CITY OF SAMMAMISH
CITY COUNCIL AGENDA
STUDY SESSION
April 11, 2001

Wednesday, April 11, 2001, 7:30 p.m., 486 228th Ave. N.E., City Hall Chambers

		Approximate Time
	OPEN STUDY SESSION	**7:30 pm**
1.	**MPS Transportation Impact Fees**	**7:35 pm**
	CLOSE STUDY SESSION	**9:30 pm**

City of Sammamish Washington
486 - 228th Avenue NE, Sammamish, Washington 98074•Phone 425-898-0660•Fax 425-898-0669

April 11, 2001

The Honorable Ron Simms
King County Executive
King County Courthouse
516 Third Avenue
Seattle, Washington 98104

Re: Collection of Transportation Impact Fees/City of Sammamish

Dear Executive Simms:

I have previously written to you to express the City's concern regarding the fact that King County has retained transportation impact fees collected for projects located within the City of Sammamish. Enclosed, for your reference, is my letter dated March 14, 2001.

As you know, the Growth Management Act authorizes impact fees to be collected in order to address the impacts of new development. The law requires that the impact fees to be spent for system improvements that:

a) Are reasonably related to the new development;

b) Do not exceed a proportionate share of the costs of the improvements that are reasonably related to the new development; and

c) Must be used for improvements that will reasonably benefit the new development.

RCW 82.02.050(3)

These requirements can only be accomplished if the fees collected are spent within the community where the development is located. We are unaware of any legal basis for the County retaining impact fees for City projects. Moreover, we are aware that this situation has arisen with other new cities (e.g., Maple Valley) and that the County has

remitted impact fees to those cities. It is the City's expectation that the County will follow the requirements of the law and do the same for the City of Sammamish.

It would be very much appreciated if you could advise me, at your earliest convenience, when the City might receive the collected impact fees. I shall look forward to hearing from you.

Sincerely,

Ben Yazici
City Manager

Cc: City Council
County Councilmember D. Irons

Action Steps - MPS Fees

A) Small Steps - $7 million from Applicants – Future Fees

Transmit the MPS Fee Rate map to KC DDES staff (Collect correct rates)

Letter to 30-40 plat applicants (Pay all fees to Sammamish, not KC)

B) Big Steps - $3.2 million from King County

Administrative Approach (Identifies the situation in 3/14/01 Letter)

Political Approach (If KC staff can't or won't transfer MPS money)

Legal Approach (MPS provides mitigation, but only if paid & used)

City Attorney (City of Sammamish pays cost)

Applicants (20+/- applicants pay cost)

Regulatory Approach (Not investigated yet, probably not option)

C) Discussion

Staff recommends steps under A) above

Not studied yet, no recommendation on how to proceed for B) above

Other Steps & Related Issues – <u>Not</u> for May 11 Discussion

Revise Current MPS Fee Rates – (3 months - 10 Zones, $2380 / unit average current rate)

Revised Transportation Plan (12-18 months, based on Comprehensive Plan Process)

Revise system / assumptions / ordinance (?? months, ?? zones, ?? fee rates)

Fund & Operate a Concurrency System (ongoing, currently not needed under moratorium)

Timing of Concurrency System Modifications & Moratorium (6-12 months available)

SEPA vs. GMA Authority to Charge Fees (clarification)

Optimize a Citywide Transportation Fee System (ongoing, current MPS or a future system)

City of Sammamish Washington
486 - 228th Avenue NE, Sammamish, Washington 98074 • Phone 425-898-0660 • Fax 425-898-0669

March 14, 2001

The Honorable Ron Simms
King County Executive
King County Courthouse
516 Third Avenue
Seattle WA 98104

Dear Mr. Simms:

The City of Sammamish is requesting your assistance in resolving a very confusing issue: payment of traffic impact fees (MPS fees) for vested projects. As you are aware, King County and the City both collect MPS fees for projects within the City of Sammamish. The fees are based upon the MPS zones within the City.

We believe that the current process allows applicants to have the option of either paying the fee at final plat approval or the developer/contractor to pay each fee at the time of building permit issuance. The problem occurs when fees are paid at the time of final plat approval. The City has never received any notice of those MPS fee payments made to King County or where it should be remitted to the City of Sammamish. The only notice the city receives is a KCDDES letter from the County's Development Engineer on the final plat recommendation, and the only financial information provided is on performance bonds.

According to our records, City of Sammamish portion of MPS fees paid to King County have never been remitted to the City. Because it is so difficult to track MPS fees under the current process, the City would appreciate the County's favorable consideration in amending the impact fee procedure. Therefore, the City requests the following:

1. MPS fees collected to date be remitted to the City.
2. The City requests that all future MPS fees paid on vested final plats within the City be paid directly to the City of Sammamish at the time of final plat approval. This process will be more efficient and will eliminate any confusion on payment receipts.

Your favorable consideration is greatly appreciated.

Sincerely,

Ben Yazici,
City Manager

Cc: City Council

MPS Transportation Impact Fees
Estimated Fees Paid to KC DDES

Project Name	Lots	MPS Fee Rate	Possibly Paid	Estimated Amount	Paid To:
Arbors at Pine Lake	26	$ 1,095	Y	**$28,470**	KC
Autumn Meadows	57	$ 632	Y	**$ 36,024**	KC
Beaver Lake Estates, Phase II	100	$ 3,382	Y	**$ 338,200**	KC
Beaver Lake Park	41	$ 3,382	Y	**$ 138,662**	KC
Cambria, Division II	30	$ 918	Y	**$ 27,540**	KC
Cameron Heimgbigner	2	$ 632	N	$ 1,264	?
Cedar Park	54	$ 2,575	Y	**$ 139,050**	KC
Chris Gloger	3	$ 3,044	?	$ 9,132	?
Cimarron Glen	20	$ 2,575	?	$ 51,500	?
Dan Duffus	4	$ 1,996	?	$ 7,984	?
Danbury Estates, Phase II	16	$ 3,382	Y	**$ 54,112**	KC
Eltovar (fka Beaver Crest)	11	$ 6,247	Y	**$ 68,717**	KC
George Sutherland	2	$ 1,996	Y	**$ 3,992**	KC
George Sutherland	4	$ 1,996	Y	**$ 7,984**	KC
Guttschmidt	4	$ 1,095	?	$ 4,380	?
Highland Estates, Division III	60	$ 918	Y	**$ 55,080**	KC
Hirams Court	15	$ 1,416	N	0	?
Jack Owen	3	$ 1,416	N	$ 4,248	?
John Metcalfe	4	$ 1,996	N	$ 7,984	?
Joy Luck	11	$ 3,044	Y	**$ 33,484**	KC
Mickey and Gorden Maclean	4	$ 3,044	?	**$ 12,176**	KC
Ming Square	29	$ 6,247	Y	**$ 181,163**	KC
Norris Estates	226	$ 3,382	N	0	KC
Paulo DaCruz	3	$ 1,996	N	0	KC
Redhawk	39	$ 3,300	Y	**$ 128,700**	City/KC Split Payment
Saad Hasr	2	?	?	0	KC
Timothy Burke	4	$ 2,498	?	$ 9,992	?
Timothy Burke	4	$ 2,498	?	$ 9,992	?
Trossachs, Divisions 8 and 9 #	586	$ 3,382	Y #	**$ 1,981,852**	KC
Uplands on the Plateau, Division II	28	$ 918	?	0	KC
Vansell Properties	47	$ 2,575	Y	$ 121,025	KC
Sammamish Dunlap Partners Short Plat	4	$ 1,095	N	$ -	KC
Evergreen Gardens	11	$400	Y	**$ 4,400**	KC
Timberline Ridge	?	?	Y	0	KC
Hidden Ridge	?	?	Y	0	KC

Total $ 3,223,438

Symbol	Explanation
?	Unknown which agency will be paid or unknown status of approval
#	Not fully paid, probably Phase 1 only at 57 lots at $3,382 = $192,774
Revised	9-Mar-01

General Notes & Assumptions

1 Does not include recorded plats prior to August, 1999, except major projects shown above
2 Current City of Sammamish MPS rates shown, some projects may have vested to lower KC rates
3 **Boldface** amounts indicate greatest likelyhood of a payment made to KC
4 Most projects MPS fees will be contributed to pay for 228th Ave Improvements CIP $17 million total paid by KC
5 Best available information to meet March 9, 2001 request.
6 City of Sammamish does not track impact fee revenue by project on a daily basis.

City of Sammamish
User: admin
Sort: Fund,Dept,Basub,Element,Object,Subobj,Account Type

General Ledger
Revenue Analysis
Revenue

Printed: 04/11/200114:47
Periods: 01-03
Fiscal Year: 2001

Account Number	Description	Budgeted Revenue	Period Revenue	YT D Revenue	Uncollected Bal	% Received
Account Type: R4	Charges for Goods & Services	0.00	0.00	0.00	0.00	0
	Traffic Impact Fees	0.00	0.00	0.00	0.00	0
	Traffic Impact Fees	0.00	0.00	0.00	0.00	0
Account Type: R4	Charges for Goods & Services	0.00	0.00	0.00	0.00	0
	Traffic Zone 412	0.00	0.00	0.00	0.00	0
	Traffic Zone 412	0.00	0.00	0.00	0.00	0
Account Type: R4	Charges for Goods & Services	0.00	0.00	0.00	0.00	0
	Traffic Zone 402	0.00	0.00	0.00	0.00	0
	Traffic Zone 402	0.00	0.00	0.00	0.00	0
Account Type: R4	Charges for Goods & Services	0.00	0.00	0.00	0.00	0
	Traffic Zone 407	0.00	0.00	0.00	0.00	0
	Traffic Zone 407	0.00	0.00	0.00	0.00	0
Account Type: R4	Charges for Goods & Services	0.00	0.00	0.00	0.00	0
	Traffic Zone 403	0.00	0.00	0.00	0.00	0
	Traffic Zone 403	0.00	0.00	0.00	0.00	0
Account Type: R4	Charges for Goods & Services	0.00	0.00	0.00	0.00	0
	Traffic Zone 405	0.00	0.00	0.00	0.00	0
	Traffic Zone 405	0.00	0.00	0.00	0.00	0
Account Type: R4	Charges for Goods & Services	0.00	0.00	0.00	0.00	0
	Traffic Zone 419	0.00	0.00	0.00	0.00	0
	Traffic Zone 419	0.00	0.00	0.00	0.00	0
Account Type: R4	Charges for Goods & Services	0.00	0.00	0.00	0.00	0
	Traffic Zone 413	0.00	0.00	0.00	0.00	0
	Traffic Zone 413	0.00	0.00	0.00	0.00	0
Account Type: R4	Charges for Goods & Services	0.00	0.00	0.00	0.00	0
	Traffic Zone 415	0.00	0.00	0.00	0.00	0
	Traffic Zone 415	0.00	0.00	0.00	0.00	0
Account Type: R4	Charges for Goods & Services	0.00	0.00	0.00	0.00	0
	Traffic Zone 414	0.00	0.00	0.00	0.00	0
	Traffic Zone 414	0.00	0.00	0.00	0.00	0
Account Type: R4	Charges for Goods & Services	0.00	0.00	0.00	0.00	0
	Traffic Zone 416	0.00	0.00	0.00	0.00	0
	Traffic Zone 416	0.00	0.00	0.00	0.00	0
	Traffic Zone 416	0.00	0.00	0.00	0.00	0
344	Traffic Zone 416	0.00	0.00	0.00	0.00	0
000	Beg Fund/Revenue	0.00	0.00	0.00	0.00	0
111	Traffic Impact/Mitigation Fund	0.00	0.00	0.00	0.00	0
Account Type: R4	Charges for Goods & Services	500,000.00	0.00	0.00	500,000.00	0.00
	Traffic Impact Fees	500,000.00	0.00	0.00	500,000.00	0.00
	Traffic Impact Fees	500,000.00	0.00	0.00	500,000.00	0.00
Account Type: R4	Charges for Goods & Services	0.00	3,285.00	3,285.00	(3,285.00)	0
	Traffic Zone 412	0.00	3,285.00	3,285.00	(3,285.00)	0
	Traffic Zone 412	0.00	3,285.00	3,285.00	(3,285.00)	0

Account Number	Description	Budgeted Revenue	Period Revenue	YT D Revenue	Uncollected Bal	% Received
Account Type: R4	Charges for Goods & Services	0.00	7,984.00	7,984.00	(7,984.00)	0
	Traffic Zone 402	0.00	7,984.00	7,984.00	(7,984.00)	0
	Traffic Zone 402	0.00	7,984.00	7,984.00	(7,984.00)	0
Account Type: R4	Charges for Goods & Services	0.00	37,202.00	37,202.00	(37,202.00)	0
	Traffic Zone 407	0.00	37,202.00	37,202.00	(37,202.00)	0
	Traffic Zone 407	0.00	37,202.00	37,202.00	(37,202.00)	0
Account Type: R4	Charges for Goods & Services	0.00	10,300.00	10,300.00	(10,300.00)	0
	Traffic Zone 403	0.00	10,300.00	10,300.00	(10,300.00)	0
	Traffic Zone 403	0.00	10,300.00	10,300.00	(10,300.00)	0
Account Type: R4	Charges for Goods & Services	0.00	19,258.00	19,258.00	(19,258.00)	0
	Traffic Zone 405	0.00	19,258.00	19,258.00	(19,258.00)	0
	Traffic Zone 405	0.00	19,258.00	19,258.00	(19,258.00)	0
Account Type: R4	Charges for Goods & Services	0.00	5,664.00	5,664.00	(5,664.00)	0
	Traffic Zone 419	0.00	5,664.00	5,664.00	(5,664.00)	0
	Traffic Zone 419	0.00	5,664.00	5,664.00	(5,664.00)	0
Account Type: R4	Charges for Goods & Services	0.00	9,132.00	9,132.00	(9,132.00)	0
	Traffic Zone 413	0.00	9,132.00	9,132.00	(9,132.00)	0
	Traffic Zone 413	0.00	9,132.00	9,132.00	(9,132.00)	0
Account Type: R4	Charges for Goods & Services	0.00	0.00	0.00	0.00	0
	Traffic Zone 415	0.00	0.00	0.00	0.00	0
	Traffic Zone 415	0.00	0.00	0.00	0.00	0
Account Type: R4	Charges for Goods & Services	0.00	12,490.00	12,490.00	(12,490.00)	0
	Traffic Zone 414	0.00	12,490.00	12,490.00	(12,490.00)	0
	Traffic Zone 414	0.00	12,490.00	12,490.00	(12,490.00)	0
Account Type: R4	Charges for Goods & Services	0.00	0.00	0.00	0.00	0
	Traffic Zone 416	0.00	0.00	0.00	0.00	0
	Traffic Zone 416	0.00	0.00	0.00	0.00	0
	Traffic Zone 416	500,000.00	105,315.00	105,315.00	394,685.00	21.06
344	Traffic Zone 416	500,000.00	105,315.00	105,315.00	394,685.00	21.06
000	Beg Fund/Revenue	500,000.00	105,315.00	105,315.00	394,685.00	21.06
601	Development Impact Fees	500,000.00	105,315.00	105,315.00	394,685.00	21.06
	Report Totals:	500,000.00	105,315.00	105,315.00	394,685.00	21.06

City of Sammamish
User: admin
Sort: Fund,Dept,Basub,Element,Object,Subobj,Account Type

General Ledger
Revenue Analysis
Revenue

Printed: 04/11/200114:44
Periods: 01-12
Fiscal Year: 2000

Account Number	Description	Budgeted Revenue	Period Revenue	YT D Revenue	Uncollected Bal	% Received
Account Type: R4	Charges for Goods & Services	458,000.00	0.00	0.00	458,000.00	0.00
	Traffic Impact Fees	458,000.00	0.00	0.00	458,000.00	0.00
	Traffic Impact Fees	458,000.00	0.00	0.00	458,000.00	0.00
Account Type: R4	Charges for Goods & Services	0.00	9,855.00	9,855.00	(9,855.00)	0
	Traffic Zone 412	0.00	9,855.00	9,855.00	(9,855.00)	0
	Traffic Zone 412	0.00	9,855.00	9,855.00	(9,855.00)	0
Account Type: R4	Charges for Goods & Services	0.00	37,023.00	37,023.00	(37,023.00)	0
	Traffic Zone 402	0.00	37,023.00	37,023.00	(37,023.00)	0
	Traffic Zone 402	0.00	37,023.00	37,023.00	(37,023.00)	0
Account Type: R4	Charges for Goods & Services	0.00	49,846.00	49,846.00	(49,846.00)	0
	Traffic Zone 407	0.00	49,846.00	49,846.00	(49,846.00)	0
	Traffic Zone 407	0.00	49,846.00	49,846.00	(49,846.00)	0
Account Type: R4	Charges for Goods & Services	0.00	21,630.00	21,630.00	(21,630.00)	0
	Traffic Zone 403	0.00	21,630.00	21,630.00	(21,630.00)	0
	Traffic Zone 403	0.00	21,630.00	21,630.00	(21,630.00)	0
Account Type: R4	Charges for Goods & Services	0.00	174,916.00	174,916.00	(174,916.00)	0
	Traffic Zone 405	0.00	174,916.00	174,916.00	(174,916.00)	0
	Traffic Zone 405	0.00	174,916.00	174,916.00	(174,916.00)	0
Account Type: R4	Charges for Goods & Services	0.00	8,496.00	8,496.00	(8,496.00)	0
	Traffic Zone 419	0.00	8,496.00	8,496.00	(8,496.00)	0
	Traffic Zone 419	0.00	8,496.00	8,496.00	(8,496.00)	0
Account Type: R4	Charges for Goods & Services	0.00	12,176.00	12,176.00	(12,176.00)	0
	Traffic Zone 413	0.00	12,176.00	12,176.00	(12,176.00)	0
	Traffic Zone 413	0.00	12,176.00	12,176.00	(12,176.00)	0
Account Type: R4	Charges for Goods & Services	0.00	2,528.00	2,528.00	(2,528.00)	0
	Traffic Zone 415	0.00	2,528.00	2,528.00	(2,528.00)	0
	Traffic Zone 415	0.00	2,528.00	2,528.00	(2,528.00)	0
Account Type: R4	Charges for Goods & Services	0.00	6,460.00	6,460.00	(6,460.00)	0
	Traffic Zone 414	0.00	6,460.00	6,460.00	(6,460.00)	0
	Traffic Zone 414	0.00	6,460.00	6,460.00	(6,460.00)	0
	Traffic Zone 414	458,000.00	322,930.00	322,930.00	135,070.00	70.50
344	Traffic Zone 414	458,000.00	322,930.00	322,930.00	135,070.00	70.50
000	Traffic Zone 414	458,000.00	322,930.00	322,930.00	135,070.00	70.50
111	Traffic Impact/Mitigation Fund	458,000.00	322,930.00	322,930.00	135,070.00	70.50
	Report Totals:	458,000.00	322,930.00	322,930.00	135,070.00	70.50