	Arrow Graphics	Install Notice of Application Sign	2/25/00	\$125.00
1637	2268	Edaw, Inc.	Laurelwood Environmental Impact Stmt	2/25/00	\$5,500.00
1638	2265	Federal Express	Shipping Charges	2/25/00	\$548.08
1639	2293	GFOA	Membership for Diane & Ben	2/25/00	\$305.00
1640	2298	Issaquah School District	Facility Use - Discovery Elementary	2/25/00	\$60.00
1641	2280	Crystal Springs	Water Cooler Rental & Water Delivery	2/25/00	\$87.40
1642	2279	Pacific Mailing & Shipping	Folder/Mailing Machine/Scale	2/25/00	\$5,413.71
1643	2273	IOS Capital	Copy Machine Rental	2/25/00	\$501.58
1644	2272	Destination Issaquah	Special Millenium Advertorial	2/25/00	\$1,750.00
1645	2271	Kathy Pugh	City Council Mtg Minutes & Hearing Examiner Hearing	2/25/00	\$505.00
1646	2269	Moss Bay Group	Consulting Services/IS Design Project	2/25/00	\$2,450.00
1647	2267	The Seattle Times	Advertising for Job Openings	2/25/00	\$666.90
1648	2266	Kenyon Law Firm	City Attomey Services	2/25/00	\$8,114.74
1649	2289	Mr. T's Trophies	Name Tag/Name Plate Phil Dyer	2/25/00	\$17.38
1650	2291	Adventures in Advertising	Lapel Pins & Tooling Charge	2/25/00	\$344.02
1651	2264	Puget Sound Energy	February Electricity Bill	2/25/00	\$276.82
1652	2285	Nova Networks	SmartNet Maintenance - Network Services	2/25/00	\$3,788.44
1653	2284	Wa Assoc of Sheriffs & Police Chiefs	Annual Membership Dues	2/25/00	\$180.00
1654	2282	Shurgard Storage	Storage Space Rental	2/25/00	\$99.00
TOTAL					\$45,883.13

AUTHORIZATION: CITY OF SAMMAMISH CERTIFICATION

I, the undersigned, do hereby certify under penalty of perjury, the materials have been furnished, the services rendered or the labor performed as described herein, and the claim is a just and due obligation for the City of Sammamish. Furthermore, I certify I am authorized to authenticate payment of the claims.

SIGNATURE Michael Wilson DATE 2/25/2000

**CITY OF SAMMAMISH
WASHINGTON**

RESOLUTION NO. R2000-40

**A RESOLUTION OF THE CITY OF SAMMAMISH,
WASHINGTON, PROVIDING FOR PARTICIPATION IN
THE FEDERAL INSURANCE ADMINISTRATION
NATIONAL FLOOD INSURANCE PROGRAM (NFIP)**

WHEREAS, certain areas of the City of Sammamish are subject to periodic flooding, mudslides (i.e., mudflows), or flood-related erosion, causing serious damages to properties within these areas; and

WHEREAS, relief is available in the form of Federally subsidized flood insurance as authorized by the National Flood Insurance Act of 1968; and

WHEREAS, it is the intent of this Council to require the recognition and evaluation of flood, mudslide (i.e., mudflow), or flood-related erosion hazards in all official actions relating to land use in areas having these hazards; and

WHEREAS, this body has the legal authority to adopt land use and control measures to reduce future flood losses pursuant to RCW,

NOW, THEREFORE, BE IT RESOLVED, that the Sammamish City Council hereby:

Section 1. Assures the Federal Insurance Administration that it will enact as necessary, and maintain in force in those areas having flood, mudslide (i.e., mudflow), or flood-related erosion hazards, adequate land use and control measures with effective enforcement provisions consistent with the Criteria set forth in Section 1910 of the National Flood Insurance Program Regulations; and

Section 2. Vests the City Manager with the responsibility, authority, and means to:

- (a) Assist the administrator, at his request, in his delineation of the limits of the area having special flood, mudslide (i.e., mudflow), or flood-related erosion hazards.
- (b) Provide such information as the Administrator may request concerning present uses and occupancy of the floodplain, mudslide (i.e., mudflow) or flood-related erosion areas.

communities with respect to management of adjoining floodplain, mudslide (i.e., mudflow) and/or flood-related erosion areas in order to prevent aggravation of existing hazards.

- (d) Submit on the anniversary date of the community's initial eligibility an Annual Report to the Administrator on the progress made during the past year within the community in the development and implementation of floodplain management measures.
- (e) Upon occurrence, notify the Administrator in writing whenever the boundaries of the community have been modified by annexation or the community has otherwise assumed or no longer has authority to adopt and enforce floodplain management regulations for a particular area. In order that all Flood Hazard Boundary Maps and Flood Insurance Rate Maps accurately represent the community's boundaries, include within such notification a copy of a map of the community suitable for reproduction, clearly delineating the new corporate limits or new area for which the community has assumed or relinquished floodplain management regulatory authority.

Section 3. Appoints the City Manager to maintain for public inspection and to furnish upon request, for the determination of applicable flood insurance risk premium rates within all areas having special flood hazards identified on a Flood Hazard Boundary Map or Flood Insurance Rate Map, any certificates of flood-proofing, and information on the elevation (in relation to mean sea level) of the level of the lowest habitable floor (including basement if habitable) of all new or substantially improved structures, and include whether or not such structures contain a basement, and if the structure has been floodproofed the elevation (in relation to mean sea level) to which the structure was floodproofed;

Section 4. Agrees to take such other official action as may be reasonably necessary to carry out the objectives of the program.

PASSED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF
ON THE _____ DAY OF _____ 2000.

CITY OF SAMMAMISH

Mayor Jack Barry

ATTEST/AUTHENTICATED:

Ruth Muller, Acting City Clerk

Approved as to form:

Bruce L. Disend, City Attorney

Filed with the City Clerk:
Passed by the City Council:
Resolution No.: R2000-40

**WASHINGTON MODEL
FLOOD DAMAGE PREVENTION ORDINANCE (Rev. 8-18-99)**

Adoption of this ordinance will comply with the standards for participation in the National Flood Insurance Program. The model includes standards and provisions that encourage sound flood plain management and if implemented allows property owners to obtain flood insurance at a more affordable rate.

This model recommends that all residential construction and manufactured homes have their lowest floor elevated one foot above the base flood elevation (100-year flood), and that non-residential construction have the lowest floor elevated one foot above the base flood elevation; or that the area below one foot above the base flood elevation be floodproofed.

The minimum requirement for participation in the NFIP for residential construction and manufactured homes is that the lowest floor be elevated to or above the base flood elevation. Non-residential construction requires that the lowest floor be elevated to or above the base flood elevation or that the area below the base flood elevation be floodproofed.

Even though the minimum standards only require elevation to the base flood elevation, it is recommended that communities adopt the standard in the model ordinance because elevation one foot above the base flood elevation will allow your citizens to receive a substantial reduction in the cost of their flood insurance. Also, as increased development happens, flood elevations can increase, and the one foot above standard allows for an additional margin of safety.

Also, because of the substantial number of manufactured homes that have experienced foundation failure, this model recommends that dry stacked blocks not be used to support manufactured homes in areas of high velocity and/or high water depths.

The model ordinance also includes sections for development in Shallow Flooding Areas (AO Zones), Section 5.5 and Coastal High Hazard Areas (V1-V30, VE and/or V, Section 5.6. If your community does not have either of these zones designated on your Flood Insurance Rate Map, it is not necessary to adopt these sections of the model ordinance.

If you have any questions concerning adoption of this model or participation in the NFIP please contact our Regional Office at (425) 487-4679.

- (5) To minimize damage to public facilities and utilities such as water and gas mains, electric, telephone and sewer lines, streets, and bridges located in areas of special flood hazard;
- (6) To help maintain a stable tax base by providing for the sound use and development of areas of special flood hazard so as to minimize future flood blight areas;
- (7) To ensure that potential buyers are notified that property is in an area of special flood hazard; and,
- (8) To ensure that those who occupy the areas of special flood hazard assume responsibility for their actions.

1.4 METHODS OF REDUCING FLOOD LOSSES

In order to accomplish its purposes, this ordinance includes methods and provisions for:

- (1) Restricting or prohibiting uses which are dangerous to health, safety, and property due to water or erosion hazards, or which result in damaging increases in erosion or in flood heights or velocities;
- (2) Requiring that uses vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction;
- (3) Controlling the alteration of natural flood plains, stream channels, and natural protective barriers, which help accommodate or channel flood waters;
- (4) Controlling filling, grading, dredging, and other development which may increase flood damage; and
- (5) Preventing or regulating the construction of flood barriers which will unnaturally divert floodwaters or may increase flood hazards in other areas.

SECTION 210 DEFINITIONS

Unless specifically defined below, words or phrases used in this ordinance shall be interpreted so as to give them the meaning they have in common usage and to give this ordinance its most reasonable application.

"APPEAL" means a request for a review of the interpretation of any provision of this ordinance or a request for a variance.

"AREA OF SHALLOW FLOODING" means a designated AO, or AH Zone on the Flood Insurance Rate Map (FIRM). The base flood depths range from one to three

site grading or the pouring of concrete pads) is completed before the effective date of the adopted floodplain management regulations.

"EXPANSION TO AN EXISTING MANUFACTURED HOME PARK OR SUBDIVISION" means the preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).

"FLOOD" or **"FLOODING"** means a general and temporary condition of partial or complete inundation of normally dry land areas from:

- (1) The overflow of inland or tidal waters and/or
- (2) The unusual and rapid accumulation of runoff of surface waters from any source.

"FLOOD INSURANCE RATE MAP (FIRM)" means the official map on which the Federal Insurance Administration has delineated both the areas of special flood hazards and the risk premium zones applicable to the community.

"FLOOD INSURANCE STUDY" means the official report provided by the Federal Insurance Administration that includes flood profiles, the Flood Boundary-Floodway Map, and the water surface elevation of the base flood.

"FLOODWAY" means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot.

"LOWEST FLOOR" means the lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, usable solely for parking of vehicles, building access or storage, in an area other than a basement area, is not considered a building's lowest floor, provided that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of this ordinance found at Section 5.2-1(2).

"MANUFACTURED HOME" means a structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when attached to the required utilities. The term "manufactured home" does not include a "recreational vehicle."

"MANUFACTURED HOME PARK OR SUBDIVISION" means a parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

equal or exceed 50 percent of the market value of the structure before the damage occurred.

"SUBSTANTIAL IMPROVEMENT" means any repair, reconstruction, or improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure either:

- (1) Before the improvement or repair is started; or
- (2) If the structure has been damaged and is being restored, before the damage occurred. For the purposes of this definition "substantial improvement" is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure.

The term does not, however, include either:

- (1) Any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions, or
- (2) Any alteration of a "historic structure", provided that the alteration will not preclude the structure's continued designation as a "historic structure".

"VARIANCE" means a grant of relief from the requirements of this ordinance which permits construction in a manner that would otherwise be prohibited by this ordinance.

"WATER DEPENDENT" means a structure for commerce or industry which cannot exist in any other location and is dependent on the water by reason of the intrinsic nature of its operations.

SECTION 3.0

GENERAL PROVISIONS

3.1 LANDS TO WHICH THIS ORDINANCE APPLIES

This ordinance shall apply to all areas of special flood hazards within the jurisdiction of _____.

3.2 BASIS FOR ESTABLISHING THE AREAS OF SPECIAL FLOOD HAZARD

The degree of flood protection required by this ordinance is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will occur on rare occasions. Flood heights may be increased by man-made or natural causes. This ordinance does not imply that land outside the areas of special flood hazards or uses permitted within such areas will be free from flooding or flood damages. This ordinance shall not create liability on the part of _____, any officer or employee thereof, or the Federal Insurance Administration, for any flood damages that result from reliance on this ordinance or any administrative decision lawfully made hereunder.

SECTION 4.0 **ADMINISTRATION**

4.1 ESTABLISHMENT OF DEVELOPMENT PERMIT

4.1-1 Development Permit Required

A development permit shall be obtained before construction or development begins within any area of special flood hazard established in Section 3.2. The permit shall be for all structures including manufactured homes, as set forth in the "DEFINITIONS," and for all development including fill and other activities, also as set forth in the "DEFINITIONS."

4.1-2 Application for Development Permit

Application for a development permit shall be made on forms furnished by the _____ and may include, but not be limited to, plans in duplicate drawn to scale showing the nature, location, dimensions, and elevations of the area in question; existing or proposed structures, fill, storage of materials, drainage facilities, and the location of the foregoing. Specifically, the following information is required:

- (1) Elevation in relation to mean sea level, of the lowest floor (including basement) of all structures;
- (2) Elevation in relation to mean sea level to which any structure has been floodproofed;
- (3) Certification by a registered professional engineer or architect that the floodproofing methods for any nonresidential structure meet the floodproofing criteria in Section 5.2-2; and
- (4) Description of the extent to which a watercourse will be altered or relocated as a result of proposed development.

- (ii) Maintain the floodproofing certifications required in Section 4.1-2(3).
- (3) Maintain for public inspection all records pertaining to the provisions of this ordinance.

4.3-4 Alteration of Watercourses

- (1) Notify adjacent communities and the Department of Ecology prior to any alteration or relocation of a watercourse, and submit evidence of such notification to the Federal Insurance Administration.
- (2) Require that maintenance is provided within the altered or relocated portion of said watercourse so that the flood carrying capacity is not diminished.

4.3-5 Interpretation of FIRM Boundaries

Make interpretations where needed, as to exact location of the boundaries of the areas of special flood hazards (for example, where there appears to be a conflict between a mapped boundary and actual field conditions). The person contesting the location of the boundary shall be given a reasonable opportunity to appeal the interpretation as provided in Section 4.4.

NOTE - If you do not include Section 4.4 (Variance Procedure), end the above sentence after the word "interpretation," and add the following sentence: "such appeals shall be granted consistent with the standards of Section 60.6 of the Rules and Regulations of the National Flood Insurance Program (44 CFR 59-76).

4.4 VARIANCE PROCEDURE

4.4-1 Appeal Board

- (1) The _____ as established by _____ shall hear and decide appeals and requests for variances from the requirements of this ordinance.
- (2) The _____ shall hear and decide appeals when it is alleged there is an error in any requirement, decision, or determination made by the _____ in the enforcement or administration of this ordinance.
- (3) Those aggrieved by the decision of the _____, or any taxpayer, may appeal such decision to the _____, as provided in _____.
- (4) In passing upon such applications, the _____ shall consider all technical evaluations, all relevant factors, standards specified in other sections of this ordinance, and:

- (2) Variances may be issued for the reconstruction, rehabilitation, or restoration of structures listed on the National Register of Historic Places or the State Inventory of Historic Places, without regard to the procedures set forth in this section.
- (3) Variances shall not be issued within a designated floodway if any increase in flood levels during the base flood discharge would result.
- (4) Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.
- (5) Variances shall only be issued upon:
 - (i) A showing of good and sufficient cause;
 - (ii) A determination that failure to grant the variance would result in exceptional hardship to the applicant;
 - (iii) A determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances.
- (6) Variances as interpreted in the National Flood Insurance Program are based on the general zoning law principle that they pertain to a physical piece of property; they are not personal in nature and do not pertain to the structure, its inhabitants, economic or financial circumstances. They primarily address small lots in densely populated residential neighborhoods. As such, variances from the flood elevations should be quite rare.
- (7) Variances may be issued for nonresidential buildings in very limited circumstances to allow a lesser degree of floodproofing than watertight or dry-floodproofing, where it can be determined that such action will have low damage potential, complies with all other variance criteria except 4.4-2(1), and otherwise complies with Sections 5.1-1 and 5.1-2 of the GENERAL STANDARDS.
- (8) Any applicant to whom a variance is granted shall be given written notice that the structure will be permitted to be built with a lowest floor elevation below the base flood elevation and that the cost of flood insurance will be commensurate with the increased risk resulting from the reduced lowest floor elevation.

SECTION 5.0
PROVISIONS FOR FLOOD HAZARD REDUCTION

5.1 GENERAL STANDARDS

- (2) All subdivision proposals shall have public utilities and facilities such as sewer, gas, electrical, and water systems located and constructed to minimize flood damage;
- (3) All subdivision proposals shall have adequate drainage provided to reduce exposure to flood damage; and,
- (4) Where base flood elevation data has not been provided or is not available from another authoritative source, it shall be generated for subdivision proposals and other proposed developments which contain at least 50 lots or 5 acres (whichever is less).

5.1-5 Review of Building Permits

Where elevation data is not available either through the Flood Insurance Study or from another authoritative source (Section 4.3-2), applications for building permits shall be reviewed to assure that proposed construction will be reasonably safe from flooding. The test of reasonableness is a local judgment and includes use of historical data, high water marks, photographs of past flooding, etc., where available. Failure to elevate at least two feet above grade in these zones may result in higher insurance rates.

5.2 SPECIFIC STANDARDS

In all areas of special flood hazards where base flood elevation data has been provided as set forth in Section 3.2, BASIS FOR ESTABLISHING THE AREAS OF SPECIAL FLOOD HAZARD or Section 4.3-2, Use of Other Base Flood Data, the following provisions are required:

5.2-1 Residential Construction

- (1) New construction and substantial improvement of any residential structure shall have the lowest floor, including basement, elevated one foot above the base flood elevation.
- (2) Fully enclosed areas below the lowest floor that are subject to flooding are prohibited, or shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or architect or must meet or exceed the following minimum criteria:
 - (i) A minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided.

shall be elevated on a permanent foundation such that the lowest floor of the manufactured home is elevated one foot above the base flood elevation and be securely anchored to an adequately designed foundation system to resist flotation, collapse and lateral movement.

(2) Manufactured homes to be placed or substantially improved on sites in an existing manufactured home park or subdivision that are not subject to the above manufactured home provisions be elevated so that either:

- (i) The lowest floor of the manufactured home is elevated one foot above the base flood elevation, or
- (ii) The manufactured home chassis is supported by reinforced piers or other foundation elements of at least equivalent strength that are no less than 36 inches in height above grade and be securely anchored to an adequately designed foundation system to resist flotation, collapse, and lateral movement.

5.2-4 Recreational Vehicles

Recreational vehicles placed on sites are required to either:

- (i) Be on the site for fewer than 180 consecutive days,
- (ii) Be fully licensed and ready for highway use, on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached additions; or
- (iii) Meet the requirements of 5.2-3 above and the elevation and anchoring requirements for manufactured homes.

5.3 FLOODWAYS

Located within areas of special flood hazard established in Section 3.2 are areas designated as floodways. Since the floodway is an extremely hazardous area due to the velocity of floodwaters which carry debris, potential projectiles, and erosion potential, the following provisions apply:

- (1) Prohibit encroachments, including fill, new construction, substantial improvements, and other development unless certification by a registered professional engineer is provided demonstrating that encroachments shall not result in any increase in flood levels during the occurrence of the base flood discharge.

the depth number specified on the FIRM (at least two feet if no depth number is specified); or

- (ii) Together with attendant utility and sanitary facilities, be completely flood proofed to or above that level so that any space below that level is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. If this method is used, compliance shall be certified by a registered professional engineer or architect as in section 5.2-2(3).
- (3) Require adequate drainage paths around structures on slopes to guide floodwaters around and away from proposed structures.
 - (4) Recreational vehicles placed on sites within AO Zones on the community's FIRM either:
 - (i) Be on the site for fewer than 180 consecutive days,
 - (ii) Be fully licensed and ready for highway use, on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached additions; or
 - (iii) Meet the requirements of 5.5 above and the elevation and anchoring requirements for manufactured homes.

5.6 COASTAL HIGH HAZARD AREAS

Located within areas of special flood hazard established in Section 3.2 are Coastal High Hazard Areas, designated as Zones V1-V30, VE and/or V. These areas have special flood hazards associated with high velocity waters from surges and, therefore, in addition to meeting all provisions in this ordinance, the following provisions shall also apply:

- (1) All new construction and substantial improvements in Zones V1-V30 and VE (V if base flood elevation data is available) shall be elevated on pilings and columns so that:
 - (i) The bottom of the lowest horizontal structural member of the lowest floor (excluding the pilings or columns) is elevated one foot or more above the base flood level; and
 - (ii) The pile or column foundation and structure attached thereto is anchored to resist flotation, collapse and lateral movement due to the effects of wind and water loads acting simultaneously on all

- (6) If breakaway walls are utilized, such enclosed space shall be useable solely for parking of vehicles, building access, or storage. Such space shall not be used for human habitation.
- (7) Prohibit the use of fill for structural support of buildings.
- (8) Prohibit man-made alteration of sand dunes which would increase potential flood damage.
- (9) All manufactured homes to be placed or substantially improved within Zones V1-V30, V, and VE on the community's FIRM on sites:
 - (i) Outside of a manufactured home park or subdivision,
 - (ii) In a new manufactured home park or subdivision,
 - (iii) In an expansion to an existing manufactured home park or subdivision, or
 - (iv) In an existing manufactured home park or subdivision on which a manufactured home has incurred "substantial damage" as the result of a flood;

meet the standards of paragraphs 5.6(1) through (8) of this section and that manufactured homes placed or substantially improved on other sites in an existing manufactured home park or subdivision within Zones V1-30, V, and VE on the FIRM meet the requirements of Section 5.2-3.

- (10) Recreational vehicles placed on sites within Zones V1-30, V, and VE on the community's FIRM either:
 - (i) Be on the site for fewer than 180 consecutive days,
 - (ii) Be fully licensed and ready for highway use, on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached additions; or
 - (iii) Meet the requirements of Section 4.1-1(Permitting requirements) and paragraphs 5.6(1) through (8) of this section.

5.7 CRITICAL FACILITY

Construction of new critical facilities shall be, to the extent possible, located outside the limits of the Special Flood Hazard Area (SFHA) (100-year floodplain). Construction of new critical facilities shall be permissible within the SFHA if no feasible alternative site is available. Critical facilities constructed within the SFHA shall have the lowest floor elevated three feet or more above the level of the base flood elevation (100-year) at the site. Floodproofing and sealing measures must be taken to ensure that toxic substances will not be displaced by or released into floodwaters. Access

**EFFECTS OF NONPARTICIPATION
IN THE
NATIONAL FLOOD INSURANCE PROGRAM**

1. **Flood insurance will no longer be available.** No resident or business will be able to purchase a flood insurance policy.
2. **No Federal grants or loans** for buildings may be made in identified flood hazard areas. Includes all Federal agencies such as HUD, EDA, Small Business Administration, HHS, etc.
3. **No Federal disaster assistance** may be provided in the form of loans for repair or reconstruction of buildings in identified flood hazard areas.
4. **No Federal mortgage insurance** may be provided in identified flood hazard areas. This includes FHA, VA, Farmers Home, etc.
5. **No Fannie Mae, Freddie Mac, and GMNA purchase of mortgages in the secondary market** may be made if the properties that are the subject of these mortgages are located in Special Flood Hazard Areas of nonparticipating communities.
6. **Lenders of conventional loans:**
 - a. must notify buyer or lessee that property is in a flood hazard area; and
 - b. must notify buyer or lessee that property in flood hazard area is not eligible for federal disaster relief in a declared disaster.
7. **Actuarial rates go into effect** for first layer coverage of all construction occurring after the effective date of the Flood Insurance Rate Map (FIRM), regardless of whether or not the community participates in the program at that time. Construction which is allowed to be prone to flood damage because of the lack of an effective ordinance, will be subject to prohibitively expensive flood insurance rates when the community does enter the program. Also, the risk of flood damages and expensive flood insurance premiums will adversely affect the future market values of such structures.
8. **Construction which occurs within the areas of identified floodway,** without regard to the fact that such regulatory areas have been designated and that such construction does adversely effect (increase) flood water depths and velocities, **will incur the possible liability** of causing increased flood damages to adjacent properties in the event of major flooding.
9. **If flooding occurs, it is possible that the local government could be held liable** by residents and/or businesses who could not get flood insurance because of the decision not to participate in the National Flood Insurance Program.

**CITY OF SAMMAMISH
WASHINGTON**

Ordinance No. O2000-54

**AN ORDINANCE OF THE CITY OF SAMMAMISH,
WASHINGTON, RELATING TO FLOOD DAMAGE
PREVENTION**

WHEREAS, the Legislature of the State of Washington has delegated the responsibility to local governmental units to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry;

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

Section 1. Findings of Fact.

- A. The flood hazard areas of Sammamish are subject to periodic inundation which results in loss of life and property, health, and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety, and general welfare.
- B. These flood losses are caused by the cumulative effect of obstructions in areas of special flood hazards which increase flood heights and velocities, and when inadequately anchored, damage uses in other areas. Uses that are inadequately floodproofed, elevated, or otherwise protected from flood damage also contribute to the flood loss.

Section 2. Statement of Purpose. It is the purpose of this Ordinance to promote the public health, safety, and general welfare, and to minimize public and private losses due to flood conditions in specific areas by provisions designed:

- A. To protect human life and health;
- B. To minimize expenditure of public money and costly flood control projects;
- C. To minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;
- D. To minimize prolonged business interruptions;
- E. To minimize damage to public facilities and utilities such as water and gas mains, electric, telephone and sewer lines, streets, and bridges located in areas of special flood

hazard;

- F. To help maintain a stable tax base by providing for the sound use and development of areas of special flood hazard so as to minimize future flood blight areas;
- G. To ensure that potential buyers are notified that property is in an area of special flood hazard; and,
- H. To ensure that those who occupy the areas of special flood hazard assume responsibility for their actions.

Section 3. Methods of Reducing Flood Losses. In order to accomplish its purposes, this Ordinance includes methods and provisions for:

- A. Restricting or prohibiting uses which are dangerous to health, safety, and property due to water or erosion hazards, or which result in damaging increases in erosion or in flood heights or velocities;
- B. Requiring that uses vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction;
- C. Controlling the alteration of natural flood plains, stream channels, and natural protective barriers, which help accommodate or channel flood waters;
- D. Controlling filling, grading, dredging, and other development which may increase flood damage; and
- E. Preventing or regulating the construction of flood barriers which will unnaturally divert floodwaters or may increase flood hazards in other areas.

Section 4. Definitions. Unless specifically defined below, words or phrases used in this Ordinance shall be interpreted so as to give them the meaning they have in common usage and to give this Ordinance its most reasonable application.

“APPEAL” means a request for a review of the interpretation of any provision of this Ordinance or a request for a variance.

“AREA OF SHALLOW FLOODING” means a designated AO, or AH Zone on the Flood Insurance Rate Map (FIRM). The base flood depths range from one to three feet; a clearly defined channel does not exist; the path of flooding is unpredictable and indeterminate; and, velocity flow may be evident. AO is characterized as sheet flow and AH indicates ponding.

“AREA OF SPECIAL FLOOD HAZARD” means the land in the flood plain within a community subject to a one percent or greater chance of flooding in any given year. Designation on maps always includes the letters A or V.

“BASE FLOOD” means the flood having a one percent chance of being equaled or exceeded in any given year. Also referred to as the “100-year flood.” Designation on maps always includes the letters A or V.

“BASEMENT” means any area of the building having its floor subgrade (below ground level) on all sides.

“BREAKAWAY WALL” means a wall that is not part of the structural support of the building and is intended through its design and construction to collapse under specific lateral loading forces, without causing damage to the elevated portion of the building or supporting foundation system.

“COASTAL HIGH HAZARD AREA” means an area of special flood hazard extending from offshore to the inland limit of a primary frontal dune along an open coast and any other area subject to high velocity wave action from storms or seismic sources. The area is designated on the FIRM as Zone V1-V30, VE or V.

“CRITICAL FACILITY” means a facility for which even a slight chance of flooding might be too great. Critical facilities include, but are not limited to schools, nursing homes, hospitals, police, fire and emergency response installations, and installations which produce, use or store hazardous materials or hazardous waste.

“DEVELOPMENT” means any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials located within the area of special flood hazard.

“ELEVATED BUILDING” means for insurance purposes, a nonbasement building which has its lowest elevated floor raised above ground level by foundation walls, shear walls, post, piers, pilings, or columns.

“EXISTING MANUFACTURED HOME PARK OR SUBDIVISION” means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before the effective date of the adopted floodplain management regulations.

“EXPANSION TO AN EXISTING MANUFACTURED HOME PARK OR SUBDIVISION” means the preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).

“FLOOD” or “FLOODING” means a general and temporary condition of partial or complete inundation of normally dry land areas from:

1. The overflow of inland or tidal waters; and/or

2. The unusual and rapid accumulation of runoff of surface waters from any source.

“FLOOD INSURANCE RATE MAP (FIRM)” means the official map on which the Federal Insurance Administration has delineated both the areas of special flood hazards and the risk premium zones applicable to the community.

“FLOOD INSURANCE STUDY” means the official report provided by the Federal Insurance Administration that includes flood profiles, the Flood Boundary-Floodway Map, and the water surface elevation of the base flood.

“FLOODWAY” means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot.

“LOWEST FLOOR” means the lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, usable solely for parking of vehicles, building access or storage, in an area other than a basement area, is not considered a building’s lowest floor, provided that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of this Ordinance found at Section 16(A)(2).

“MANUFACTURED HOME” means a structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when attached to the required utilities. The term “manufactured home” does not include a “recreational vehicle.”

“MANUFACTURED HOME PARK OR SUBDIVISION” means a parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

“NEW CONSTRUCTION” means structures for which the “start of construction” commenced on or after the effective date of this Ordinance.

“NEW MANUFACTURED HOME PARK OR SUBDIVISION” means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the effective date of adopted floodplain management regulations.

“RECREATIONAL VEHICLE” means a vehicle which is:

1. Built on a single chassis;
2. 400 square feet or less when measured at the largest horizontal projection;
3. Designed to be self-propelled or permanently towable by a light duty truck; and
4. Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

“START OF CONSTRUCTION” includes substantial improvement, and means the date

the building permit was issued, provided the actual start of construction, repair, reconstruction, placement or other improvement was within 180 days of the permit date. The actual start means either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers, or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

“**STRUCTURE**” means a walled and roofed building including a gas or liquid storage tank that is principally above ground.

“**SUBSTANTIAL DAMAGE**” means damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.

“**SUBSTANTIAL IMPROVEMENT**” means any repair, reconstruction, or improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure either:

1. Before the improvement or repair is started; or
2. If the structure has been damaged and is being restored, before the damage occurred. For the purposes of this definition, “substantial improvement” is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure.

The term does not, however, include either:

1. Any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions; or
2. Any alteration of a “historic structure,” provided that the alteration will not preclude the structure’s continued designation as a “historic structure.”

“**VARIANCE**” means a grant of relief from the requirements of this Ordinance which permits construction in a manner that would otherwise be prohibited by this Ordinance.

“**WATER DEPENDENT**” means a structure for commerce or industry which cannot exist in any other location and is dependent on the water by reason of the intrinsic nature of its operations.

Section 5. Lands to Which this Ordinance Applies. This Ordinance shall apply to all areas of special flood hazards within the jurisdiction of the City of Sammamish.

Section 6. Basis for Establishing the Areas of Special Flood Hazard. The areas of special flood hazard identified by the Federal Insurance Administration in a scientific and engineering report entitled "The Flood Insurance Study for King County," as amended, with the following Flood Insurance Rate Maps (FIRMs) are hereby adopted by reference and declared to be a part of this Ordinance: Map 53033C-0395 dated May 16, 1995, Map 532033C-0680 dated May 16, 1995, Map 53033C-0685 dated May 16, 1995, Map 53033C-0390 dated March 30, 1998, and Map 53033C-0691 dated March 30, 1998. The Flood Insurance Study is on file at Sammamish City Hall. The best available information for flood hazard area identification as outlined in Section 13(B) shall be the basis for regulation until a new FIRM is issued which incorporates the data utilized under Section 13(B).

Section 7. Penalties for Noncompliance. No structure or land shall hereafter be constructed, located, extended, converted, or altered without full compliance with the terms of this Ordinance and other applicable regulations. Violations of the provisions of this Ordinance by failure to comply with any of its requirements (including violations of conditions and safeguards established in connection with conditions), shall constitute a misdemeanor. Any person who violates this Ordinance or fails to comply with any of its requirements shall upon conviction thereof be fined not more than \$1,000 or imprisoned for not more than 90 days, or both, for each violation, and in addition shall pay all costs and expenses involved in the case. Nothing herein contained shall prevent the City of Sammamish from taking such other lawful action as is necessary to prevent or remedy any violation.

Section 8. Abrogation and Greater Restrictions. This Ordinance is not intended to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. However, where this Ordinance and another ordinance, easement, covenant, or deed restriction conflict or overlap, whichever imposes the more stringent restrictions shall prevail.

Section 9. Interpretation. In the interpretation and application of this Ordinance, all provisions shall be:

- A. Considered as minimum requirements;
- B. Liberally construed in favor of the governing body; and,
- C. Deemed neither to limit nor repeal any other powers granted under State statutes.

Section 10. Warnings and Disclaimer of Liability. The degree of flood protection required by this Ordinance is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will occur on rare occasions. Flood heights may be increased by man-made or natural causes. This Ordinance does not imply that land outside the areas of special flood hazards or uses permitted within such areas will be free from flooding or flood damages. This Ordinance shall not create liability on the part of the City of

Sammamish, any officer or employee thereof, or the Federal Insurance Administration, for any flood damages that result from reliance on this Ordinance or any administrative decision lawfully made hereunder.

Section 11. Establishment of Development Permit.

- A. Development Permit Required. A development permit shall be obtained before construction or development begins within any area of special flood hazard established in Section 6. The permit shall be for all structures including manufactured homes, as set forth in Section 4 (Definitions), and for all development including fill and other activities, also as set forth in Section 4 (Definitions).

- B. Application for Development Permit. Application for a development permit shall be made on forms furnished by the City and may include, but not be limited to, plans in duplicate drawn to scale showing the nature, location, dimensions, and elevations of the area in question; existing or proposed structures, fill, storage of materials, drainage facilities, and the location of the foregoing. Specifically, the following information is required:
 - 1. Elevation in relation to mean sea level, of the lowest floor (including basement) of all structures;
 - 2. Elevation in relation to mean sea level to which any structure has been floodproofed;
 - 3. Certification by a registered professional engineer or architect that the floodproofing methods for any nonresidential structure meet the floodproofing criteria in Section 16(B); and
 - 4. Description of the extent to which a watercourse will be altered or relocated as a result of proposed development.

Section 12. Designation of the City Manager. The City Manager is hereby appointed to administer and implement this Ordinance by granting or denying development permit applications in accordance with its provisions.

Section 13. Duties and Responsibilities of the City Manager. Duties of the City Manager shall include, but not be limited to:

- A. Permit Review.
 - 1. Review all development permits to determine that the permit requirements of this Ordinance have been satisfied;
 - 2. Review all development permits to determine that all necessary permits have been obtained from those Federal, State, or local governmental agencies from which

prior approval is required; and

3. Review all development permits to determine if the proposed development is located in the floodway. If located in the floodway, assure that the encroachment provisions of Section 17(A) are met.

B. Use of Other Base Flood Data. When base flood elevation data has not been provided in accordance with Section 6 (Basis for Establishing the Areas of Special Flood Hazard), the City Manager shall obtain, review, and reasonably utilize any base flood elevation and floodway data available from a Federal, State or other source, in order to administer Section 16 (Specific Standards) and Section 17(A) (Floodways).

C. Information to be Obtained and Maintained.

1. Where base flood elevation data is provided through the Flood Insurance Study or required as in Section 13(B), obtain and record the actual elevation (in relation to mean sea level) of the lowest floor (including basement) of all new or substantially improved structures, whether or not the structure contains a basement.
2. For all new or substantially improved floodproofed structures:
 - (i) Verify and record the actual elevation (in relation to mean seal level); and
 - (ii) Maintain the floodproofing certifications required in Section 11(B)(3).
3. Maintain for public inspection all records pertaining to the provisions of this Ordinance.

D. Alteration of Watercourses.

1. Notify adjacent communities and the Department of Ecology prior to any alteration or relocation of a watercourse, and submit evidence of such notification to the Federal Insurance Administration.
2. Require that maintenance is provided within the altered or relocated portion of said watercourse so that the flood carrying capacity is not diminished.

E. Interpretation of FIRM Boundaries. Make interpretations where needed, as to exact location of the boundaries of the areas of special flood hazards (for example, where there appears to be a conflict between a mapped boundary and actual field conditions). The person contesting the location of the boundary shall be given a reasonable opportunity to appeal the interpretation as provided in Section 14.

Section 14. Variance Procedure.

A. Hearing Examiner.

1. The City's Hearing Examiner shall hear and decide appeals and requests for variances from the requirements of this Ordinance.
2. The Hearing Examiner shall hear and decide appeals when it is alleged there is an error in any requirement, decision, or determination made by the City's administrative staff in the enforcement or administration of this Ordinance.
3. Those aggrieved by an administrative decision of the City may appeal such decision to the Hearing Examiner, as provided herein.
4. In passing upon such applications, the Hearing Examiner shall consider all technical evaluations, all relevant factors, standards specified in other sections of this Ordinance, and:
 - (i) The danger that materials may be swept onto other lands to the injury of others;
 - (ii) The danger to life and property due to flooding or erosion damage;
 - (iii) The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;
 - (iv) The importance of the services provided by the proposed facility to the community;
 - (v) The necessity to the facility of a waterfront location, where applicable;
 - (vi) The availability of alternative locations for the proposed use which are not subject to flooding or erosion damage;
 - (vii) The compatibility of the proposed use with existing and anticipated development;
 - (viii) The relationship of the proposed use to the comprehensive plan and flood plain management program for that area;
 - (ix) The safety of access to the property in times of flood for ordinary and emergency vehicles;
 - (x) The expected heights, velocity, duration, rate of rise, and sediment transport of the flood waters and the effects of wave action, if applicable, expected at the site; and,
 - (xi) The costs of providing governmental services during and after flood conditions, including maintenance and repair of public utilities and facilities such as sewer, gas, electrical, and water systems, and streets and bridges.
5. Upon consideration of the factors of Section 14(A)(4) and the purposes of this Ordinance, the Hearing Examiner may attach such conditions to the granting of variances as it deems necessary to further the purposes of this Ordinance.
6. The Hearing Examiner or his/her designee shall maintain the records of all appeal

actions and report any variances to the Federal Insurance Administration upon request.

B. Conditions for Variances.

1. Generally, the only condition under which a variance from the elevation standard may be issued is for new construction and substantial improvements to be erected on a lot of one-half acre or less in size contiguous to and surrounded by lots with existing structures constructed below the base flood level, providing items (i-xi) in Section 14(A)(4) have been fully considered. As the lot size increases the technical justification required for issuing the variance increases.
2. Variances may be issued for the reconstruction, rehabilitation, or restoration of structures listed on the National Register of Historic Places or the State Inventory of Historic Places, without regard to the procedures set forth in this Section.
3. Variances shall not be issued within a designated floodway if any increase in flood levels during the base flood discharge would result.
4. Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.
5. Variances shall only be issued upon:
 - (i) A showing of good and sufficient cause;
 - (ii) A determination that failure to grant the variance would result in exceptional hardship to the applicant; and
 - (iii) A determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances.
6. Variances as interpreted in the National Flood Insurance Program are based on the general zoning law principle that they pertain to a physical piece of property; they are not personal in nature and do not pertain to the structure, its inhabitants, or economic or financial circumstances. They primarily address small lots in densely populated residential neighborhoods. As such, variances from the flood elevations should be quite rare.
7. Variances may be issued for nonresidential buildings in very limited circumstances to allow a lesser degree of floodproofing than watertight or dry-floodproofing, where it can be determined that such action will have low damage potential, complies with all other variance criteria except Section 14(B)(1), and otherwise complies with Sections 15(A) and 15(B).
8. Any applicant to whom a variance is granted shall be given written notice that the

structure will be permitted to be built with a lowest floor elevation below the base flood elevation and that the cost of flood insurance will be commensurate with the increased risk resulting from the reduced lowest floor elevation.

Section 15. Provisions for Flood Hazard Reduction - General Standards. In all areas of special flood hazards, the following standards are required:

A. Anchoring.

1. All new construction and substantial improvements shall be anchored to prevent flotation, collapse, or lateral movement of the structure; and
2. All manufactured homes must likewise be anchored to prevent flotation, collapse, or lateral movement, and shall be installed using methods and practices that minimize flood damage. Anchoring methods may include, but are not limited to, use of over-the-top or frame ties to ground anchors (Reference FEMA's "Manufactured Home Installation in Flood Hazard Areas" guidebook for additional techniques).

B. Construction Materials and Methods.

1. All new construction and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage;
2. All new construction and substantial improvements shall be constructed using methods and practices that minimize flood damage; and
3. Electrical, heating, ventilation, plumbing, and air-conditioning equipment and other service facilities shall be designed and/or otherwise elevated or located so as to prevent water from entering or accumulating within the components during conditions of flooding.

C. Utilities.

1. All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the system;
2. The proposed water well shall be located on high ground that is not in the floodway (WAC 173-160-171);
3. New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the systems and discharge from the systems into flood waters; and
4. On-site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding.

D. Subdivision Proposals.

1. All subdivision proposals shall be consistent with the need to minimize flood damage;
2. All subdivision proposals shall have public utilities and facilities such as sewer, gas, electrical, and water systems located and constructed to minimize flood damage;
3. All subdivision proposals shall have adequate drainage provided to reduce exposure to flood damage; and,
4. Where base flood elevation data has not been provided or is not available from another authoritative source, it shall be generated for subdivision proposals and other proposed developments which contain at least 50 lots or 5 acres (whichever is less).

E. Review of Building Permits. Where elevation data is not available either through the Flood Insurance Study or from another authoritative source (Section 13(B)), applications for building permits shall be reviewed to assure that proposed construction will be reasonably safe from flooding. The test of reasonableness is a local judgment and includes use of historical data, high water marks, photographs of past flooding, etc., where available. Failure to elevate at least two feet above grade in these zones may result in higher insurance rates.

Section 16. Specific Standards. In all areas of special flood hazards where base flood elevation data has been provided as set forth in Section 6 (Basis for Establishing the Areas of Special Flood Hazard) or Section 13(B) (Use of Other Base Flood Data), the following provisions are required:

A. Residential Construction.

1. New construction and substantial improvement of any residential structure shall have the lowest floor, including basement, elevated one foot above the base flood elevation.
2. Fully enclosed areas below the lowest floor that are subject to flooding are prohibited, or shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or architect or must meet or exceed the following minimum criteria:
 - (i) A minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided;
 - (ii) The bottom of all openings shall be no higher than one foot above grade;

and

- (iii) Openings may be equipped with screens, louvers, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.

B. Nonresidential Construction. New construction and substantial improvement of any commercial, industrial or other nonresidential structure shall either have the lowest floor, including basement, elevated one foot above the base flood elevation; or, together with attendant utility and sanitary facilities, shall:

1. Be floodproofed so that below one foot above the base flood level the structure is watertight with walls substantially impermeable to the passage of water;
2. Have structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy;
3. Be certified by a registered professional engineer or architect that the design and methods of construction are in accordance with accepted standards of practice for meeting provisions of this subsection based on their development and/or review of the structural design, specifications and plans. Such certifications shall be provided to the official as set forth in Section 13(C)(2);
4. Nonresidential structures that are elevated, not floodproofed, must meet the same standards for space below the lowest floor as described in Section 16(A)(2); and
5. Applicants floodproofing nonresidential buildings shall be notified that flood insurance premiums will be based on rates that are one foot below the floodproofed level (e.g. a building floodproofed to the base flood level will be rated as one foot below).

C. Manufactured Homes.

1. All manufactured homes to be placed or substantially improved on sites:
 - (i) Outside of a manufactured home park or subdivision;
 - (ii) In a new manufactured home park or subdivision;
 - (iii) In an expansion to an existing manufactured home park or subdivision; or
 - (iv) In an existing manufactured home park or subdivision on which a manufactured home has incurred "substantial damage" as the result of a flood;

shall be elevated on a permanent foundation such that the lowest floor of the manufactured home is elevated one foot above the base flood elevation and shall be securely anchored to an adequately designed foundation system to resist flotation, collapse and lateral movement.

2. Manufactured homes to be placed or substantially improved on sites in an existing manufactured home park or subdivision that are not subject to the above manufactured home provisions shall be elevated so that either:

- (i) The lowest floor of the manufactured home is elevated one foot above the base flood elevation; or
- (ii) The manufactured home chassis is supported by reinforced piers or other foundation elements of at least equivalent strength that are no less than 36 inches in height above grade and securely anchored to an adequately designed foundation system to resist flotation, collapse, and lateral movement.

D. Recreational Vehicles. Recreational vehicles placed on sites are required to either:

- 1. Be on the site for fewer than 180 consecutive days;
- 2. Be fully licensed and ready for highway use, on their wheels or jacking systems, attached to the site only by quick disconnect type utilities and security devices, and have no permanently attached additions; or
- 3. Meet the requirements of Section 16(C), above, and the elevation and anchoring requirements for manufactured homes.

Section 17. Floodways. Located within areas of special flood hazard established in Section 6 are areas designated as floodways. Since the floodway is an extremely hazardous area due to the velocity of floodwaters which carry debris, potential projectiles, and erosion potential, the following provisions apply:

- A. Encroachments are prohibited, including fill, new construction, substantial improvements, and other development unless certification by a registered professional engineer is provided demonstrating that encroachments shall not result in any increase in flood levels during the occurrence of the base flood discharge.
- B. Construction or reconstruction of residential structures is prohibited within designated floodways, except for (i) repairs, reconstruction, or improvements to a structure which do not increase the ground floor area; and (ii) repairs, reconstruction or improvements to a structure, the cost of which does not exceed 50 percent of the market value of the structure either, (a) before the repair, or reconstruction is started, or (b) if the structure has been damaged, and is being restored, before the damage occurred. Any project for improvement of a structure to correct existing violations of State or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions or to structures identified as historic places shall not be included in the 50 percent.
- C. If Section 17(A) is satisfied, all new construction and substantial improvements shall

comply with all applicable flood hazard reduction provisions of Sections 15 through 21.

Section 18. Encroachments. The cumulative effect of any proposed development, where combined with all other existing and anticipated development, shall not increase the water surface elevation of the base flood more than one foot at any point.

Section 19. Standards for Shallow Flooding Areas (AO Zones). Shallow flooding areas appear on FIRMs as AO zones with depth designations. The base flood depths in these zones range from 1 to 3 feet above ground where a clearly defined channel does not exist, or where the path of flooding is unpredictable and where velocity flow may be evident. Such flooding is usually characterized as sheet flow. In these areas, the following provisions apply:

- A. New construction and substantial improvements of residential structures and manufactured homes within AO zones shall have the lowest floor (including basement) elevated above the highest grade adjacent to the building, one foot or more above the depth number specified in feet on the FIRM (at least two feet if no depth number is specified).
- B. New construction and substantial improvements of nonresidential structures within AO zones shall either:
 1. Have the lowest floor (including basement) elevated above the highest adjacent grade of the building site, one foot or more above the depth number specified on the FIRM (at least two feet if no depth number is specified); or
 2. Together with attendant utility and sanitary facilities, be completely flood proofed to or above that level so that any space below that level is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. If this method is used, compliance shall be certified by a registered professional engineer or architect as in Section 16(B)(3).
- C. Adequate drainage paths shall be required around structures on slopes to guide floodwaters around and away from proposed structures.
- D. Recreational vehicles placed on sites within AO Zones on the community's FIRM shall either:
 1. Be on the site for fewer than 180 consecutive days;
 2. Be fully licensed and ready for highway use, on their wheels or jacking systems, attached to the site only by quick disconnect type utilities and security devices, and have no permanently attached additions; or
 3. Meet the requirements of this Section and the elevation and anchoring

requirements for manufactured homes.

Section 20. Coastal High Hazard Areas. Located within areas of special flood hazard established in Section 6 are Coastal High Hazard Areas, designated as Zones V1-V30, VE and/or V. These areas have special flood hazards associated with high velocity waters from surges and, therefore, in addition to meeting all provisions in this Ordinance, the following provisions shall also apply:

- A. All new construction and substantial improvements in Zones V1-V30 and VE (V if base flood elevation data is available) shall be elevated on pilings and columns so that:
 - 1. The bottom of the lowest horizontal structural member of the lowest floor (excluding the pilings or columns) is elevated one foot or more above the base flood level; and
 - 2. The pile or column foundation and structure attached thereto is anchored to resist flotation, collapse and lateral movement due to the effects of wind and water loads acting simultaneously on all building components. Wind and water loading values shall each have a one percent chance of being equaled or exceeded in any given year (100-year mean recurrence interval).
- B. A registered professional engineer or architect shall develop or review the structural design, specifications and plans for the construction, and shall certify that the design and methods of construction to be used are in accordance with accepted standards of practice for meeting the provisions of Section 20(A)(1) and (2).
- C. The elevation shall be obtained (in relation to mean sea level) of the bottom of the lowest structural member of the lowest floor (excluding pilings and columns) of all new and substantially improved structures in Zones V1-30 and VE, and whether or not such structures contain a basement. The local administrator shall maintain a record of all such information.
- D. All new construction shall be located landward of the reach of mean high tide.
- E. All new construction and substantial improvements shall have the space below the lowest floor either free of obstruction or constructed with non-supporting breakaway walls, open wood lattice-work, or insect screening intended to collapse under wind and water loads without causing collapse, displacement, or other structural damage to the elevated portion of the building or supporting foundation system. For the purposes of this section, a breakaway wall shall have a design safe loading resistance of not less than 10 and no more than 20 pounds per square foot. Use of breakaway walls which exceed a design safe loading resistance of 20 pounds per square foot (either by design or when so required by local or State codes) may be permitted only if a registered professional engineer or architect certifies that the designs proposed meet the following conditions:

1. Breakaway wall collapse shall result from water load less than that which would occur during the base flood; and
 2. The elevated portion of the building and supporting foundation system shall not be subject to collapse, displacement, or other structural damage due to the effects of wind and water loads acting simultaneously on all building components (structural and non-structural). Maximum wind and water loading values to be used in this determination shall each have a one percent chance of being equaled or exceeded in any given year (100-year mean recurrence interval).
- F. If breakaway walls are utilized, such enclosed space shall be useable solely for parking of vehicles, building access, or storage. Such space shall not be used for human habitation.
- G. The use of fill for structural support of buildings is prohibited.
- H. Man-made alteration of sand dunes which would increase potential flood damage is prohibited.
- I. All manufactured homes to be placed or substantially improved within Zones V1-V30, V, and VE on the community's FIRM on sites:
1. Outside of a manufactured home park or subdivision;
 2. In a new manufactured home park or subdivision;
 3. In an expansion to an existing manufactured home park or subdivision; or
 4. In an existing manufactured home park or subdivision on which a manufactured home has incurred "substantial damage" as the result of a flood;

shall meet the standards of subsections (A) through (H) of this Section and manufactured homes placed or substantially improved on other sites in an existing manufactured home park or subdivision within Zones V1-30, V, and VE on the FIRM shall meet the requirements of Section 16(C).

- J. Recreational vehicles placed on sites within Zones V1-30, V, and VE on the community's FIRM shall either:
1. Be on the site for fewer than 180 consecutive days;
 2. Be fully licensed and ready for highway use, on their wheels or jacking systems, attached to the site only by quick disconnect type utilities and security devices, and have no permanently attached additions; or
 3. Meet the requirements of Section 11(A) (Permitting Requirements) and

subsections (A) through (H) of this Section.

Section 21. Critical Facility. Construction of new critical facilities shall be, to the extent possible, located outside the limits of the Special Flood Hazard Area (SFHA) (100-year floodplain). Construction of new critical facilities shall be permissible within the SFHA if no feasible alternative site is available. Critical facilities constructed within the SFHA shall have the lowest floor elevated three feet or more above the level of the base flood elevation (100-year) at the site. Floodproofing and sealing measures must be taken to ensure that toxic substances will not be displaced by or released into floodwaters. Access routes elevated to or above the level of the base flood elevation shall be provided to all critical facilities to the extent possible.

Section 22. Severability. Should any section, paragraph, sentence, clause or phrase of this Ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this Ordinance be pre-empted by state or federal law or regulation, such decision or pre-emption shall not affect the validity of the remaining portions of this Ordinance or its application to other persons or circumstances.

Section 23. Effective Date. This Ordinance shall be published in the official newspaper of the City, and shall take effect and be in full force five (5) days after the date of publication.

ADOPTED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF ON THE _____ DAY OF _____, 2000.

CITY OF SAMMAMISH

Mayor Jack Barry

ATTEST/AUTHENTICATED:

Ruth Muller, Interim City Clerk

Approved as to form:

Bruce L. Disend, City Attorney

Filed with the City Clerk:
Passed by the City Council:
Ordinance No.
Date of Publication:

Bill No. _____

AGENDA BILL

**CITY OF SAMMAMISH
CITY COUNCIL**

Subject:
Depository Bank & Authorized Checking
Signatures

Meeting Date March 1, 2000 Date Submitted Feb 25, 2000

Department Originating: Public Works/Finance

Clearances:

 X Administration/Finance Police

 Public Works Fire

 Building/Planning Attorney

 _____ Committee

Action Required:
Adopt the Resolution

Exhibits:

Amount
Budgeted: No Budgetary Effect

Summary Statement: During the City's pre-incorporation period bank and signature authorization resolution number 99-06 was passed. The City has since hired staff and added positions which need bank signature authority to ensure efficient and timely invoice processing.

Recommended Motion: Pass the resolution to ensure efficient financial operations within the City.

CITY OF SAMMAMISH

WASHINGTON

RESOLUTION NO. R2000-41

A RESOLUTION OF THE CITY OF SAMMAMISH, WASHINGTON, REPEALING RESOLUTION NO. 99-06 AND ESTABLISHING A DEPOSITORY BANK AND AUTHORIZED SIGNATURES ON THE BANK ACCOUNTS.

WHEREAS, by Resolution No. 99-06, the City of Sammamish selected bank of America (formerly known as Seattle First National Bank), Sammamish Branch as the designated City of Sammamish's depository bank.

WHEREAS, the City Council desires to retain Bank of America, Sammamish Branch as the City of Sammamish's depository bank.

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

Section 1. Repealer. City of Sammamish Resolution No. 99-06 is hereby repealed.

Section 2. Official Bank Designated. Bank of America formally known as Seattle First National Bank, Sammamish Branch in Sammamish, Washington is hereby designated as the City of Sammamish's depository bank.

Section 3. Authorized Signors. The following persons are authorized signors on the City of Sammamish bank accounts: the City Manager, Director of Public Works/Finance, and the Accounting Manager. Checks shall be signed by any two of the foregoing authorized signatories.

PASSED BY THE CITY COUNCIL OF THE CITY OF SAMMAMISH, WASHINGTON, AT A REGULAR MEETING THEREOF THIS 1ST DAY OF MARCH, 2000.

CITY OF SAMMAMISH

Mayor Jack Barry

ATTEST/AUTHENTICATED:

Ruth Muller, Interim City Clerk

Approved as to form:

Bruce L. Disend, City Attorney

Bill No. _____

AGENDA BILL

**CITY OF SAMMAMISH
CITY COUNCIL**

Subject:

Meeting Date March 1, 2000 Date Submitted Feb 25, 2000

Interlocal Agreement with Lake Washington
and Issaquah School District

Department Originating Administration

Clearances:

<u> </u> Administration/Finance	<u> </u> Police
<u> </u> Public Works	<u> </u> Fire
<u> </u> Building/Planning	<u> </u> Attorney
<u> </u> (Former Human Services)	<u> </u> Committee

Action Required:

Exhibits:

Amount

Budgeted: **\$ 0**

Summary Statement:

This agreement establishes a process for selecting a high school student representative to act as a liaison between the City and the schools on matters of concern to youth in the community.

Recommended Motion:

Move to adopt the interlocal agreement.

**Interlocal Agreement Between
The Issaquah School District and Lake Washington School District
And the City of Sammamish**

THIS IS AN AGREEMENT between the Issaquah School District and the Lake Washington School District, hereinafter referred to the “Districts,” and the City of Sammamish, a municipal corporation of the State of Washington, hereinafter referred to as the “City.”

WHEREAS, the City and the Districts desire to ensure the needs of the youth of the Sammamish community are adequately addressed in the decisions of their respective governing bodies and;

WHEREAS, the City as the local governmental authority allocates funding for programs and services impacting youth and;

WHEREAS, there is a need to obtain the advice and opinion from youth in city government, community and school district issues in an on-going and representative manner;

NOW THEREFORE, the Districts and the City agree as follows:

1. General Provisions:

- A. The Districts and the City shall create one student position from each high school located in Sammamish to act as a liaison between the City and the schools on matters related to youth in the community.
- B. The students will be selected from Eastlake High School and Skyline High School.
- C. The Districts and the City shall establish a process for selection of each student liaison.
- D. The term of representation shall be for one year and begin on July 1st of each year and terminate on June 30th of the following year.
- E. Each student liaison shall be allowed the same amount of time to speak and during the same period as the general public in accordance with the rules and procedures of the City Council.
- F. The City shall seek opportunities wherever possible to establish a useful dialogue with the students on matters of broad concern in the community.

2. Districts Responsibilities: The Districts agree to:

- A. Refer three qualified students for interviews with the City Council or designated committee of the Council each year. *by April 1 of each year*
- B. Select students who are at least a junior level or above in high school.
- C. Select students who have achieved a grade point average of 2.5 or above.
- D. Select students who are a member of the Student Leadership team and/or participant in the Leadership Class.
- E. Select students who are representative of overall student opinions.

3. City of Sammamish Responsibilities: The City agrees to:

- A. Interview and select one student from each high school.
- B. Incorporate student opinion and ideas into pertinent issues and decisions effecting youth and youth programs in the community.
- C. Ensure the timely involvement of students in the planning and development of parks and recreation services impacting youth.
- D. Establish such policies and programs to help benefit youth in the community.

Signed:

Signed:

Mayor Jack Barry

Principal, Skyline High School

Principal, Eastlake High School

The Hearing Examiner's decision to grant preliminary approval to the Crosswater Plat has been appealed to the City Council

Background

This 75-lot subdivision on 40 acres (formerly known as High Lonesome Ranch) was granted preliminary plat approval on February 7th by the City's Hearing Examiner, following a public hearing before him on January 25. We received two notices of appeal yesterday (February 29). One party, including two property owners, is represented by attorney Richard Aramburu. The other is a single property owner. The attorney for the applicant is Alison Moss, representing Investco, the property owners. The appellant parties have until March 7th to file their complete appeal statements. Under the City's adopted code, the appeal will be heard by the City Council.

How will the appeal be presented?

This is a closed-record appeal, which means that the Council will review and base their decision **only** on the written record of the Hearing Examiner's decision, including documents that he used to support his decision. No new testimony or facts will be introduced. The staff will prepare and distribute copies of the record to all City Councilmembers in advance of the hearing.

At the hearing, the City's Hearing Examiner will make an initial presentation to the City Council to establish the key points of the case. This will be followed by presentations of the appeals by the appellants. King County permitting staff could be asked to attend and answer questions, but this is not required or recommended. A detailed script of the appeal hearing process will be prepared and shared with the Council in advance.

What Hearing Date is Best?

Staff recommends **March 29** (extra Wednesday) or a date in April, 2000, at 7:00PM. The next available Tuesday on the regular land use hearing calendar is **April 11**.

What limitations are placed on City Councilmembers' ex parte discussions?

The rules of quasi judicial appearance of fairness govern and limit the ability of the City Council to interact with the parties to the appeal.



704 - 228th AVENUE NE • PMB 491 • SAMMAMISH, WASHINGTON 98053 • PHONE 425-898-0660 • FAX 425-898-0669

TO: Troy Romero, Chair
Finance Committee

FROM: Michael R. Wilson
City Manager

SUBJECT: Finance Committee Agenda

DATE: February 29, 2000

The City Council Finance Committee has been scheduled to meet in the City Hall conference room at 5:30 PM, March 1, to review and discuss the following agenda items:

- 1) Investment Policy
- 2) Personnel Policies
- 3) Payables Audit

Cc: Mayor Jack Barry
City Council members

CITY COUNCIL ROLL CALL

DATE: March 1, 2000

<u>NAME</u>	<u>PRESENT</u>	<u>EXCUSED</u>	<u>ABSENT</u>
Mayor Jack Barry	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Deputy Mayor Troy Romero	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Phil Dyer	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Don Gerend	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ron Haworth	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Kathleen Huckabay	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kenneth Kilroy	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

