



# City Council, Regular Meeting

## AGENDA

**Revised**

May 20, 2014

6:30 pm – 9:30 pm  
Maintenance & Operations Center

**Please note:** Beginning on May 6, 2014 through June 9, 2014, all Sammamish City Council meetings will be held at: **Sammamish Maintenance and Operations Center**  
**1801 244th Ave NE, Sammamish, WA**  
For more information: Contact Melonie Anderson, City Clerk, [manderson@sammamish.us](mailto:manderson@sammamish.us)  
or call: 425-295-0511

### Call to Order

### Roll Call

### Pledge of Allegiance

### Approval of Agenda

### Student Liaison Reports

### Presentations/Proclamations

- **Annual Report:** Republic Services – Solid Waste Provider
- **Financial Report:** Year End/1<sup>st</sup> Quarter

### Public Comment

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

### Consent Agenda

- Payroll for the period ending April 30, 2014 for pay date May 5, 2014 in the amount of \$ 283,373.63

City Council meetings are wheelchair accessible. American Sign Language (ASL) interpretation is available upon request. Please phone (425) 295-0500 at least 48 hours in advance. Assisted Listening Devices are also available upon request.

1. **Approval:** Claims for period ending May 20, 2014 in the amount of \$ 2,639,581.53 for Check No. 37473 through 37596
2. **Resolution:** Granting Final Plat Approval To The Plat Of Mystic Meadows
3. **Approval:** May 6, 2014 Regular Meeting Minutes

#### **Public Hearings**

#### **Unfinished Business**

#### **New Business**

4. **Resolution:** Setting A Public Hearing Date To Consider The Vacation Of SE 7<sup>th</sup> Street West Of 212<sup>th</sup> Avenue SE
5. **Bid Award:** Sammamish Community and Aquatics Center

#### **Council Reports**

#### **City Manager Report**

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

#### **Adjournment**

## AGENDA CALENDAR

<b>June 2014</b>			
Tues 06/03	6:30 pm	Regular Meeting	Public Hearing/Ordinance: First Reading Homeless Encampments Public Hearing: Ordinance First Reading Moratorium Collective Gardens/Recreational Marijuana Contract: East Sammamish Park Foul Ball Nets/TBD (consent) Contract: 4 <sup>th</sup> of the Plateau Fireworks/Wolverine (consent) Contract: 212 <sup>th</sup> Avenue Design/Gray & Osborn (consent) Resolution: 2014/15 Sammamish Youth Board Appointments (consent) Contract: Special Event Sound/(consent) Update: Eastlake Sammamish Trail Executive Session – Potential Litigation Approval: A Regional Coalition for Housing (ARCH) Funding
Tues 06/10	6:30 pm	Study Session/Joint Meeting w Parks Commission	Discussion: Park CIP Reard Freed House Vision Presentation: Parks Department Report Discussion: Big Rock Park Master Plan
Mon 06/16	6:30 pm	Regular Committee of the Whole Meeting	
Tues 06/17	6:30 pm	Regular Meeting	Public Hearing: Resolution Adopting Six Year TIP Ordinance Second Reading Moratorium Collective Gardens/Recreational Marijuana Contract: Asset Management Implementation/Geo Engineers Approval: Big Rock Park Master Plan
<b>July 2014</b>			
Tues 07/01	6:30 pm	Regular Meeting	Ordinance: Second Reading Homeless Encampments
Mon 07/07	4:30 pm	Joint Meeting	City of Issaquah
Tues 07/08	6:30 pm	Study Session	Lake Sammamish Urban Wildlife Designation (cancelled) Mountains to Sound Greenway Financial Update: Budget revenue forecast Discussion: Eastside Fire & Rescue Non-Profit formation
Mon 07/14	6:30 pm	Regular Committee of the Whole Meeting	Joint Meeting w/ Issaquah
Tues 07/15	6:30 pm	Regular Meeting	
<b>August 2014</b>			
<b>Sept 2014</b>			
Tues 09/02	6:30 pm	Regular Meeting	Resolution: EF & R Interlocal Amendment Budget study session: Preliminary budget overview. Department discussions Resolution: Approval of Eastside Fire & Rescue Interlocal Amendment
Tues 09/09	6:30 pm	Study Session/Joint Meeting with Planning Commission	
Mon 09/15	6:30 pm	Regular Committee of the Whole Meeting	(if needed)
Tues 09/16	6:30 pm	Regular Meeting	Proclamation: National Recovery Month Budget study session: Departments
<b>October 2014</b>			
Tues 10/07	6:30 pm	Regular Meeting	Budget study session: Departments

Tues 10/14	6:30 pm	Study Session	Discussion: Public Works Standards Budget study session: Departments and Council changes
Mon 10/20	6:30 pm	Regular Committee of the Whole Meeting	(if needed)
Tues 10/21	6:30 pm	Regular Meeting	Budget study session: (if needed)
<b>Nov 2014</b>			
Tues 11/04	6:30 pm	Regular Meeting	Public Hearing: 1 <sup>st</sup> Reading Property Tax Levy Ordinance Public Hearing: 1 <sup>st</sup> Reading 2015-2016 Budget Ordinance Resolution: 2015 Fee Schedule Resolution: 2015 Salary Schedule Resolution: 2015 Medical Premium Co-pay percent
Tues 11/11	6:30 pm	Study Session	
Mon 11/17	6:30 pm	Regular Committee of the Whole Meeting	(if needed)
Tues 11/18	6:30 pm	Regular Meeting	Public Hearing: 2 <sup>nd</sup> Reading Property Tax Levy Ordinance Public Hearing: 2 <sup>nd</sup> Reading 2015-2016 Budget Ordinance
<b>Dec 2014</b>			
Tues 12/02	6:30 pm	Regular Meeting	
Tues 12/09	6:30 pm	Study Session/Joint Meeting with Planning Commission	
Mon 12/15	6:30 pm	Regular Committee of the Whole Meeting	(if needed)
Tues 12/16	6:30 pm	Regular Meeting	
<b>To Be Scheduled</b>		<b>To Be Scheduled</b>	
Ordinance: Second Reading Puget Sound Energy Franchise Big Rock Park Master Plan Parks Impact Fee Rate Adjustment		Parked Items SE 14 <sup>th</sup> Street Improvements Connectivity	

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

<< April

## May 2014

June >>

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1 6:30 p.m. Planning Commission Meeting	2	3 9 a.m. Volunteer at Sammamish Landing <del>Canceled</del> 9 a.m. Bikes For Africa
4 7:30 a.m. Boys & Girls Club Fun Run	5 9 a.m. Blood Drive with Puget Sound Blood Center	6 5 p.m. City Council Office Hour 6:30 p.m. City Council Meeting	7 6:30 p.m. Parks and Recreation Commission Meeting	8 10 a.m. Art for Seniors (55+) 4-CLASSES Workshop Series 6:30 p.m. The Dirt on Dirt 7 p.m. "The Price" by Arthur Miller	9	10 8 a.m. Community Day of Service
11	12 8:30 a.m. "KINFOLK" by David Berfield - Art Exhibit	13 6:30 p.m. City Council Study Session	14	15 6:30 p.m. Planning Commission Meeting	16 6 p.m. A Repertory Collective Project	17 9 a.m. Volunteer at Sammamish Landing 10 a.m. Sammamish Walks at Pine Lake
18	19 4:15 p.m. Finance Committee Meeting 6:30 p.m. Committee of the Whole <del>Canceled</del> 6:30 p.m. Arts Commission Meeting	20 6:30 p.m. City Council Meeting	21 4 p.m. Farmers Market 6 p.m. Sammamish Youth Board Meeting	22	23	24
25	26 Memorial Day <del>City offices closed</del>	27	28 4 p.m. Farmers Market	29 1 p.m. Skyline High School 5K Run to Eastlake HS	30	31 6:30 a.m. Flying Wheels Bike Ride

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

<< May

## June 2014

July >>

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2	3 6:30 p.m. City Council Meeting	4 4 p.m. Farmers Market 6:30 p.m. Parks and Recreation Commission Meeting	5 6:30 p.m. Planning Commission Meeting	6	7 2 p.m. TeenFest
8	9	10 6:30 p.m. City Council Study Session	11 4 p.m. Farmers Market 6 p.m. Sammamish Youth Board Meeting	12	13	14 12 p.m. Lifeguard Season Begins
15	16 6:30 p.m. Arts Commission Meeting 6:30 p.m. Committee of the Whole	17 6:30 p.m. City Council Meeting	18 4 p.m. Farmers Market	19 6:30 p.m. Planning Commission Meeting	20	21 9 a.m. Volunteer at Sammamish Landing 10 a.m. Sammamish Walks at Tiger Mountain
22	23	24	25 4 p.m. Farmers Market	26	27	28
29	30					



# MEMORANDUM

**TO:** Melonie Anderson/City Clerk  
**FROM:** Marlene/Finance Department  
**DATE:** May 15, 2014  
**RE:** Claims for May 20, 2014

\$ 164,683.13  
 1,020,338.28  
 988,558.45  
 466,001.67

<b>Opus Bank</b>	<b>\$1,000,000.00</b>	<b>Investment</b>
<b>Eastside Fire &amp; Rescue</b>	<b>\$491,206.08</b>	<b>Fire Services - May 2014</b>
<b>Rodarte Construction</b>	<b>\$192,906.72</b>	<b>244th Non Motorized Project - April 2014</b>
<b>RRJ Company</b>	<b>\$141,833.00</b>	<b>Sidewalk/Pavement Project</b>
<b>Issaquah School District</b>	<b>\$108,870.00</b>	<b>School Impact Fees - April 2014</b>
<b>Jaymarc Investments</b>	<b>\$56,134.53</b>	<b>AV Replacement Project - Council Chambers</b>
<b>Lake Wa School District</b>	<b>\$47,265.00</b>	<b>School Impact Fees - April 2014</b>
<b>King County Finance</b>	<b>\$36,642.46</b>	<b>Road &amp; Traffic Services - March 2014</b>
<b>Kenyon disend</b>	<b>\$35,615.32</b>	<b>Attorney Services April 2014</b>
<b>Wa State Ecology</b>	<b>\$28,287.00</b>	<b>Regional Stormwater Monitoring</b>

**TOTAL \$ 2,639,581.53**  
**Checks # 37473 - 37596**

164,683.13 +  
 1,020,338.28 +  
 988,558.45 +  
 466,001.67 +  
 2,639,581.53 +

## Accounts Payable

## Check Register Totals Only

User: mdunham  
 Printed: 5/5/2014 - 11:11 AM



Check	Date	Vendor No	Vendor Name	Amount	Voucher
37473	05/05/2014	ANI	ANI Administrators NW Inc	1,652.55	37,473
37474	05/05/2014	AWCMED	AWC Employee BenefitsTrust	113,238.17	37,474
37475	05/05/2014	CHAP13	Chapter 13 Trustee	280.00	37,475
37476	05/05/2014	ICMA401	ICMA 401	38,621.54	37,476
37477	05/05/2014	ICMA457	ICMA457	9,162.20	37,477
37478	05/05/2014	KINGSUP	King County Superior Court	225.14	37,478
37479	05/05/2014	PREPAIDL	LegalShield	161.40	37,479
37480	05/05/2014	SAM	Sammamish Plateau Water Sewer	1,050.13	37,480
37481	05/05/2014	WASUPPOR	Wa State Support Registry	292.00	37,481
Check Total:				164,683.13	

# Accounts Payable

## Check Register Totals Only

User: mdunham  
 Printed: 5/14/2014 - 9:15 AM



Check	Date	Vendor No	Vendor Name	Amount	Voucher
37482	05/14/2014	OPUS	Opus Bank	1,000,000.00	37,482
37483	05/14/2014	PSE	Puget Sound Energy	20,338.28	37,483
Check Total:				1,020,338.28	

## Accounts Payable

## Check Register Totals Only

User: mdunham  
 Printed: 5/14/2014 - 3:15 PM



Check	Date	Vendor No	Vendor Name	Amount	Voucher
37484	05/20/2014	ACT	ACT Theatre	1,600.00	37,484
37485	05/20/2014	ALLAROUN	All Around Fence Co	10,807.66	37,485
37486	05/20/2014	ANI	ANI Administrators NW Inc	216.00	37,486
37487	05/20/2014	ANM	ANM Electric Inc	13,811.46	37,487
37488	05/20/2014	APEXPRES	Richard Miller	711.75	37,488
37489	05/20/2014	AT&TMOBI	AT&T Mobility	60.49	37,489
37490	05/20/2014	BACKGROU	Background Source Intl	176.00	37,490
37491	05/20/2014	BELPAINT	Bellevue Paint & Decorating In	642.60	37,491
37492	05/20/2014	BMC	BMC Select	113.36	37,492
37493	05/20/2014	BRIDGE	Bridge Disability Ministries	750.00	37,493
37494	05/20/2014	BUILDERS	Builders Exchange of WA	745.45	37,494
37495	05/20/2014	BUTKUS	Butkus Consulting, Inc.	7,450.00	37,495
37496	05/20/2014	CADMAN	Cadman, Inc.	76.84	37,496
37497	05/20/2014	CENTLIN2	Century Link	153.47	37,497
37498	05/20/2014	CENTRALW	Central Welding Supply	149.09	37,498
37499	05/20/2014	CERTIFIE	Certified Backflow Testing,Inc	1,050.00	37,499
37500	05/20/2014	CNR	CNR Inc	421.58	37,500
37501	05/20/2014	CODEPUB	Code Publishing Inc	486.88	37,501
37502	05/20/2014	COMCAST2	COMCAST	221.70	37,502
37503	05/20/2014	COMCAST3	Comcast	1,408.28	37,503
37504	05/20/2014	COMPLETE	The Complete Line	45.99	37,504
37505	05/20/2014	COSTCO	Costco Wholesale	286.18	37,505
37506	05/20/2014	CRW	CRW Systems	1,587.75	37,506
37507	05/20/2014	CURRY	Kathy Curry	38.64	37,507
37508	05/20/2014	DAILY	Daily Journal of Commerce	855.00	37,508
37509	05/20/2014	DAY	Day Wireless Systems	2,121.02	37,509
37510	05/20/2014	DEERE	John Deere Landscapes	4,058.13	37,510
37511	05/20/2014	DEJONG	Cory de Jong & Son Inc	677.56	37,511
37512	05/20/2014	DELL	Dell Marketing L.P.	13,717.35	37,512
37513	05/20/2014	DILLEY	Jennifer Dilley	41.60	37,513
37514	05/20/2014	DRSI	DRSI	2,687.80	37,514
37515	05/20/2014	EASTFIRE	Eastside Fire & Rescue	491,206.08	37,515
37516	05/20/2014	ENGBUS	Engineering Business Systems Inc	2,626.73	37,516
37517	05/20/2014	EVANS	David Evans & Associates, Inc	3,823.48	37,517
37518	05/20/2014	EVERSONS	Everson's Econo Vac, Inc.	12,019.72	37,518
37519	05/20/2014	FASTENAL	Fastenal Industrial Supplies	693.01	37,519
37520	05/20/2014	FRONTIR2	Frontier	362.19	37,520
37521	05/20/2014	GARDNERS	Gardners Plant Services	75.46	37,521
37522	05/20/2014	GRAYOS	Gray & Osborne, Inc.	11,464.51	37,522
37523	05/20/2014	HDFOWL	H. D. Fowler Company	914.83	37,523
37524	05/20/2014	HENDERSO	Henderson Partners	6,505.09	37,524
37525	05/20/2014	HOLLOWCHU	Hollowchuk Wood Services	438.00	37,525
37526	05/20/2014	HOMEDE	Home Depot	2,617.97	37,526
37527	05/20/2014	HOWARD	Lyman Howard	74.37	37,527
37528	05/20/2014	INTEGRA	Integra Telecom	1,295.77	37,528
37529	05/20/2014	ISSAQI	Issaquah Press, Inc.	113.00	37,529
37530	05/20/2014	ISSCITY	City Of Issaquah	1,395.00	37,530
37531	05/20/2014	ISSIGNS	Issaquah Signs	286.89	37,531
37532	05/20/2014	JAYMARC	Jaymarc Investments, Inc	56,134.53	37,532
37533	05/20/2014	KENYON2	Kenyon Disend PLLC	35,615.32	37,533

Check	Date	Vendor No	Vendor Name	Amount	Voucher
37534	05/20/2014	KINGFI	King County Finance A/R	36,642.46	37,534
37535	05/20/2014	KINGPET	King County Pet Licenses	135.00	37,535
37536	05/20/2014	LAKESIDE	Lakeside Industries	1,881.98	37,536
37537	05/20/2014	LEXIS	Lexis Nexis Risk Data Mgmt	54.30	37,537
37538	05/20/2014	LEYTON	Kimberly Leyton	597.00	37,538
37539	05/20/2014	LUX	Eric Lux	140.00	37,539
37540	05/20/2014	MATIAS	Elizabeth Matias	200.00	37,540
37541	05/20/2014	MEEKS	Clay Meeks	140.00	37,541
37542	05/20/2014	MICRO	Microflex, Inc.	44.17	37,542
37543	05/20/2014	MINUTE	Mike Immel	27.38	37,543
37544	05/20/2014	MMCOMFOR	MM Comfort Systems	66.00	37,544
37545	05/20/2014	MOBERLY	Lynn Moberly	7,500.00	37,545
37546	05/20/2014	NAPA/RED	Woodinville Auto Parts	357.72	37,546
37547	05/20/2014	NESAM	NE Sammamish Sewer & Water	269.52	37,547
37548	05/20/2014	NWCASC	Northwest Cascade, Inc.	1,135.44	37,548
37549	05/20/2014	NWNUISAN	Willard's Pest Control Company	508.63	37,549
37550	05/20/2014	OER	Olympic Environmental Resource	25,695.14	37,550
37551	05/20/2014	OILCAN	Oil Can Henry's	67.88	37,551
37552	05/20/2014	PACAIR	Pacific Air Control, Inc	1,987.83	37,552
37553	05/20/2014	PACE	Pace Engineers, Inc.	1,283.75	37,553
37554	05/20/2014	PAETEC	PAETEC Integrated Solutions Group,	2,299.62	37,554
37555	05/20/2014	PRISM	Prism Microsystems, Inc	4,319.00	37,555
37556	05/20/2014	PSE	Puget Sound Energy	12,234.93	37,556
37557	05/20/2014	REDMOND	City Of Redmond	31.35	37,557
37558	05/20/2014	RLF	RLF Enterprises, LTD	3,295.00	37,558
37559	05/20/2014	ROTARSAM	Rotary Club of Sammamish	65.00	37,559
37560	05/20/2014	RRJ	RRJ Company LLC	141,833.00	37,560
37561	05/20/2014	SAM	Sammamish Plateau Water Sewer	9,529.00	37,561
37562	05/20/2014	SAMMIAW	Sammi Awards Foundation	2,500.00	37,562
37563	05/20/2014	SSCI	SE Security Consultants, Inc	18.50	37,563
37564	05/20/2014	Stantec	Stantec Consulting Services	13,196.44	37,564
37565	05/20/2014	STOECKL	Jane C. Stoecklin	130.00	37,565
37566	05/20/2014	STUDIO3M	Studio 3MW, LLP	3,832.50	37,566
37567	05/20/2014	SUBPROPA	Suburban Propane	722.13	37,567
37568	05/20/2014	USBANKNA	US Bank N.A.	86.00	37,568
37569	05/20/2014	VERIZON	Verizon Wireless	4,542.29	37,569
37570	05/20/2014	VIBRANT	Vibrant Plants, Inc.	5,535.13	37,570
37571	05/20/2014	VOYAGER	Voyager	7,794.74	37,571
37572	05/20/2014	WACE	Wa Assoc of Code Enforcement	25.00	37,572
37573	05/20/2014	WADOT	Wa State Dept of Transp	161.97	37,573
37574	05/20/2014	WAECOL	Wa State Dept of Ecology	881.00	37,574
37575	05/20/2014	WAWORK	Washington Workwear Stores Inc	175.19	37,575
37576	05/20/2014	WINDWARD	Windward Environmental LLC	1,784.88	37,576
				988,558.45	
Check Total:					

## Accounts Payable

## Check Register Totals Only

User: mdunham  
 Printed: 5/15/2014 - 10:24 AM



Check	Date	Vendor No	Vendor Name	Amount	Voucher
37577	05/20/2014	altus	Altus Traffic Management	2,039.76	37,577
37578	05/20/2014	COMCAST2	COMCAST	110.85	37,578
37579	05/20/2014	ISD	Issaquah School District	108,870.00	37,579
37580	05/20/2014	KCBLANK	King County Finance	2,137.03	37,580
37581	05/20/2014	KINGFI	King County Finance A/R	19,575.27	37,581
37582	05/20/2014	LESSCHWA	Les Schwab Tire Center	2,612.99	37,582
37583	05/20/2014	LPD	LPD Engineering PLLC	28,134.62	37,583
37584	05/20/2014	LWSD	Lake Washington School Dist	47,265.00	37,584
37585	05/20/2014	MAILPO	Mail Post	256.82	37,585
37586	05/20/2014	MQP	St. Vincent de Paul Society	1,375.00	37,586
37587	05/20/2014	NWNUISAN	Willard's Pest Control Company	528.88	37,587
37588	05/20/2014	PACSOIL	Pacific Topsoils, Inc	1,852.52	37,588
37589	05/20/2014	POA	Pacific Office Automation	143.77	37,589
37590	05/20/2014	RODARTE	Rodarte Construction, Inc.	192,906.72	37,590
37591	05/20/2014	TRAFFIC	Trafficount Consultants, Inc	12,550.00	37,591
37592	05/20/2014	ULINE	ULINE	489.95	37,592
37593	05/20/2014	VATA	Vata, LLC	5,914.00	37,593
37594	05/20/2014	WAECOL	Wa State Dept of Ecology	28,287.00	37,594
37595	05/20/2014	WATERSH	The Watershed Company	798.50	37,595
37596	05/20/2014	WELLSFAR	Wells Fargo Bank, N.A.	10,152.99	37,596
				466,001.67	
Check Total:					



# City Council Agenda Bill

**Meeting Date:** May 20, 2014

**Date Submitted:** May 14, 2014

**Originating Department:** Community Development

**Clearances:**

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

**Subject:** Resolution: Final Plat for Mystic Meadows Subdivision of 6 lots

**Action Required:** Motion to adopt resolution approving the subdivision

**Exhibits:**

1. Draft Resolution
2. Hearing Examiner Decision
3. Matrix showing plat conditions and responses
4. Map of Final Plat
5. Vicinity Map

**Budget:** N/A Legislative Approval

**Summary Statement:**

The developer of the Mystic Meadows subdivision is seeking to record the subdivision, consisting of 6 single family lots.

**Background:**

*Description:*

The proposed final plat of Mystic Meadows is the final phase of the subdivision process. The preliminary plat was reviewed and granted preliminary plat approval by the City of Sammamish Hearing Examiner on May 13, 2008. Access to the development is from 236<sup>th</sup> Avenue NE.

The City of Sammamish has reviewed, and approved the installation of the required infrastructure (drainage facilities, streets, sidewalks, etc) improvements under plat site development permit BLD2008-00654. The improvements have been substantially completed and inspected. The final lift of asphalt, landscaping and street trees, etc. has been bonded for (see below).

The entire site is zoned Residential, four units per acre (R-4). The subject site is constrained by environmentally critical areas, primarily the Mystic Lake wetland and associated 215 foot buffer. The environmentally critical areas are located within a separate critical areas tract, which encumbers approximately 67% of the subdivision site. The proposed lots are located outside of the critical areas tract.



## City Council Agenda Bill

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*Performance Bond:*

The applicant has posted a bond for the installation of the remaining site improvements (including streets and other required drainage improvements) in the amount of \$157,113.

*Landscaping Bond:*

The applicant has posted a landscaping, recreation improvement and tree retention performance bond in the amount of \$ 56,888.75.

*Critical Areas Bonding:*

No environmentally critical areas mitigation bonding was required for this subdivision.

*Transportation Mitigation Fees:*

The applicant has paid 30% percent of the traffic mitigation impact fee in the amount of \$26,737.14. The remaining fees will be collected at the time of building permit issuance or deferred to the point of sale if the applicant wishes on a per lot basis.

*Parks Mitigation Fees:*

Parks impact fees will be collected at the time of building permit issuance on a per lot basis.

*School Mitigation Fees paid to the City of Sammamish:*

The applicant has paid fifty percent of the applicable Lake Washington School District impact fees in the amount of \$15,755 in addition to the current administration fee. The balance of the school impact fees shall be paid at the time of building permit issuance on a per lot basis.

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

**Financial Impact:** N/A

**Recommended Motion:** Approve the 6-lot Mystic Meadows subdivision, and authorize the mayor to sign the mylars for the final plat.

**CITY OF SAMMAMISH  
WASHINGTON  
Resolution No. R2014-\_\_\_\_**

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**A RESOLUTION OF THE CITY OF SAMMAMISH,  
WASHINGTON, GRANTING FINAL PLAT APPROVAL TO  
THE PLAT OF MYSTIC MEADOWS**

WHEREAS, the City Council has received recommendation of approval for the final plat of the Mystic Meadows Subdivision; and

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

WHEREAS, the City Council desires to grant final approval to the 6-lot plat of the Mystic Meadows;

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

Section 1. Adoption of Hearing Examiner's Findings and Conclusions.  
The City Council hereby adopts the findings and conclusions included in the City of Sammamish Hearing Examiner's decision of May 13, 2008 for the preliminary plat of Mystic Meadows.

Section 2. Grant of Approval. The City Council hereby grants final approval to the Mystic Meadows (6-lots) plat.

**PASSED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF ON  
THE 20<sup>th</sup> DAY OF MAY 2014.**

CITY OF SAMMAMISH

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

ATTEST/AUTHENTICATED:

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Melonie Anderson, City Clerk

Approved as to form:

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Mike Kenyon, City Attorney

Filed with the City Clerk: May 14, 2014

Passed by the City Council:

Resolution No.:

**BEFORE THE HEARING EXAMINER FOR THE CITY OF SAMMAMISH**

<b>Application of Hooper Construction</b>	)	<b>File No. PLN 2006-00071</b>
<b>LLC for Approval of the</b>	)	<b>FINDINGS OF FACT</b>
<b>Preliminary Plat of</b>	)	<b>CONCLUSIONS OF LAW</b>
<b>Mystic Meadows</b>	)	<b>AND DECISION</b>

**DECISION**

The preliminary plat of Mystic Meadows is **APPROVED**, subject to conditions.

**INTRODUCTION**

The application of Hooper Construction, LLC (Applicant) for approval of the Mystic Meadows preliminary plat came on for hearing before Gordon F. Crandall, Hearing Examiner, on May 1, 2008 at 7:00 p.m. The hearing was held at City Hall. Evan Maxim, Senior Planner, presented the Staff Report Recommendation to the Hearing Examiner. Rob Stewart, P.E., represented Applicant Mark Hooper, who was in attendance.

The following persons testified under oath:

Evan Maxim	Senior Planner
Rob Stewart	American Engineering Corporation
Mark Hooper	Hooper Construction, LLC
Janice Boman	1612 236 <sup>th</sup> Avenue NE
Rodrick Boman	1612 236 <sup>th</sup> Avenue NE
Tawni Hoang	Senior Development Review Engineer

## Exhibit 2

The following exhibits were offered and admitted:

1. Staff Report Recommendation to the Hearing Examiner, 4/18/08
2. Proposed Amendments to the Recommended Conditions of Approval, 5/1/08
3. Plan Set
4. Rick and Janice Boman comment letter, 11/7/06
5. Determination of Nonsignificance
6. Affidavit of Mailing, Publication and Posting

The hearing adjourned at about 7:30 p.m.

### FINDINGS OF FACT

1. **Proposal.** Hooper Construction, LLC (Applicant) proposes to divide a 4.95 acre site on 236<sup>th</sup> Avenue NE south of NE 22<sup>nd</sup> Street into 6 single-family residential lots. Access to the site will be from 236<sup>th</sup> Avenue NE, ending in a cul-de-sac. All lots will take access from the cul-de-sac, and none will have direct access to 236<sup>th</sup> Avenue NE. A site plan is attached as Attachment A.
2. **Wetlands.** The site lies west of the Category 1 Mystic Lake Wetland, and must provide a 215 foot buffer from its perimeter. Another small wetland lies off-site to the north, for which the proposal must provide a 50 foot buffer.
3. **SEPA.** A determination on nonsignificance (DNS) for the proposal was issued on March 12, 2008. There was one comment letter on the DNS from Janice and Rodrick Boman (exhibit 4) who were particularly concerned about the discharge of stormwater. There was no appeal of the DNS.
4. **Trees.** The Sammamish Municipal Code requires retention of 25% of the existing significant trees on the site. Applicant proposes to retain 35% of the trees in order to take advantage of a density incentive which will provide 14,237 square feet of additional developable area to the site.
5. **Surroundings.** Properties to the north, west and south of the site are zoned R-1 and R-4 and developed with single-family subdivisions. Mystic Lake lies to the east, and parcels there are in unincorporated King County and on larger sites.

6. **Comprehensive Plan-Zoning.** The site is designated in the Sammamish Comprehensive Plan for urban residential uses with a density of 4 units per acres. The site is zoned R-4.
7. **Recreation Area.** The proposed plat will provide 3,215 square feet of recreation area, which will include a children's play area. This will satisfy the requirements of the Sammamish Municipal Code.
8. **Stormwater.** Stormwater will be captured and directed to an underground vault in Tract D adjacent to the cul-de-sac. Discharge from the vault will be at Level 3 flow control and will be directed to the north into the wetlands and eventually into Evans Creek. Basic water quality treatment will be provided as required for stormwater flowing into Lake Sammamish. The Boman property will not be affected, as it lies to the south of the site.
9. **Frontage Improvements - School Children.** Frontage improvements on 236<sup>th</sup> Avenue NE will include a sidewalk, providing a safe place for students waiting for a school bus. School children will attend Samantha Smith Elementary, Inglewood Junior High and Eastlake High schools.
10. **Impact Fees.** Applicant will be required to pay impact fees for schools, parks and roads.
11. **Water and Sewer.** Water and sewer services will be available from the Sammamish Plateau Water and Sewer District. Other utilities will also be available at the site.
12. **Fence.** The Sammamish Municipal Code does not require fences for subdivisions. A fence will be provided if Applicant constructs the homes, but may not be provided if it sells the lots to another builder.
13. **Traffic.** A certificate of traffic concurrency was issued for the proposed 6 lot subdivision.
14. Any conclusion of law deemed to be a finding of fact is adopted as such.

## CONCLUSIONS OF LAW

1. The Hearing Examiner is authorized by the Sammamish Municipal Code (SMC) to hear and decide an application for a preliminary plat, subject to appeal to Superior Court. SMC Ch 20.24; Section 20.20.020.
  
2. RCW 58.17.110 identifies the factors to be considered in evaluating an application for a preliminary plat.

The proposed subdivision and dedication shall not be approved unless the city, town or legislative body makes written findings that:

- a. Appropriate provisions are made for the public health, safety, and general welfare and for such open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary waste, parks and recreation, playgrounds, schools and school grounds, and all other relevant factors, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school; and
  
  - b. The public use and interest will be served by platting of such subdivision and dedication. If it finds that the proposed subdivision and dedication makes such appropriate provisions and that the public use and interest will be served then the legislative body shall approve the proposed subdivision and dedication.
3. SMC Chapter 19.20 provides general principles of acceptability for proposed subdivisions. These principles include (paraphrased):

The proposed plat and its ultimate use shall be in the best interest of the public welfare and the neighborhood development of the area. 19.20.040;

Frontage on high volume trafficways shall be provided with parallel service streets or other appropriate medium of access; 19.20.050

The streets of a subdivision must be connected by surfaced roads to an existing dedicated street. 19.20.090

Right of way needed for the City's street pattern shall be dedicated to the City, 19.20.100

Plats of four or more lots shall provide recreational space. 19.20.110 All plats shall conform to the uses, density, dimensional and other standards of the City's development code. 19.20.120 Variances and exceptions may be approved where hardship, topography or other factual deterrent conditions prevail. 19.20.130

Due regard shall be given to topography of the area, the use of streets for utilities, and for rapid traffic purposes. Intersections of streets with high volume traffic routes require special approval. Right angle intersections are preferred. 19.20.140

15. 4. Staff has analyzed the proposal and recommended approval, with appropriate conditions to assure compliance with the City's requirements. The plat provides protection for nearby wetlands and will discharge stormwater in an acceptable manner. By preserving 35% of the significant trees the plat will benefit the public. All required amenities, including recreation space and safe walking conditions for school children, will be provided. The plat should be approved, subject to conditions.

### DECISION

The preliminary plat of Mystic Meadows is **APPROVED**, subject to the conditions in Attachment B.

DONE this 13<sup>th</sup> day of May, 2008



Gordon. F. Crandall

Hearing Examiner

Attachment A

Site Plan

Attachment B

Conditions of Approval

### **RECONSIDERATION**

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

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

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

### **NOTICE OF RIGHT OF APPEAL**

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



## Exhibit 2

### Mystic Meadow Conditions of Approval

**The Applicant shall comply with the following condition/s:**

***General Conditions:***

1. Per RCW 58.17.170 the Applicant shall comply with all City, county, state, and federal rules and regulations in effect on September 6, 2006, the vesting date of the subject application. However, please note that if the legislative body finds that a change in conditions creates a serious threat to the public health or safety in the subdivision, future development may be subject to updated construction codes, including but not limited to the International Building Code and the International Fire Code, as amended;
2. Per SMC 19.40.040, preliminary plat approval shall be null and void if any condition is not satisfied and the final plat is not recorded within the approval period of sixty (60) months; provided Applicant may file for an extension as permitted by code;
3. All construction and site development activities related to the plat are prohibited until the preliminary decision becomes effective, and all applicable permits are received;
4. Approval of a preliminary plat does not imply or guarantee approval of any building permit/s, engineering plans, and/or clearing and grading permits, but not limited thereto. All permit requests will be reviewed for compliance with applicable codes, ordinances, laws, rules, and regulations;
5. The land use development standards, as set forth in SMC Chapter 21A, Development Code, shall be included on building permit application site plans, as lot widths and setbacks are vested at the time of preliminary plat application;
6. The plat configuration shall be developed in substantial conformance with the Site Plan sheets 1 of 6 through 6 of 6 by American Engineering Corp, received December 03, 2007 (Exhibit 2), subject to applicable conditions of approval specified by the Hearings Examiner;
7. A homeowner's association or other workable organization shall be legally established to provide for the ownership and continued maintenance of required recreational space, sensitive areas, and open space tracts, etc.;

8. Street trees shall be provided per City of Sammamish PWS.15 requirements and landscaping shall be required consistent with SMC 21A.35.055 – Landscaping Drainage Facilities, and SMC 21A.35.040 – Landscaping Street Frontages. Landscape plans shall be concurrent with the submittal of construction plans; for review and approval prior to final plat approval; Grass in the planter strip is not consistent with PWS.15.520 which calls for shrubs;
9. A root barrier shall be required for all trees adjacent to paved areas consistent with PWS Figure 02-29;
10. For the purpose of ensuring compliance with all conditions of approval and the standard requirements of the SMC, the Applicant shall provide financial guarantees in conformance with SMC Chapter 27A, and PWS Chapter 10.050(K). All improvements required pursuant to the PW standards, SMC, or other applicable regulations, must be installed and approved, or bonded as specified for plats in SMC 19.60, Subdividing Procedure;
11. The applicant or subsequent owner(s) shall comply with the payment of traffic impact fees in accordance to City of Sammamish Ordinance No 2006-208. Future payments of traffic impact fees shall be adjusted to the approved 6 lot subdivision with 0 existing residence. Payment schedule shall be consistent with the payment schedule at the time of project vesting;
12. Development impacts to critical areas or critical areas buffers are subject to the provisions of SMC 21A.50, including required mitigation. All expected impacts to critical areas and critical area buffers shall be identified through the final engineering review process together with the mitigation consistent with SMC 21A.50;

***Prior to Construction:***

13. Unless otherwise approved by the City Engineer through a variation, all construction and upgrading of public and private roads shall be done in accordance with the City of Sammamish Interim Public Works Standards (PWS). Compliance may result in reducing the number and/or location of lots as shown on the preliminary approved plat;
14. City of Sammamish approval of the applicant's final engineering (issued in the form of a clearing and grading permit, or a building permit and a right-of-way use permit) is required prior to initiation of any onsite construction;
15. A right-of-way permit issued by King County is required for any dry utility (eg. phone, cable, power, etc.), water, and sewer related work in the City public right-of-way;
16. A building permit is required for all rockeries or retaining walls with heights of 4-ft or greater as measured from the bottom of the footing to the top of the wall, or any size walls supporting any surcharge load consistent with SMC16.210.195;

17. All internal roads shall be designed as a local public road meeting all requirements of Interim PWS Table 1 and Figure 01-05, as shown on the preliminary approved plans;
18. 236<sup>th</sup> Ave NE is classified as a local road. Per PWS.15.110, half street frontage improvements consistent with PWS Table 1, PWS Figure 01-05, and City Ordinance 2005-191 for a local road are required on 236<sup>th</sup> Ave NE. Road tapering shall be designed and constructed in accordance to the most current addition of the MUTCD or AASHTO guidelines;
19. All internal roads should be improved as a local public road meeting all requirements of Interim PWS Table 1, Figure 01-05, and City Ordinance 2005-191;
20. Cul-de-sac shall be in accordance to Interim PWS.15.120 and Figure 02-33. The 2003 Fire Code requires a 96-ft diameter paved bulb;
21. The Fire Marshal shall certify the locations of fire hydrant(s) to meet current codes prior to Clear and Grade Permit issuance;
22. Tract C shall be improved as a private road consistent with PWS.15.170 for the access of Lots 2, 3, 4;
23. Appropriate sidewalk transition from all proposed plat roads to all existing roads shall be designed and approved as part of the Clear and Grade Permit;
24. Preserving existing significant trees in the future ROW shall be reviewed during Final Engineering. Realignment of sidewalks and planter strips will be considered. The final engineering plans shall include identification of any coniferous trees over 8-inch DBH and any deciduous trees over 12-inch DBH located in or adjacent to the future ROW;
25. Per SMC.21A.35.055, "Ten feet of Type 1 landscaping consisting of 100 percent evergreen trees and shrubs shall be required for that portion of the perimeter of detention facilities where detention facilities directly abut the public right-of-way, public access or can be seen from a public or private street or does not abut designated open space or environmentally sensitive areas." Final Engineering plans shall include landscaping consistent with SMC.21A.35.055. Compliance may result in modifications to the plat layout as preliminarily approved;
26. Per SMC 21A.25.190(6)(a.), rockeries, retaining walls, or similar structures may project into or be located in any setback provided these structures shall not exceed a height of more than six (6) feet in height;
27. All temporary erosion and sediment control (TESC) plans shall be in accordance to the King County Surface Water Design Manual (KCSWDM 1998) Appendix D for all erosion and sediment control standards. TESC plans should show, as a minimum, clearing limits, cover measures, perimeter protection (silt fence), traffic area

stabilization, sediment retention, surface water control, and dust control. Please note that the City prefers the use of catch basins inserts for storm water inlet protection;

28. Current City of Sammamish Standard Plan General Notes, Roadway Notes, Drainage Notes, and Erosion and Sediment Control (ESC) Notes shall be shown on the Engineering Plans submitted for approval;
29. Drainage plans, Technical Information Reports, and analysis shall comply with the 1998 King County Surface Water Design Manual, the City of Sammamish Stormwater Management Comprehensive Plan, and the East Lake Sammamish Basin Plan. The proposed stormwater vault location shall not impact any utilities. Vault maintenance shall not be located in any driveway access location. Public Works approval may result in modification of the plat layout;
30. Any Surface Water Management Facilities required for this subdivision shall be contained within a separate tract of land. The size of the proposed drainage tracts may have to increase to accommodate the required detention storage volumes and water quality facilities;
31. Wetland hydrology shall be maintained using *King County Critical Areas Mitigation Guidelines Appendix A* or approved equivalent method;
32. Tree protection shall be required per SMC 21A.35.230 – Tree Protection Standards. Tree protection shall be clearly identified on the plans submitted for the clearing and grading permit or building permit;
33. Prior to clear and grade permit issuance, a restoration bond shall be posted to the City for all required improvements in the exiting public right-of-way and all temporary erosion and sediment control for the plat construction. A bond quantities worksheet shall be provided by the Applicant for City review and approval of restoration bond amount;

***Prior to recording:***

34. If the plat is subject to a dedication, the certificate or instrument of dedication shall be signed and acknowledged before a notary public by all parties having any ownership interest in the lands subdivided and recorded as part of the final plat;
35. The proposed subdivision is subject to school impact fees for Issaquah School District, consistent with SMC 21A.105. Prior to final plat, the applicant shall pay one half of the required school impact fee, together with an administrative fee;
36. The jurisdictional water and sewer district shall certify the adequacy of the fire hydrant(s), water main(s), and fire flow to meet current codes prior to final plat approval;

37. Prior to final plat, temporary street name signs and no parking signs (if required on final engineering plans) shall be installed. Permanent street designation and traffic control signs, including poles and hardware, shall be installed following sidewalk installation. These items shall be paid for by the Applicant but shall be designed, furnished, and installed by the City to establish uniformity unless otherwise indicated by the City. Additional signage not shown on final engineering plans may be required based on site conditions as determined by Public Works. A written request must be submitted to the City PW Department when signing is needed and the Applicant will be billed upon completion. Street designation signs shall display street name or number;
38. No lots shall have direct vehicular access to 236<sup>th</sup> Ave. NE. All lots shall access from the cul-de-sac.
39. All new utility installation serving the subdivision within plat or along the frontage shall be underground;
40. All utilities within proposed rights of way must be included within a franchise agreement approved by the City Council prior to Final Plat recording;
41. Suitable recreation space shall be provided consistent with the requirements of SMC 21A.30.160. An overall conceptual recreation space plan shall be submitted with the clearing and grading permit or building permit, for review and approval by the City of Sammamish Department of Community Development. The proposal shall include location, area, calculations, dimensions, and a description of general improvements;
42. Recreational improvements shall be installed or a performance bond for recreational space improvements shall be posted prior to recording of the final plat;
43. As specified in section 5.1 of the KCSWDM manual, stormwater from roof drains shall be infiltrated, dispersed, or connected to the storm system with a perforated stub-out connection. The feasibility of the selected option shall be evaluated during final engineering. The resulting requirement shall be included on the final plat map to ensure compliance. No reduction in flow control facility is given for perforated stub-outs.
44. Prior to final plat approval, all public stormwater facilities shall be constructed and in full operation. These facilities shall include the stormwater conveyance system, detention, water quality, and any required monitoring facilities. The conveyance system shall include all drainage structures, piping, ditching, curb, gutter, and road paving with the exception of the final lift of asphalt. Detention facilities and

water quality for the project shall satisfy the requirements of the 1998 King County Surface Water Design Manual;

45. Prior to final plat approval, a licensed surveyor shall survey and stake all storm drain facilities and conveyance lines with associated easements and dedications not located within the public right-of-way. Public Works Inspector shall inspect and approve locations prior to final plat and easement recording;
46. The subdivision shall be landscaped pursuant to SMC 21A.35, and PWS.15 Article VII requirements. Landscape plans shall be concurrent with the submittal of construction plans; for review and approval prior to final plat approval;
47. All new street construction for the plat shall include illumination per Article 5 of the City of Sammamish Interim Public Works Standards. Illumination along 236<sup>th</sup> Ave NE shall meet the current City decorative standard. Maintenance of illumination along all local and private roads shall be the responsibility of the Homeowners Association or jointly shared by the owners of the development;
48. Trees retained per SMC 21A.35.210 shall be identified on the face of the final plat for retention. Trees shall be tagged in the field and referenced on the face of the final plat with the applicable tag number. Trees retained as part of the preliminary plat shall be subject to the replacement requirements of SMC 21A.35.240 in the event that a tree must be removed following final plat approval;
49. Prior to final plat approval, a performance bond shall be posted to the City for all required improvements that remain at the time of final plat, or 30% of the total improvements costs, whichever is greater. A bond quantities worksheet shall be provided by the Applicant for City review and approval of performance bond amount. The restoration bond shall be released by the City following final plat approval;

***Conditions to appear on the face of the final plat:***

50. *"Metal products such as galvanized steel, copper, or zinc shall not be used in all building roofs, flashing, gutters, or downspouts unless they are treated to prevent metal leaching and sealed such that contact with storm water is prevented."*
51. *"All building downspouts, footing drains, and drains from all impervious surfaces such as patios and driveways shall be connected to the permanent storm drain outlet as shown on the approved Construction Drawing on file with the City of Sammamish" This plan shall be submitted with the application for any building permit. All connections of the drains shall be constructed and approved prior to final building inspection approval. For those lots that are designated for individual lot infiltration systems (Lots \_\_\_\_\_), the systems shall be designed and constructed as part of the building permit process*

*and shall comply with the approved Construction Drawings on file with the City of Sammamish.”*

52. *“No lot or portion of a lot shall be subdivided and sold, or resold, or its ownership changed or transferred in violation of applicable city, county, state, or federal standards, rules, regulations or laws”;*
53. *“No lots shall have direct vehicular access to 236<sup>th</sup> Ave. NE. All lots shall access from the cul-de-sac road”.*
54. The following note shall be shown on the face of the final recorded plat if applicable, *“For lots \_\_\_\_\_ containing or adjacent to infiltration or dispersion trenches/facilities, the lots shall be graded such that top of trench or facility is below bottom of foundation.”*
55. The Applicant shall comply with RCW 58.17.280, providing the appropriate *“addressing note”* with address ranges being on the final plat;
56. *“Maintenance and upkeep of the recreation space, open space, and sensitive areas and buffers contained within Tracts A, B, and C shall be the responsibility of the Home Owners Association”;*
57. *“Trees identified on the face of this plat and located within required open space have been retained pursuant to the provisions of SMC 21A.35.210. Retained trees are subject to the tree protection standards of SMC 21A.35.230. Removal of these trees is prohibited unless the tree is removed to prevent imminent danger or hazard to persons or property, subject to a clearing and grading permit approved by the City of Sammamish. Trees removed subject to this provision shall be replaced in compliance with SMC 21A.35.240”;*
58. The applicant shall include a note regarding the payment of traffic impact fees in accordance to City of Sammamish Ordinance No 2006-208. Specific language related to the payment of the traffic impact fees shall be reviewed and approved by the City prior to final plat approval;
59. *“The proposed subdivision is subject to school impact fees for Lake Washington School District, consistent with SMC 21A.105. At the time of building permit, the applicant shall pay one half of the required school impact fee, together with an administrative fee”;*
60. *“The proposed subdivision is subject to parks impact fees, consistent with SMC 14A.20, which shall be paid at the time of building permit issuance together with an administrative fee”;*
61. *“Maintenance of illumination along all local and private roads shall be the responsibility of the Homeowners Association or jointly shared by the owners of the development.”*

62. *“Per City of Sammamish Ordinance No. 02002-112, a surface water system development charge shall be paid at the time of building permit issuance, for each new residential dwelling unit”.*
63. *“Per Chapter PWS.20, the Surface Water Management Facility to be constructed within Tract D this subdivision shall be dedicated to the City of Sammamish for maintenance and operation.”; and,*
64. *“Maintenance of landscape strips separating the sidewalk from the roadway, planter islands, and/or planted medians shall be the responsibility of the Homeowners Association. If the maintenance responsibilities are not addressed in the Homeowners Association covenants and restrictions, then the abutting property owner shall be responsible for the maintenance. Under no circumstances shall the City bear any maintenance responsibilities for landscaping strips, planter islands, or planted medians.”;*

**Mystic Meadows  
Conditions of Approval**

**Mystic Meadows Compliance Matrix**

<b>Hearing Examiner's Condition (File# PLN-2006-00071)</b>	<b>Applicant Response</b>
<b>General Conditions:</b>	
<p>Exhibit A - shall be the approved preliminary plat and supporting plans. Minor revisions are authorized pursuant to SMC 19.40.040(2).</p>	<p><b>Except for engineering revisions approved by the city during the final engineering design phase, the final plat has been prepared and constructed according to the approved intent of the preliminary plat and final approved engineering drawings.</b></p>
<p>1. Pursuant to RCW 58.17.170 the Applicant shall comply with all county, state, and federal rules and regulations in effect on May 13, 2008, the vesting date of the subject application. However, if the legislative body finds that a change in conditions creates a serious threat to the public health or safety in the subdivision, future development may be subject to updated construction codes, including but not limited to the International Building Code and the International Fire Code, as amended.</p>	<p><b>The final plat has been prepared in compliance with all applicable rules and regulations.</b></p>
<p>2. Pursuant to SMC 19.40.040, preliminary plat approval shall be null and void if any condition is not satisfied and the final plat is not recorded within the approval period of sixty (60) months; provided the developer may file for an extension as permitted by code.</p>	<p><b>The preliminary plat was HE approved on May 13, 2008, and was set to expire after 60 months on May 13, 2013. The State approved under SSB 6544 in 2010 (Ch. 79, Laws of 2010), a legislative extension of the statutory time period for submitting final plats for city or county approval from five years after preliminary plat approval to seven years after that approval. It also extended the vesting period for approved final plats from five to seven years. This legislation, which is effective June 10, sunsets on December 31, 2014.</b></p>
<p>3. All construction and site development activities related to the plat prohibited until the preliminary decision becomes effective, and all applicable permits are received.</p>	<p><b>The applicant has complied with this condition.</b></p>
<p>4. Approval of a preliminary plat does not imply or guarantee approval of any building permits, engineering plans, and/or clearing and grading permits, but not limited thereto. All permit requests will be reviewed for compliance with applicable codes, ordinances, laws, rules, and regulations.</p>	<p><b>The applicant has complied with this condition.</b></p>
<p>5. The land use development standards, as set forth in SMC Chapter 21A, Development Code, shall be included on building permit application site plans, as lot widths and setbacks are vested at the time of preliminary plat application.</p>	<p><b>The applicant agrees to comply with this condition.</b></p>

**Mystic Meadows  
Conditions of Approval**

<p>6. The plat configuration shall be developed in substantial conformance with the site plan sheets 1 of 6 through 6 of 6 by American Engineering Corp, received December 3, 2007 (Exhibit 2) subject to applicable conditions of approval specified by the Hearing Examiner.</p>	<p><b>The site plan has been modified from the original American Engineering Corp submitted plan in accordance with the SMC and with the direction and approval of the COS Planning and Engineering departments.</b></p>
<p>7. A homeowners association or other workable organization shall be legally established to provide for the ownership and continued maintenance of required recreational space, sensitive areas and open space tracts, etc.</p>	<p><b>CCR's for the plat have been established and recorded for the purpose required under this condition.</b></p>
<p>8. Street trees shall be provided per Sammamish PWS.15 requirements and landscaping consistent with 21A.35.055. Landscaping Drainage Facilities and SMC 21A.35.040 concurrent with the submittal of construction plans; for review and approval prior to final plat approval; Grass in the planter strip is not consistent with PWS.15.250 which calls for shrubs.</p>	<p><b>Street trees and landscaping will be installed prior to the completion of the first constructed home. A landscape plan has been submitted and was approved by the COS Planning Department.</b></p>
<p>9. A root barrier shall be required for all trees adjacent to paved areas consistent with PWS Figure 02-29.</p>	<p><b>The applicant agrees to comply with this condition.</b></p>
<p>10. For the purpose of ensuring compliance with all conditions of approval and the standard requirements of the SMC, the Applicant shall provide financial guarantees in conformance with the SMC Chapter 27A, and PWS Chapter 10.050 (K). All improvements required pursuant to the PW standards, SMC, or other applicable regulations, must be installed and approved. or bonded as specified for plats in SMC 19.60, Subdividing Procedure.</p>	<p><b>The applicant agrees to and has complied with this condition.</b></p>
<p>11. The applicant or subsequent owner(s) shall comply with the payment of traffic impact fees in accordance to City of Sammamish Ordinance No 2006-208. Future payments of traffic impact fees shall be adjusted to the approved 6 lot subdivision with 0 existing residence. Payment schedule shall be consistent with the payment schedule at time of project vesting.</p>	<p><b>A portion of traffic impact fees will be paid for at the time of final plat approval by the city and the balance remaining for each lot when building permits are issued.</b></p>
<p>12. Development impacts to critical areas or critical area buffers are subject to the provisions of SMC 21A.50 including required mitigation. All expected impacts to critical areas and critical areas buffers shall be identified through the final engineering review process together with the mitigation consistent with SMC 21A.50</p>	<p><b>All development has been done in accordance with prescribed setbacks and buffers as delineated and approved by the COS in the environmental and engineering review process.</b></p>
<p><b>Prior to Construction</b></p>	

**Mystic Meadows  
Conditions of Approval**

<p>13. Unless otherwise approved by the City Engineer through a variation, all construction and upgrading of public and private roads shall be done in accordance with the City of Sammamish Interim Public Works Standards (PWS). Compliance may result in reducing the number and/or location of lots as shown on the preliminary approved plat.</p>	<p><b>236th Ave NE has been developed with half-street improvements and the road is tapered to the north per the approved engineering design. 17th Court NE is a code approved cul de sac with approved fire turning radius, curb, gutter, sidewalk and planters per code.</b></p>
<p>14. City of Sammamish approval of the applicants final engineering (issued in the form of a clearing and grading permit, or a building permit and a right-of-way use permit) is required prior to initiation of any onsite construction.</p>	<p><b>All permits we issued by the City prior to start of construction.</b></p>
<p>15. A right-of-way permit issued by King County is required for any dry utility (eg. phone, cable, power, etc.) water and sewer related work in the City public right-of-way.</p>	<p><b>All right-of-way permits were obtained prior to work in the City public right-of-way.</b></p>
<p>16. A building permit is required for all rockeries or retaining walls with heights of 4' ft or greater as measured from the bottom of the footing to the top of the wall, or any size walls supporting any surcharge load consistent with SMC 16.210.195.</p>	<p><b>The applicant agrees to comply with this condition.</b></p>
<p>17. All internal roads shall be designated as local public road meeting all requirements of Interim PWS Table 1 and Figure 01-05, as shown on the preliminary approved plans.</p>	<p><b>All internal roads are designated as local and public and upon recording shall become NE 17th Court.</b></p>
<p>18. 236th Ave NE is classified as a local road. Per PWS.15.110, half street frontage improvements consistent with PWS Table 1, PWS Figure 01-05 and City ordinance 2005-191 for a local road are required on 236th Ave NE. Road tapering shall be designated and constructed in accordance to the most current addition of the MUTCD or AASHTO guidelines.</p>	<p><b>236th Ave NE has been developed with half-street improvements and the road is tapered to the north per the approved engineering design. 17th Court NE is a code approved cul de sac with approved fire turning radius, curb, gutter, sidewalk and planters meeting all AASHTO guidelines.</b></p>
<p>19. All internal roads should be improved as a local public road meeting all requirements on Interim PWS Table 1, Figure 01-05, and City Ordinance 2005-191.</p>	<p><b>All internal roads are improved to meet the requirements of Interim PWS Table 1, Figure 01-05 and City Ordinance 2005-191.</b></p>
<p>20. Cul-de-sac shall be in accordance to Interim PWS.15.120 and Figure 01-05, and City Ordinance 2005-191.</p>	<p><b>The Cul-de-sac is improved to meet the requirements of Interim PWS Table 1, Figure 01-05 and City Ordinance 2005-191.</b></p>
<p>21. The Fire Marshall shall certify the locations of fire hydrant(s) to meet current codes prior to Clear and Grade permit issuance.</p>	<p><b>The Fire Marshall, Public Works and the project Planner all approved the location of the fire hydrant installed in the cul-de-sac of the plat.</b></p>
<p>22. Tract C shall be improved as a private road consistent with PWS. 15.170 for the access of Lots 2, 3 and 4.</p>	<p><b>Tract C was deleted from the plat and all lots are accessed from the common cul-de-sac.</b></p>

**Mystic Meadows  
Conditions of Approval**

<p>23. Appropriate sidewalk transition from all proposed plat roads shall be designated and approved as part of the Clear and Grade Permit.</p>	<p><b>All sidewalks are appropriately transitioned from the plat to street frontages with proper slope taper, height and handicapped ramping.</b></p>
<p>24. Preserving existing significant trees in the future ROW shall be reviewed at Final Engineering. Realignment of sidewalks and planter strips will be considered. The final engineering plans shall include identification of any coniferous trees over 8-inch DBH and any deciduous trees over 12-inch DBH in or adjacent to the future ROW.</p>	<p><b>The preservation and designation of save trees on the site has been reviewed and approved by the Planning Department. No designated save trees have been removed during construction of plat improvements.</b></p>
<p>25. Per SMC.21A.35.055, "Ten feet of Type 1 landscaping consisting of 100% evergreen trees and shrubs shall be required for that portion of the perimeter of detention facilities where detention facilities directly abut the public right-of way, public access or can be seen from a public or private street or does not abut designated open space or environmentally sensitive areas". Final engineering plans shall include landscaping consistent with SMC.21A.35.055. Compliance may result in modifications to the plat layout as preliminarily approved.</p>	<p><b>The storm water collection system is in an underground vault. The landscape plan for the plat has landscaping that has been approved by the Planning Department above it.</b></p>
<p>26. Per SMC.21A.25.190(6)(a), rockeries, retaining walls, or similar structures may project into or be located in any setback provided these structures shall not exceed a height of more than six (6) feet height.</p>	<p><b>No rockeries, retaining walls or similar structures were required during the construction of the plat.</b></p>
<p>27. All temporary erosion and sediment control (TESC) plans shall be in accordance to the King County Surface Water Design Manual (KCSWDM 1998) Appendix D for all erosion and sediment control standards. TESC plans should show, as a minimum, clearing limits, cover measures, perimeter protection (silt fence), traffic area, stabilization, sediment retention, surface water control, and dust control. Please note that the City prefers the use of catch basin inserts for storm water inlet protection.</p>	<p><b>All site work was constructed in accordance with King County TESC standards and the storm system and detention vault were inspected and approved by the County.</b></p>
<p>28. Current City of Sammamish Standard Plan General Notes, Roadway Notes, Drainage Notes, and Erosion Control (ESC) Notes shall be shown on the Engineering plans submitted for approval.</p>	<p><b>All Engineering Plans were submitted with the appropriate plan notations which were reviewed and approved by the Engineering Department.</b></p>
<p>29. Drainage plans, Technical Information Reports, and analysis shall comply with the 1998 King County Surface Water Design Manual, the city of Sammamish Stormwater Comprehensive Plan, and the East Lake Sammamish Basin Plan. The proposed stormwater vault location shall not impact any utilities. Vault maintenance shall not be located in any driveway access location. Public Works approval may result in modification of the plat layout.</p>	<p><b>All Engineering plans complied with current City of Sammamish codes at the time of approval. The vault is not located in a driveway but instead Tract B.</b></p>

**Mystic Meadows  
Conditions of Approval**

<p>30. Any Surface Water Management Facilities required for this subdivision shall be contained within a separate tract of land. The size of the proposed drainage tracts may have to increase to accommodate the required detention storage volumes and water quality facilities.</p>	<p><b>The stormwater detention vault which provides all Surface Water Management is located within Tract B.</b></p>
<p>31. Wetland hydrology shall be maintained using King County Critical Areas Mitigation Guidelines Appendix A or approved equivalent method.</p>	<p><b>Wetland hydrology was maintained using the King County Critical Areas Mitigations Guidelines.</b></p>
<p>32. Tree protection shall be required per SMC 21A.35.230 - Tree Protection Standards. Tree protection shall be clearly identified on the plans submitted for clearing and grading permit or building permit.</p>	<p><b>All tree protections standards have been met and more trees than were designated as 'Save Trees' have been protected on site.</b></p>
<p>33. Prior to clear and grade permit issuance, a restoration bond shall be posted to the City for all required improvements in the existing public right-of-way and all temporary erosion and sediment control for the plat construction. A bond quantities worksheet shall be provided by the applicant for City review and approval of restoration bond amount.</p>	<p><b>A restoration bond approved by the City for all right-of-way improvements was posted prior to commencement of all site work.</b></p>
<p><b>Prior to Recording</b></p>	
<p>34. If the plat is subject to a dedication, the certificate or instrument of dedication shall be signed and acknowledged before a notary public by all parties having ownership interest in the lands subdivided and recorded as part of the final plat.</p>	<p><b>A notary shall acknowledge the signatures of all parties having ownership interest in the plat.</b></p>
<p>35. The proposed subdivision is subject to school impact fees for the Lake Washington School district consistent with SMC 21A.105. Prior to final plat, the applicant shall pay one-half of the required school impact fee, together with an administrative fee.</p>	<p><b>The plat applicant shall pay all required school mitigation fees to the Lake Washington School District prior to recording of the plat.</b></p>
<p>36. The jurisdictional water and sewer district shall certify the adequacy of fire hydrant(s), water main (s), and fire flow to meet current codes prior to final plat approval.</p>	<p><b>The adequacy of the fire hydrant at the site and all water utilities have been fully accepted and approved by the Sammamish Plateau Water &amp; Sewer District.</b></p>
<p>37. Prior to final plat, temporary street name signs and no parking signs if required on final engineering plans) shall be installed. Permanent street designation and traffic control signs, including poles and hardware, shall be installed following sidewalk installation. These items shall be paid for by the Applicant but shall be designed, furnished, and installed by the City to establish uniformity unless otherwise indicated by the City. Additional signage not shown on final engineering plans may be required based on site conditions as determined by Public Works. A written request must be submitted to the City PW Department when signing is needed and the Applicant will be billed upon completion. Street designation signs shall display street name or number.</p>	<p><b>All parking and street signage designated on the engineering plans has been installed by the Applicant and filed approved by the City's PW department.</b></p>

**Mystic Meadows  
Conditions of Approval**

<p>38. No lots shall have direct vehicular access to 236th Ave NE. All lots shall access from the cul-de-sac.</p>	<p><b>There is no vehicular access to 236th Ave NE from other than the cul-de-sac.</b></p>
<p>39. All new utility installation serving the subdivision within the plat or along the frontage shall be underground.</p>	<p><b>All utilities are installed underground.</b></p>
<p>40. All utilities within proposed rights-of-ways must be included within a franchise agreement approved by the City Council prior to final plat recording.</p>	<p><b>The Applicant has installed all utilities within the right-of-way approved by the franchisee.</b></p>
<p>41. Suitable recreation space shall be provided consistent with the requirements of SMC.21A.30.160. An overall conceptual recreation space plan shall be submitted with the clearing and grading permit or building permit, for review and approval by the city of Sammamish Department of Community Development. The proposal shall include location, area, calculations, dimensions, and a description of general improvements.</p>	<p><b>A recreation plan was submitted with the engineering plans which included a bocce court and picnic area which was approved by the planning department for installation. The improvements will be made in accordance with plans prior to release of the plat bond.</b></p>
<p>42. Recreational improvements shall be installed or a performance bond for recreational space improvements shall be posted prior to recording the final plat.</p>	<p><b>The applicant shall post a performance bond for completion of the improvements prior to recording the final plat.</b></p>
<p>43. As specified in section 5.1 of the KCSWDM manual, stormwater from the roof drains shall be infiltrated, dispersed, or connected to the storm system with a perforated stub out connection. The feasibility of the selected option shall be evaluated during final engineering. The resulting requirement shall be included on the final plat map to ensure compliance. No reduction in flow control facility is given for perforated stub outs.</p>	<p><b>All lots and homes shall have a dispersal trench installed at the time of home construction.</b></p>
<p>44. Prior to final plat approval, all public storm water facilities shall be constructed and in full operation. The facilities shall include the storm water conveyance system, detention, water quality, and any required monitoring facilities. The conveyance system shall include all drainage structures, piping, ditching, curb, gutter, and road paving with the exception of the final lift of asphalt. Detention facilities and water quality for the project shall satisfy the requirements of the 1998 King County Surface Water Design Manual.</p>	<p><b>All storm water systems including the catch basins, pipes, detention vault, control structures and dispersion trenching is fully operational. The curb, gutter and all asphalt paving has been installed.</b></p>
<p>45. Prior to final plat approval, a licensed surveyor shall survey and stake all storm drain facilities and conveyance lines with associated easements and dedications not located within the public right-of-way. Public Works Inspector shall inspect and approve locations prior to final plat and easement recording.</p>	<p><b>A licensed surveyor has surveyed, staked and mapped on the final plat all storm drainage facilities and conveyance lines within the plat.</b></p>

**Mystic Meadows  
Conditions of Approval**

<p>46. The subdivision shall be landscaped pursuant to SMC 21A.35 and PWS.15 Article VII requirements. Landscape plans shall be concurrent with the submittal of construction plans, for review and approval prior to final plat.</p>	<p><b>Street trees and landscaping will be installed prior to the completion of the first constructed home. A landscape plan has been submitted and was approved by the COS Planning Department.</b></p>
<p>47. All new street construction for the plat shall include illumination per Article 5 of the COS Interim Public Works Standards. Illumination along 236th Ave NE shall meet the current City decorative code standard. Maintenance of illumination along all local and private roads shall be the responsibility of the Homeowners Association or jointly shared by the owners of the development.</p>	<p><b>The plat is illuminated in accordance with the COS Public Works Standards. A design prepared and submitted by Intolight was submitted, approved and implemented at the time of infrastructure placement.</b></p>
<p>48. Trees retained per SMC 21A.35.210 shall be identified on the face of the final plat for retention. Trees shall be tagged in the field and referenced on the face of the final plat with the applicable tag number. Trees retained as a part of the preliminary plat shall be subject to the replacement requirements of SMC 21A.35.240 in the event that a tree must be removed following final plat approval.</p>	<p><b>All trees specified for retention have been saved and are noted on the final plat as subject to replacement in accordance with SMC 21A.35.240.</b></p>
<p>49. Prior to final plat approval, a performance bond shall be posted to the City for all required improvements that remain at the time of final plat, or 30% of the total improvements costs, whichever is greater. A bond quantities worksheet shall be provided by the Applicant for City review and approval of performance bond amount. the restoration bond shall be released by the City following final plat approval.</p>	<p><b>A bond quantizes worksheet has been prepared and submitted along with the final plat to cover all unfinished items not yet complete.</b></p>

**Mystic Meadows  
Conditions of Approval**

<b>Conditions to appear on the face of the final plat:</b>	
50. "Metal products such as galvanized steel, copper, or zinc shall not be used in all building roofs, flashing, gutters, or downspouts unless they are treated to prevent metal leaching and sealed such that contact with storm water is prevented."	<b>The required note has been included on page 2 of 6 of the final plat.</b>
51. "All building downspouts, footing drains, and drains from all impervious surfaces such as patios and driveways shall be connected to the permanent storm drain outlet as shown on the approved Construction Drawing on file with the City of Sammamish. This plan shall be submitted with the application for any building permit. All connections of the drains shall be constructed and approved prior to final building inspection approval. For those lots that are designated for individual lot infiltration systems, the systems shall be designed and constructed as part of the building permit process and shall comply with the approved Construction Drawings on file with the City of Sammamish."	<b>The required note has been included on page 2 of 6 of the final plat.</b>
52. "No lot or portion of a lot shall be subdivided and sold, or resold, or its ownership changed or transferred in violation of applicable city, county, state, or federal standards, rules, regulations or laws."	<b>The required note has been included on page 2 of 6 of the final plat.</b>
53. "No lots shall have direct vehicular access to 236th Ave NE. All lots shall access from the cul-de-sac road".	<b>The required note has been included on page 2 of 6 of the final plat.</b>
54. The following note shall be shown on the face of the final recorded plat if applicable, "For lots containing or adjacent to infiltration or dispersion trenches/facilities, the lots shall be graded such that the top of trench or facility is below the bottom of foundation."	<b>The required note has been included on page 2 of 6 of the final plat.</b>
55. The Applicant shall comply with RCW 58.17.280 providing the appropriate "addressing note" with address ranges being on the final plat.	<b>The required note has been included on page 2 of 6 of the final plat.</b>
56. "Maintenance and upkeep of the recreation space, private road tracts, open space, and sensitive areas tracts shall be the responsibility of the Home Owners Association."	<b>The required note has been included on page 2 of 6 of the final plat.</b>
57. "Trees identified on the face of this plat have been retained pursuant to the provisions of SMC 21A.35.210. Retained trees are subject to the tree protection standards of SMC 21A.35.230. Removal of these trees is prohibited unless the tree is removed to prevent imminent danger or hazard to persons or property, subject to a clearing and grading permit approved by the City of Sammamish. Trees removed subject to this provision shall be replaced in compliance with SMC 21A.35.240."	<b>The required note has been included on page 2 of 6 of the final plat.</b>
58. The Applicant shall include a note regarding the payment of traffic impact fees in accordance to City of Sammamish Ordinance No 2006-208. Specific language related to the payment of the traffic impact fees shall be reviewed and approved by the City prior to final plat approval.	<b>The required note has been included on page 2 of 6 of the final plat.</b>

**Mystic Meadows  
Conditions of Approval**

<p>59. "The proposed subdivision is subject to school impact fees for the Lake Washington School District, consistent with SMC 21A.105. At the time of building permit, the applicant shall pay one half of the required school impact fee, together with an administrative fee."</p>	<p><b>The required note has been included on page 2 of 6 of the final plat.</b></p>
<p>60. "The proposed subdivision is subject to parks impact fees, consistent with SMC 14A.20, which shall be paid at the time of building permit issuance together with an administrative fee."</p>	<p><b>The required note has been included on page 2 of 6 of the final plat.</b></p>
<p>61. "Maintenance and illumination along all local and private roads shall be the responsibility of the Homeowners Association or jointly shared by the owners of the development".</p>	<p><b>The required note has been included on page 2 of 6 of the final plat.</b></p>
<p>62. "Per the City of Sammamish Ordinance No. 02002-112, a surface water system development charge shall be paid at the time of building permit issuance for each new residential dwelling unit".</p>	<p><b>The required note has been included on page 2 of 6 of the final plat.</b></p>
<p>63. "Per Chapter PWS.20 , the Surface Water Management Facility to be constructed within Tract B of this subdivision shall be dedicated to the City of Sammamish for maintenance and operation."</p>	<p><b>The required note has been included on page 2 of 6 of the final plat.</b></p>
<p>64. "Maintenance of landscape strips separating the sidewalk from the roadway, planter islands, and/or planted medians shall be the responsibility of the Homeowners Association. If the maintenance responsibilities are not addressed in the Homeowners Association covenants and restrictions, then the abutting property owner shall be responsible for the maintenance. Under no circumstances shall the City bear any maintenance responsibilities for landscaping strips, planter islands, or planted medians."</p>	<p><b>The required note has been included on page 2 of 6 of the final plat.</b></p>

## Exhibit 3

VOL/PAGE

### MYSTIC MEADOWS

PORTION OF THE S.W. 1/4, N.E. 1/4, SEC. 27, TWP. 25 N., RGE. 6 E., W.M.  
CITY OF SAMMAMISH, KING COUNTY, WASHINGTON

#### LEGAL DESCRIPTION

THE NORTH 2/5 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 25 NORTH, RANGE 6 EAST, W.M., AND THE WEST 1/4 OF THE NORTH 2/5 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION, EXCEPT THE WEST 30 FEET THEREOF, SITUATE IN THE CITY OF SAMMAMISH, COUNTY OF KING, STATE OF WASHINGTON. APN: 272506904601

#### DEDICATION/CERTIFICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF INTEREST IN THE LAND HEREBY SUBDIVIDED, HEREBY DECLARE THIS PLAT TO BE THE GRAPHIC REPRESENTATION OF THE SUBDIVISION MADE HEREBY, AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS AND AVENUES NOT SHOWN AS PRIVATE HEREON AND DEDICATE THE USE THEREOF FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES, AND ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS SHOWN THEREON IN THE ORIGINAL REASONABLE GRADING OF SAID STREETS AND AVENUES, AND FURTHER DEDICATE TO THE USE OF THE PUBLIC ALL THE EASEMENTS AND TRACTS SHOWN ON THIS PLAT FOR ALL PUBLIC PURPOSES AS INDICATED THEREON, INCLUDING BUT NOT LIMITED TO PARKS, OPEN SPACE, UTILITIES AND DRAINAGE UNLESS SUCH EASEMENTS OR TRACTS ARE SPECIFICALLY IDENTIFIED ON THIS PLAT AS BEING DEDICATED OR CONVEYED TO A PERSON OR ENTITY OTHER THAN THE PUBLIC IN WHICH CASE WE DO HEREBY DEDICATE SUCH STREETS, EASEMENTS, OR TRACTS TO THE PERSON OR ENTITY IDENTIFIED AND FOR THE PURPOSE STATED. FURTHER, THE UNDERSIGNED OWNERS OF THE LAND HEREBY SUBDIVIDED, WAIVE FOR THEMSELVES, THEIR HEIRS AND ASSIGNS AGAINST THE CITY OF SAMMAMISH, ITS SUCCESSORS AND ASSIGNS WHICH MAY BE OCCASIONED BY THE ESTABLISHMENT, CONSTRUCTION, OR MAINTENANCE OF ROADS AND/OR DRAINAGE SYSTEMS WITHIN THIS SUBDIVISION OTHER THAN CLAIMS RESULTING FROM INADEQUATE MAINTENANCE BY THE CITY OF SAMMAMISH. FURTHER, THE UNDERSIGNED OWNERS OF THE LAND HEREBY SUBDIVIDED, AGREE FOR THEMSELVES, THEIR HEIRS AND ASSIGNS TO INDEMNIFY AND HOLD THE CITY OF SAMMAMISH, ITS SUCCESSORS AND ASSIGNS, HARMLESS FROM ANY DAMAGE, INCLUDING ANY COSTS OF DEFENSE, CLAIMED BY PERSONS WITHIN OR WITHOUT THIS SUBDIVISION TO HAVE BEEN CAUSED BY ALTERATIONS OF THE GROUND SURFACE, VEGETATION, DRAINAGE, OR SURFACE OR SUBSURFACE WATER FLOWS WITHIN THIS SUBDIVISION OR BY ESTABLISHMENT, CONSTRUCTION, OR MAINTENANCE OF THE ROADS WITHIN THIS SUBDIVISION. PROVIDED, THIS WAIVER AND INDEMNIFICATION SHALL NOT BE CONSTRUED AS RELEASING THE CITY OF SAMMAMISH, ITS SUCCESSORS OR ASSIGNS, FROM LIABILITY FOR DAMAGES, INCLUDING THE COST OF DEFENSE, RESULTING IN WHOLE OR IN PART FROM THE NEGLIGENCE OF THE CITY OF SAMMAMISH, ITS SUCCESSORS OR ASSIGNS. THIS SUBDIVISION, DEDICATION, WAIVER OF CLAIMS AND AGREEMENT TO HOLD HARMLESS IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNERS. IN WITNESS WHEREOF WE SET OUR HANDS AND SEALS.

RESTART MYSTIC MEADOWS, LLLP ITS: TITLE

#### ACKNOWLEDGMENTS

STATE OF WASHINGTON )  
 )SS  
COUNTY OF \_\_\_\_\_ )

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE IS AUTHORIZED TO EXECUTE THIS INSTRUMENT, AND ACKNOWLEDGED IT AS THE OF RESTART MYSTIC MEADOWS, LLLP, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND THE PURPOSES MENTIONED IN SAID INSTRUMENT.

DATED \_\_\_\_\_  
SIGNATURE OF NOTARY PUBLIC \_\_\_\_\_  
PRINTED NAME \_\_\_\_\_  
TITLE \_\_\_\_\_  
MY APPOINTMENT EXPIRES \_\_\_\_\_

STATE OF WASHINGTON )  
 )SS  
COUNTY OF \_\_\_\_\_ )

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE IS AUTHORIZED TO EXECUTE THIS INSTRUMENT, AND ACKNOWLEDGED IT AS THE OF TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND THE PURPOSES MENTIONED IN SAID INSTRUMENT.

DATED \_\_\_\_\_  
SIGNATURE OF NOTARY PUBLIC \_\_\_\_\_  
PRINTED NAME \_\_\_\_\_  
TITLE \_\_\_\_\_  
MY APPOINTMENT EXPIRES \_\_\_\_\_

#### APPROVALS

EXAMINED AND APPROVED PER S.M.C. 19A.16 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_.

DIRECTOR OF COMMUNITY DEVELOPMENT  
CITY OF SAMMAMISH

CITY ENGINEER  
CITY OF SAMMAMISH

MAYOR  
CITY OF SAMMAMISH

#### KING COUNTY APPROVALS

##### KING COUNTY DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_.

KING COUNTY ASSESSOR DEPUTY KING COUNTY ASSESSOR

ACCOUNT NUMBER 272506904601

#### FINANCE DIVISION CERTIFICATE

I HEREBY CERTIFY ALL PROPERTY TAXES ARE PAID, THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS CERTIFIED TO THIS OFFICE FOR COLLECTION AND THAT ALL SPECIAL ASSESSMENTS CERTIFIED TO THIS OFFICE FOR COLLECTION ON ANY OF THE PROPERTY HEREIN CONTAINED DEDICATED AS STREETS, ALLEYS, OR FOR ANY OTHER PUBLIC USE ARE PAID IN FULL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_.

MANAGER, KING COUNTY FINANCE DIVISION DEPUTY

#### RECORDING CERTIFICATE

RECORDING NO. \_\_\_\_\_ FILED FOR RECORD AT THE REQUEST OF THE KING COUNTY COUNCIL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_, AT \_\_\_\_\_ MINUTES PAST \_\_\_\_\_ AND RECORDED IN VOLUME \_\_\_\_\_ OF PLATS, PAGE(S) \_\_\_\_\_, RECORDS OF KING COUNTY, WASHINGTON. DIVISION OF RECORDS AND ELECTIONS

MANAGER SUPERINTENDENT OF RECORDS

#### EASEMENTS OF RECORD

- 1. THIS SITE IS SUBJECT TO RESERVATIONS CONTAINED IN DEED FROM WEYERHAEUSER TIMBER CO., A WASHINGTON CORPORATION RECORDED UNDER RECORDING NO. 4277963, RESERVING ALL OIL, GASES, COAL, ORES, MINERALS, FOSSILS, ETC., AND THE RIGHT OF ENTRY FOR OPENING, DEVELOPING AND WORKING THE SAME. NOT PLOTTED HEREON - BLANKET.
- 2. THIS SITE IS SUBJECT TO AN EASEMENT TO PUGET SOUND ENERGY, INC., A WASHINGTON CORPORATION, FOR GAS AND ELECTRIC DISTRIBUTION AND TRANSMISSION FACILITIES AS DISCLOSED BY INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NO. 20130307000521. PLOTTED HEREON.

#### LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF MYSTIC MEADOWS IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 27, TOWNSHIP 25 NORTH, RANGE 6 EAST, W.M. AND THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY THEREON, THAT THE MONUMENTS WILL BE SET AND THE LOT AND BLOCK CORNERS STAKED ON THE GROUND AS CONSTRUCTION IS COMPLETED AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE PLATTING STANDARDS.

*Rodney G. Hansen* 5/12/14  
RODNEY G. HANSEN, P.L.S. DATE  
CERTIFICATE NO. 21464  
HANSEN SURVEYING  
17701 108TH AVE SE, PMB 208, RENTON, WA 98055  
PHONE: (425)-235-8440

CITY OF SAMMAMISH FILE NO. PLN2006-00071  
FSUB2013-00218



PREPARED BY:  
  
**HANSEN SURVEYING**  
LAND SURVEYORS & CONSULTANTS  
17701 108TH AVE SE, PMB 208, RENTON, WA 98055  
TEL: 425-235-8440 FAX: 425-235-0266

PORTION OF: S.W. 1/4, N.E. 1/4, SEC. 27, TWP. 25 N., RGE. 6 E., W.M. CITY OF SAMMAMISH, KING COUNTY, WASHINGTON		
CITY OF SAMMAMISH MYSTIC MEADOWS CITY OF SAMMAMISH FILE NO. PLN2006-00071 FSUB2013-00218		
DRAWN BY: RF	DATE: 02/20/13	JOB NO.: 21216
CHKD BY: RGH	SCALE: N/A	SHEET: 1 OF 6

VOL/PAGE

VOL/PAGE

**MYSTIC MEADOWS**

PORTION OF THE S.W. 1/4, N.E. 1/4, SEC. 27, TWP. 25 N., RGE. 6 E., W.M.  
CITY OF SAMMAMISH, KING COUNTY, WASHINGTON

**NOTES**

1. TRACT A, A CRITICAL AREAS TRACT, IS HEREBY GRANTED AND CONVEYED, TOGETHER WITH ALL MAINTENANCE RESPONSIBILITIES FOR SAID TRACT, TO THE MYSTIC MEADOW HOMEOWNERS ASSOCIATION UPON THE RECORDING OF THIS PLAT. SHOULD THE MYSTIC MEADOW HOMEOWNERS ASSOCIATION FAIL TO PROPERLY MAINTAIN SAID TRACT, THE OWNERS OF LOTS 1 THROUGH 6 OF THIS PLAT SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT.
2. TRACT B, A RECREATION AND STORMWATER COMBINED WET VAULT/DETENTION TRACT, IS HEREBY GRANTED AND CONVEYED, TOGETHER WITH ALL MAINTENANCE RESPONSIBILITIES WITH THE EXCEPTION OF THE STORMWATER FACILITIES, TO THE MYSTIC MEADOW HOMEOWNERS ASSOCIATION UPON THE RECORDING OF THIS PLAT. SHOULD THE MYSTIC MEADOW HOMEOWNERS ASSOCIATION FAIL TO PROPERLY MAINTAIN SAID TRACT, THE OWNERS OF LOTS 1 THROUGH 6 OF THIS PLAT SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE OF THE FACILITIES WITHIN SAID TRACT WITH THE EXCEPTION OF THE STORMWATER FACILITIES. FURTHERMORE, AN EASEMENT OVER, UNDER AND ACROSS TRACT B IS HEREBY GRANTED AND CONVEYED TO THE CITY OF SAMMAMISH FOR ACCESS, INSPECTION, MAINTENANCE AND REPAIR OF THE STORMWATER FACILITIES WITHIN SAID TRACT. THE CITY OF SAMMAMISH SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL PUBLIC STORMWATER FACILITIES LYING WITHIN SAID TRACT, WITH THE EXCEPTION OF THE LOT 5 DRAINAGE STUB TO THE VAULT. LOT 5 HOMEOWNER SHALL BE RESPONSIBLE FOR MAINTENANCE AND REPAIR.
3. METAL PRODUCTS SUCH AS GALVANIZED STEEL, COPPER, OR ZINC SHALL NOT BE USED IN ALL BUILDING ROOFS, FLASHING, GUTTERS, OR DOWNSPOUTS UNLESS THEY ARE TREATED TO PREVENT METAL LEACHING AND SEALED SUCH THAT CONTACT WITH STORM WATER IS PREVENTED.
4. THIS PLAT IS VESTED TO THE 1998 KING COUNTY SURFACE WATER DESIGN MANUAL.
5. ALL BUILDING DOWNSPOUTS, FOOTING DRAINS AND DRAINS FROM ALL IMPERVIOUS SURFACES SUCH AS PATIOS AND DRIVEWAYS SHALL BE CONNECTED TO THE PERMANENT STORM DRAIN OUTLET VIA PERFORATED TIGHTLINE AS SHOWN ON THE APPROVED CONSTRUCTION DRAWING ON FILE WITH THE CITY OF SAMMAMISH. THIS PLAN SHALL BE SUBMITTED WITH THE APPLICATION FOR ANY BUILDING PERMIT. ALL CONNECTIONS OF THE DRAINS SHALL BE CONSTRUCTED AND APPROVED PRIOR TO FINAL BUILDING INSPECTION APPROVAL. FOR THOSE LOTS THAT ARE DESIGNATED FOR INDIVIDUAL LOT INFILTRATION SYSTEMS, THE SYSTEMS SHALL BE DESIGNED AND CONSTRUCTED AS PART OF THE BUILDING PERMIT PROCESS AND SHALL COMPLY WITH THE APPROVED CONSTRUCTION DRAWINGS ON FILE WITH THE CITY OF SAMMAMISH.
6. NO LOT OR PORTION OF A LOT SHALL BE SUBDIVIDED AND SOLD, OR RESOLD, OR ITS OWNERSHIP CHANGED OR TRANSFERRED IN VIOLATION OF APPLICABLE CITY, COUNTY, STATE OR FEDERAL STANDARDS, RULES, REGULATIONS OR LAWS.
7. NO LOTS SHALL HAVE DIRECT VEHICULAR ACCESS TO 236TH AVE NE. ALL LOTS SHALL ACCESS FROM NE 17TH CT.
8. FOR LOTS 5 AND 6 ADJACENT TO INFILTRATION OR DISPERSION TRENCHES/FACILITIES, THE LOTS SHALL BE GRADED SUCH THAT TOP OF TRENCH OR FACILITY IS BELOW BOTTOM OF FOUNDATION.
9. THE HOUSE ADDRESSES WITHIN THIS PLAT SHALL BE ASSIGNED WITHIN THE RANGE OF 23611 TO 23662 ON NE 17TH CT. INDIVIDUAL ADDRESSES WILL BE ASSIGNED TO EACH RESIDENCE AT THE TIME OF BUILDING PERMIT ISSUANCE.
10. MAINTENANCE AND UPKEEP OF THE RECREATION SPACE, OPEN SPACE AND SENSITIVE AREAS AND BUFFERS CONTAINED WITHIN TRACTS A AND B SHALL BE THE RESPONSIBILITY OF THE MYSTIC MEADOW HOMEOWNERS ASSOCIATION.
11. TREES IDENTIFIED ON THE FACE OF THIS PLAT AND LOCATED WITHIN REQUIRED OPEN SPACE HAVE BEEN RETAINED PURSUANT TO THE PROVISIONS OF SMC 21A.35.210. RETAINED TREES ARE SUBJECT TO TREE PROTECTION STANDARDS OF SMC 21A.35.230. REMOVAL OF THESE TREES IS PROHIBITED UNLESS THE TREE IS REMOVED TO PREVENT IMMINENT DANGER OR HAZARD TO PERSONS OR PROPERTY, SUBJECT TO A CLEARING AND GRADING PERMIT ISSUED BY THE CITY OF SAMMAMISH. TREES REMOVED SUBJECT TO THIS PROVISION SHALL BE REPLACED IN COMPLIANCE WITH SMC 21A.35.240.
12. AT THE TIME OF FINAL PLAT, THIRTY PERCENT (30%) OF THE REQUIRED TRAFFIC IMPACT FEES WERE PAID CONSISTENT WITH THE PROVISIONS OF SMC 14A.15. AT BUILDING PERMIT ISSUANCE, OR AS OTHERWISE APPROVED BY THE CITY, A FINAL PAYMENT SHALL BE MADE EQUAL TO ONE HUNDRED PERCENT (100%) OF THE IMPACT FEE, LESS A CREDIT FOR ANY DEPOSITS PAID FOR ALL THOSE BUILDING PERMITS ISSUED. IF A BUILDING PERMIT IS NOT ISSUED WITHIN TWO YEARS, OR ONE HUNDRED PERCENT (100%) PAYMENT IS NOT OTHERWISE MADE, ALL REMAINING BUILDING PERMITS SHALL BE ASSESSED IMPACT FEES BASED ON THE CURRENT RATE IN EFFECT AT THE TIME OF BUILDING PERMIT ISSUANCE, LESS A CREDIT FOR ANY DEPOSITS PAID.
13. FIFTY PERCENT OF THE SCHOOL IMPACT FEE WAS PAID AT THE TIME OF FINAL PLAT. THE REMAINING 50% OF THE THEN CURRENT SCHOOL IMPACT FEE SHALL BE ASSESSED AND COLLECTED FOR EACH LOT, TOGETHER WITH AN ADMINISTRATIVE FEE, AT THE TIME OF BUILDING PERMIT ISSUANCE, PAID TO THE CITY OF SAMMAMISH.
14. THE PROPOSED SUBDIVISION IS SUBJECT TO PARKS IMPACT FEES, CONSISTENT WITH SMC 14A.20, WHICH SHALL BE PAID AT THE TIME OF BUILDING PERMIT ISSUANCE TOGETHER WITH AN ADMINISTRATIVE FEE.
15. MAINTENANCE OF ILLUMINATION ALONG ALL LOCAL AND PRIVATE ROADS SHALL BE THE RESPONSIBILITY OF THE MYSTIC MEADOW HOMEOWNERS ASSOCIATION OR JOINTLY SHARED BY THE OWNERS OF THE DEVELOPMENT.
16. PER CITY OF SAMMAMISH ORDINANCE NO. 02002-112, A SURFACE WATER SYSTEM DEVELOPMENT CHARGE SHALL BE PAID AT THE TIME OF BUILDING PERMIT ISSUANCE FOR EACH NEW RESIDENTIAL DWELLING UNIT.
17. PER CHAPTER PWS.20, THE SURFACE WATER MANAGEMENT FACILITY TO BE CONSTRUCTED WITHIN TRACT B OF THIS SUBDIVISION SHALL BE DEDICATED TO THE CITY OF SAMMAMISH FOR MAINTENANCE AND OPERATION.
18. MAINTENANCE OF LANDSCAPE STRIPS SEPARATING THE SIDEWALK FROM THE ROADWAY ON 236TH AVE. NE AND NE 17TH CT. PLANTER ISLANDS AND/OR PLANTED MEDIANS SHALL BE THE RESPONSIBILITY OF THE MYSTIC MEADOW HOMEOWNERS ASSOCIATION. IF THE MAINTENANCE RESPONSIBILITIES ARE NOT ADDRESSED IN THE MYSTIC MEADOW HOMEOWNERS ASSOCIATION COVENANTS AND RESTRICTIONS, THEN THE ABUTTING PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE. UNDER NO CIRCUMSTANCES SHALL THE CITY BEAR ANY MAINTENANCE RESPONSIBILITIES FOR LANDSCAPING STRIPS, PLANTER ISLANDS OR PLANTED MEDIANS.
19. THE SELBY HOMEOWNERS ASSOCIATION WAS ESTABLISHED WITH THE SECRETARY OF STATE ON MARCH 19, 2014. ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS FOR SELBY, RECORDED UNDER KING COUNTY RECORDING NUMBER 20140313000867.

**UTILITY EASEMENT PROVISIONS**

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF SAMMAMISH, PUGET SOUND ENERGY COMPANY, THE REGIONAL CABLE TELEVISION COMPANY AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THOSE EASEMENTS IDENTIFIED AS PUBLIC UTILITY EASEMENTS, THE EXTERIOR 10 FEET PARALLEL WITH AND ADJOINING THE PUBLIC STREET FRONTAGE OF ALL LOTS AND TRACTS, IN WHICH TO LAY, INSTALL, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND CONDUITS, MAINS, CABLES AND WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, TELEPHONE, TV, AND GAS SERVICE, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES FOR THE PURPOSE HEREIN STATED. THESE EASEMENTS ENTERED UPON FOR THESE PURPOSES SHALL BE RESTORED AS NEAR AS POSSIBLE TO THEIR ORIGINAL CONDITION BY THE UTILITY. NO LINES OR WIRES FOR THE TRANSMISSION OF ELECTRIC CURRENT, TELEPHONE OR CABLE TV, SHALL BE PLACED OR BE PERMITTED TO BE PLACED UPON ANY LOT UNLESS THE SAME SHALL BE UNDERGROUND OR IN CONDUIT ATTACHED TO A BUILDING.

**SEWER EASEMENT PROVISIONS**

AN EASEMENT IS HEREBY DEDICATED AND CONVEYED, UPON RECORDING OF THIS PLAT, TO THE NORTHEAST SAMMAMISH SEWER AND WATER DISTRICT OVER, UNDER, THROUGH AND UPON THE EASEMENTS SHOWN ON THIS PLAT DESCRIBED AS "SANITARY SEWER EASEMENT" AND DESCRIBED BELOW:

THE EXTERIOR 10 FEET PARALLEL WITH AND ADJOINING THE FRONTAGE OF LOTS 1, 2, 3, 4, 5 AND 6 AND TRACT B.

IN WHICH TO INSTALL, LAY, CONSTRUCT, MAINTAIN, INSPECT, REPLACE, REPAIR, REMOVE, RENEW, USE AND OPERATE SEWER SYSTEMS AND APPURTENANCES FOR THIS SUBDIVISION AND OTHER PROPERTY, TOGETHER WITH THE RIGHT TO ENTER UPON THE EASEMENT AT ALL TIMES WITH ALL NECESSARY MAINTENANCE AND CONSTRUCTION EQUIPMENT FOR THE PURPOSES STATED. THE GRANTOR COVENANTS THAT NO STRUCTURES SHALL BE CONSTRUCTED OR ERECTED OVER, UPON OR WITHIN THESE EASEMENTS, INCLUDING FENCES OR ROCKERIES, AND NO TREES, BUSHES OR OTHER SHRUBBERY SHALL BE PLANTED IN THE AREA OF GROUND FOR WHICH THE EASEMENT IN FAVOR OF NORTHEAST SAMMAMISH WATER AND SEWER DISTRICT HAS BEEN APPROVED.

**WATER EASEMENT PROVISIONS**

AN EASEMENT IS HEREBY DEDICATED AND CONVEYED, UPON RECORDING OF THIS PLAT, TO THE SAMMAMISH PLATEAU WATER AND SEWER DISTRICT OVER, UNDER, THROUGH AND UPON THE EASEMENTS SHOWN ON THIS PLAT DESCRIBED AS "WATER EASEMENT" AND DESCRIBED BELOW:

THE EXTERIOR 10 FEET PARALLEL WITH AND ADJOINING THE FRONTAGE OF LOTS 1, 2, 3, 4, 5 AND 6 AND TRACT B.

IN WHICH TO INSTALL, LAY, CONSTRUCT, MAINTAIN, INSPECT, REPLACE, REPAIR, REMOVE, RENEW, USE AND OPERATE WATER SYSTEMS AND APPURTENANCES FOR THIS SUBDIVISION AND OTHER PROPERTY, TOGETHER WITH THE RIGHT TO ENTER UPON THE EASEMENT AT ALL TIMES WITH ALL NECESSARY MAINTENANCE AND CONSTRUCTION EQUIPMENT FOR THE PURPOSES STATED. THE GRANTOR COVENANTS THAT NO STRUCTURES SHALL BE CONSTRUCTED OR ERECTED OVER, UPON OR WITHIN THESE EASEMENTS, INCLUDING FENCES OR ROCKERIES, AND NO TREES, BUSHES OR OTHER SHRUBBERY SHALL BE PLANTED IN THE AREA OF GROUND FOR WHICH THE EASEMENT IN FAVOR OF SAMMAMISH PLATEAU WATER AND SEWER DISTRICT HAS BEEN APPROVED.

**CITY OF SAMMAMISH DRAINAGE EASEMENT AND COVENANT**

ALL DRAINAGE EASEMENTS WITHIN THIS PLAT, NOT SHOWN AS "PRIVATE", ARE HEREBY GRANTED AND CONVEYED TO THE CITY OF SAMMAMISH, A POLITICAL SUBDIVISION OF THE STATE OF WASHINGTON, FOR THE PURPOSE OF CONVEYING, STORING, MANAGING AND LOCATING STORM AND SURFACE WATER PER THE ENGINEERING PLANS APPROVED FOR THIS PLAT BY THE CITY OF SAMMAMISH, TOGETHER WITH THE RIGHT OF REASONABLE ACCESS (INGRESS AND EGRESS) TO ENTER SAID DRAINAGE EASEMENTS FOR THE PURPOSE OF INSPECTING, OPERATING, MAINTAINING, REPAIRING AND IMPROVING THE DRAINAGE FACILITIES CONTAINED THEREIN. NOTE THAT EXCEPT FOR THE FACILITIES THAT HAVE BEEN FORMALLY ACCEPTED BY THE CITY OF SAMMAMISH, MAINTENANCE OF DRAINAGE FACILITIES ON PRIVATE PROPERTY IS THE RESPONSIBILITY OF THE PROPERTY OWNER.

THE OWNERS OF SAID PRIVATE PROPERTY ARE REQUIRED TO OBTAIN PRIOR WRITTEN APPROVAL FROM THE CITY OF SAMMAMISH, AND ANY REQUIRED PERMITS FROM THE CITY OF SAMMAMISH FOR ACTIVITIES SUCH AS CLEARING AND GRADING, PRIOR TO FILLING, PIPING, CUTTING OR REMOVING VEGETATION (EXCEPT FOR ROUTINE LANDSCAPE MAINTENANCE SUCH AS LAWN MOWING) IN OPEN VEGETATED DRAINAGE FACILITIES (SUCH AS SWALES, CHANNELS, DITCHES, PONDS, ETC.) OR PERFORMING ANY ALTERATIONS OR MODIFICATIONS TO THE DRAINAGE FACILITIES CONTAINED WITHIN SAID DRAINAGE EASEMENT.

THIS EASEMENT IS INTENDED TO FACILITATE REASONABLE ACCESS TO THE DRAINAGE FACILITIES. THIS EASEMENT AND COVENANT SHALL RUN WITH THE LAND AND IS BINDING UPON THE OWNERS OF SAID PRIVATE PROPERTY, THEIR HEIRS, SUCCESSORS AND ASSIGNS.

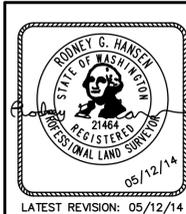
**PRIVATE DRAINAGE EASEMENT**

THE 10 FOOT PRIVATE STORM DRAINAGE EASEMENT SHOWN ON LOTS 2 AND 3 IS RESERVED FOR AND GRANTED TO THE BENEFIT OF THE OWNERS OF LOTS 1, 3 AND 4 FOR PRIVATE STORM DRAINAGE FACILITIES. SAID OWNERS ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THEIR RESPECTIVE PRIVATE DRAINAGE FACILITIES. THE OWNERS OF SAID LOTS 1, 2, 3 AND 4 SHALL SHARE EQUALLY IN THE MAINTENANCE RESPONSIBILITIES OF THE PRIVATE DRAINAGE FACILITIES USED IN COMMON WITHIN SAID EASEMENT.

**EASEMENT NOTES**

1. NO STRUCTURES MAY BE CONSTRUCTED WITHIN ANY EASEMENT AREA.

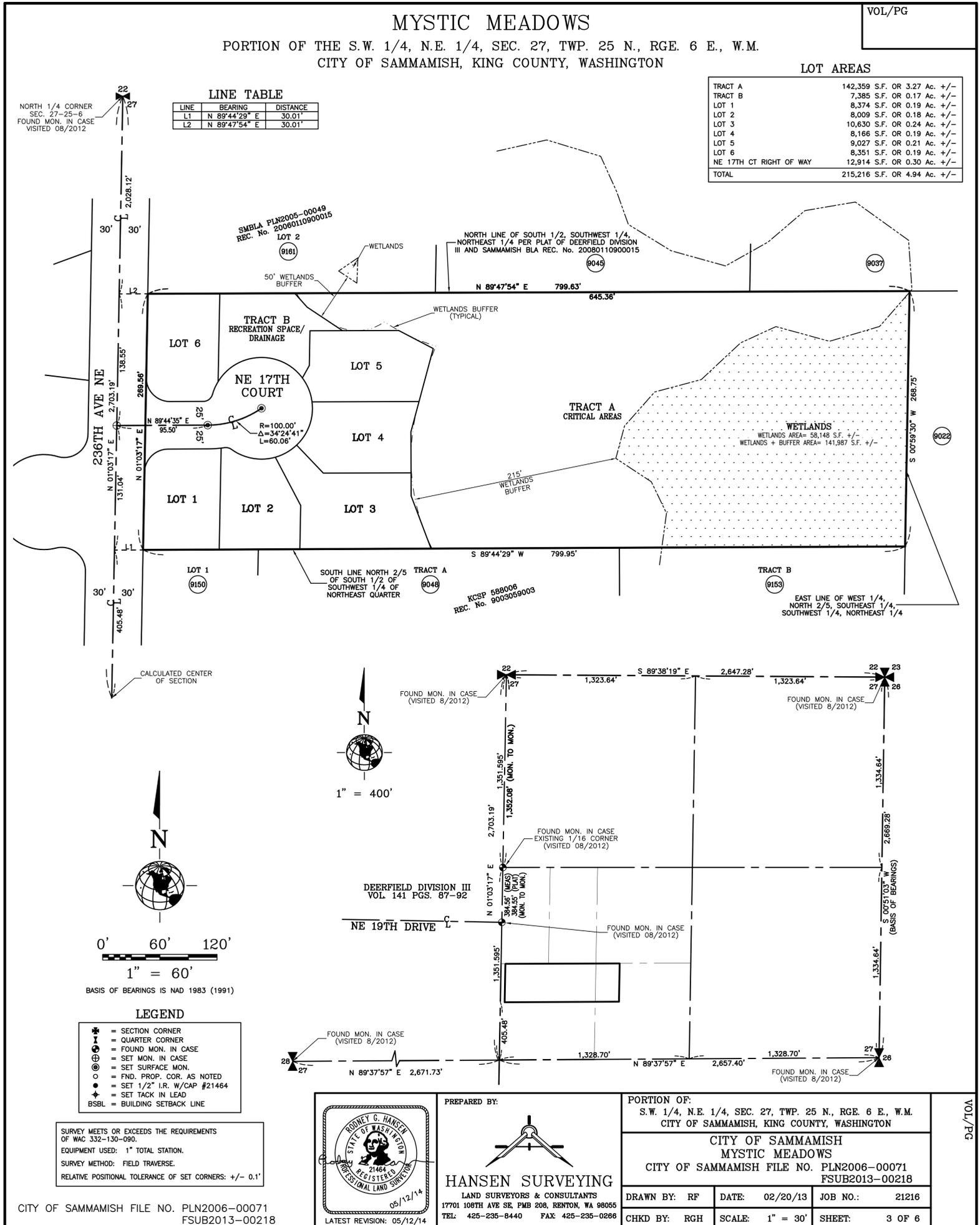
CITY OF SAMMAMISH FILE NO. PLN2006-00071  
FSUB2013-00218

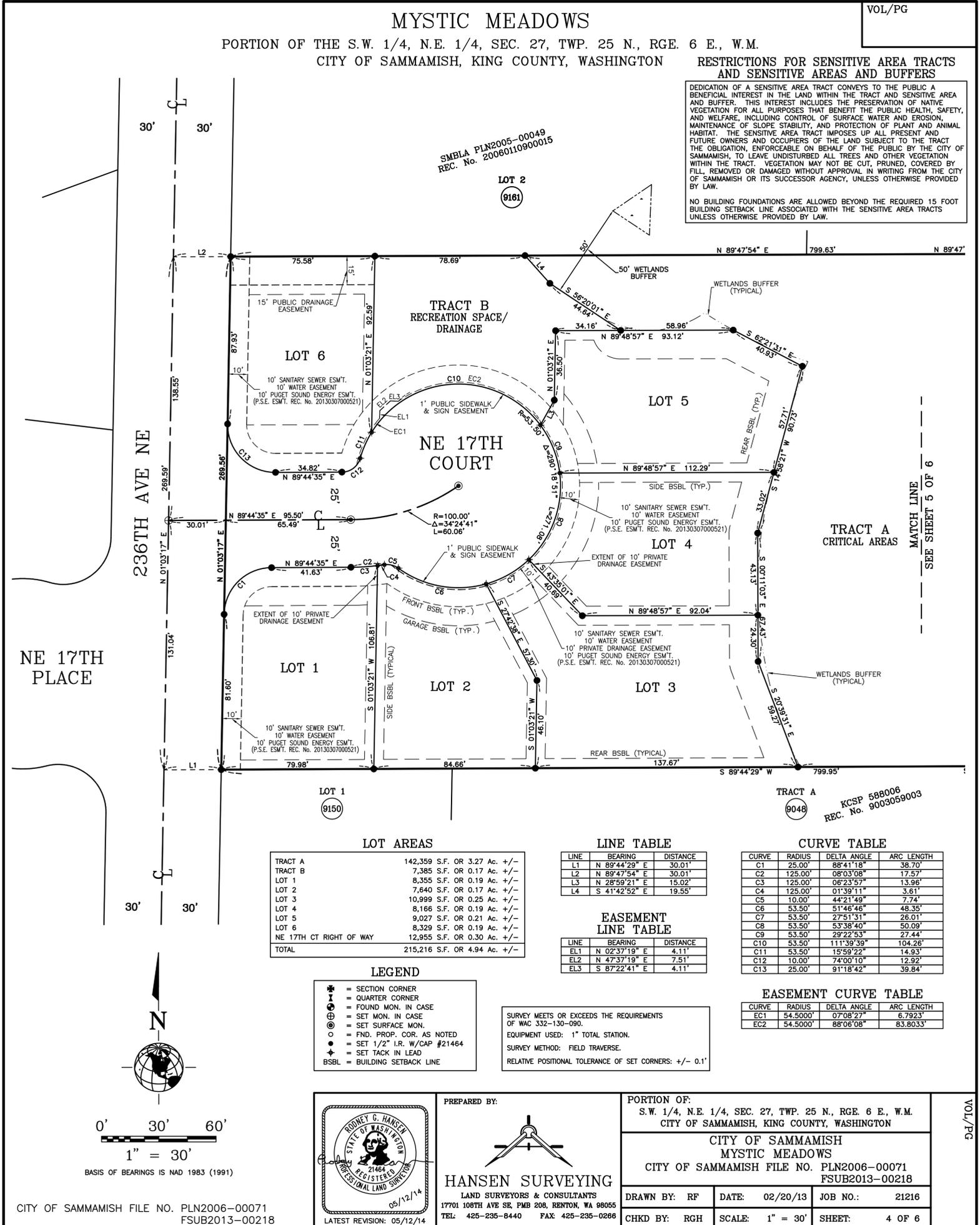


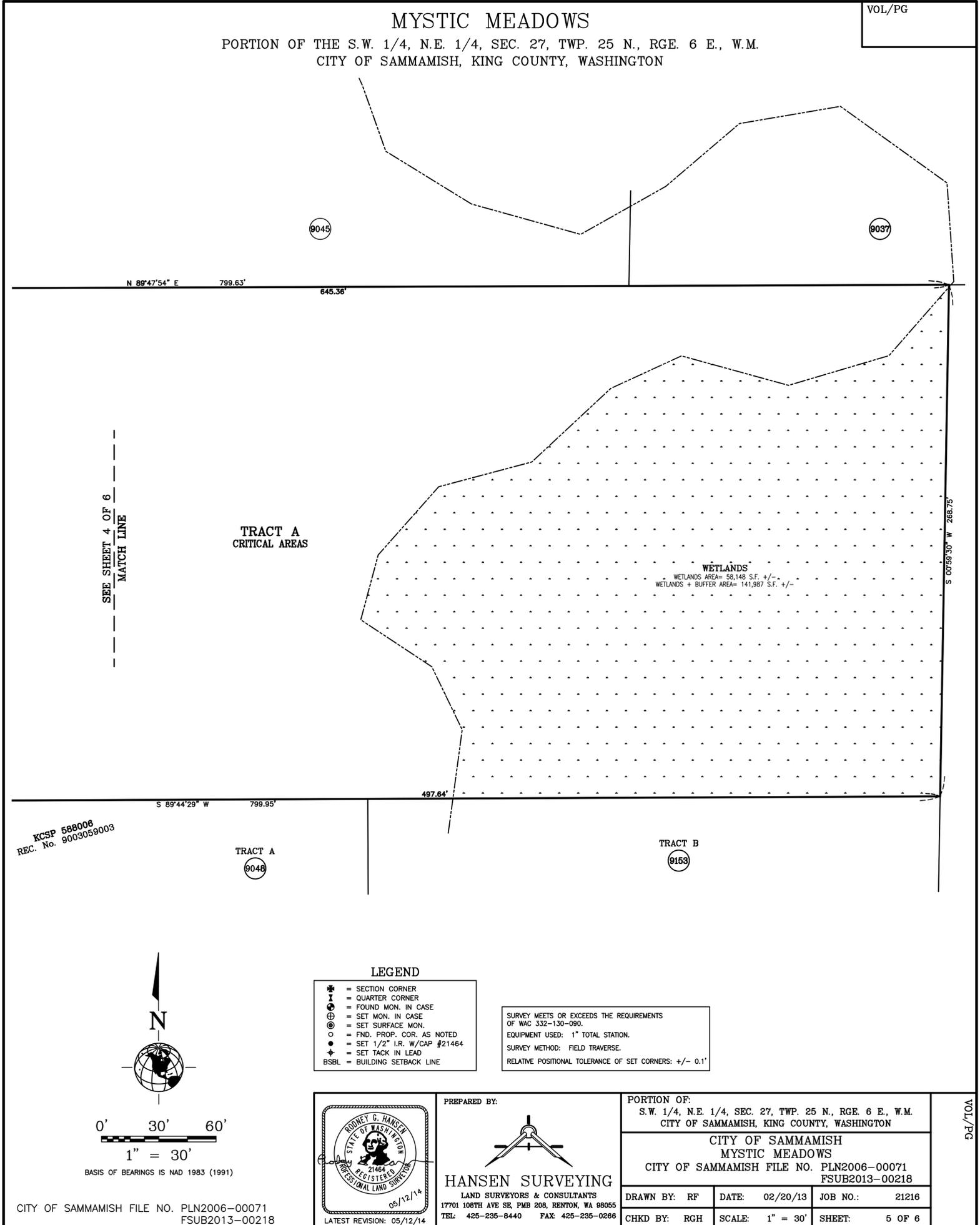
PREPARED BY:  
  
**HANSEN SURVEYING**  
LAND SURVEYORS & CONSULTANTS  
17701 108TH AVE SE, PMB 208, RENTON, WA 98055  
TEL: 425-235-8440 FAX: 425-235-0266

PORTION OF: S.W. 1/4, N.E. 1/4, SEC. 27, TWP. 25 N., RGE. 6 E., W.M. CITY OF SAMMAMISH, KING COUNTY, WASHINGTON		
CITY OF SAMMAMISH MYSTIC MEADOWS CITY OF SAMMAMISH FILE NO. PLN2006-00071 FSUB2013-00218		
DRAWN BY: RF	DATE: 02/20/13	JOB NO.: 21216
CHKD BY: RGH	SCALE: N/A	SHEET: 2 OF 6

VOL/PAGE

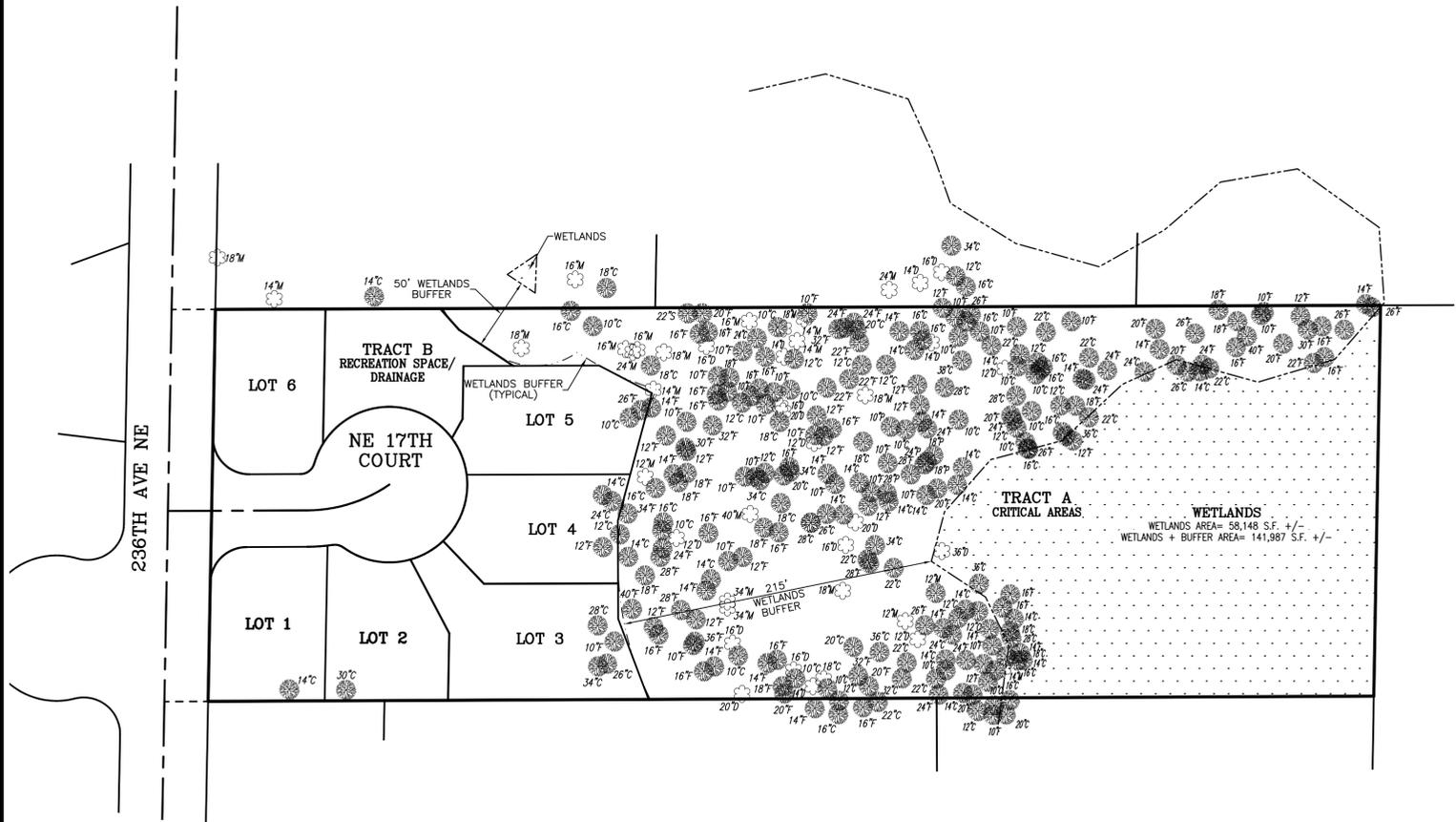






VOL/PAGE

**MYSTIC MEADOWS**  
 PORTION OF THE S.W. 1/4, N.E. 1/4, SEC. 27, TWP. 25 N., RGE. 6 E., W.M.  
 CITY OF SAMMAMISH, KING COUNTY, WASHINGTON



**TREE RETENTION NOTE**

TREES IDENTIFIED ON THE FACE OF THIS PLAT HAVE BEEN RETAINED PURSUANT TO THE PROVISIONS OF SMC 21A.35.210. RETAINED TREES ARE SUBJECT TO THE TREE PROTECTION STANDARDS OF SMC 21A.35.230. REMOVAL OF THESE TREES IS PROHIBITED UNLESS THE TREE IS REMOVED TO PREVENT IMMINENT DANGER OR HAZARD TO PERSONS OR PROPERTY. SUBJECT TO A CLEARING AND GRADING PERMIT APPROVED BY THE CITY OF SAMMAMISH. TREES REMOVED SUBJECT TO THIS PROVISION SHALL BE REPLACED IN COMPLIANCE WITH SMC 21A.35.240.



0' 60' 120'  
 1" = 60'

BASIS OF BEARINGS IS NAD 1983 (1991)

**LEGEND**

- ✱ = SECTION CORNER
- I = QUARTER CORNER
- ⊕ = FOUND MON. IN CASE
- ⊙ = SET MON. IN CASE
- ⊙ = SET SURFACE MON.
- = FND. PROP. COR. AS NOTED
- = SET 1/2" I.R. W/CAP #21464
- ⊕ = SET TACK IN LEAD
- BSL = BUILDING SETBACK LINE
- C = CEDAR
- CW = COTTONWOOD
- D = DECIDUOUS
- F = FIR
- M = MAPLE
- P = PINE
- S = SPRUCE

SURVEY MEETS OR EXCEEDS THE REQUIREMENTS OF WAC 332-130-090.  
 EQUIPMENT USED: 1" TOTAL STATION.  
 SURVEY METHOD: FIELD TRAVERSE.  
 RELATIVE POSITIONAL TOLERANCE OF SET CORNERS: +/- 0.1'



PREPARED BY:  
  
**HANSEN SURVEYING**  
 LAND SURVEYORS & CONSULTANTS  
 17701 108TH AVE SE, PMB 208, RENTON, WA 98055  
 TEL: 425-235-8440 FAX: 425-235-0266

PORTION OF:  
 S.W. 1/4, N.E. 1/4, SEC. 27, TWP. 25 N., RGE. 6 E., W.M.  
 CITY OF SAMMAMISH, KING COUNTY, WASHINGTON

CITY OF SAMMAMISH  
 MYSTIC MEADOWS  
 CITY OF SAMMAMISH FILE NO. PLN2006-00071  
 FSUB2013-00218

DRAWN BY: RF	DATE: 02/20/13	JOB NO.: 21216
CHKD BY: RGH	SCALE: 1" = 60'	SHEET: 6 OF 6

CITY OF SAMMAMISH FILE NO. PLN2006-00071  
 FSUB2013-00218

VOL/PAGE



## Exhibit 5

**COUNCIL**  **MINUTES**

**Regular Meeting  
May 6, 2014**

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

**Councilmembers present:**

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

**Staff present:**

Ben Yazici, City Manager  
Laura Philpot, Assistant City Manager/Public Works Director  
Jessi Bon, Parks and Recreation Director  
Susan Cezar, Deputy Director Community Development  
Kari Sand, City Attorney  
Melonie Anderson, City Clerk  
Lita Hachey, Administrative Assistant to the City Clerk

**Roll Call/Pledge of Allegiance**

Roll was called.  
Councilmember Odell led the pledge.

**Approval of Agenda**

Councilmember Gerend requested to change the order of item # 13 and # 14 under New Business.

**MOTION:** Councilmember Valderrama moved to approve of the agenda. Councilmember Whitten seconded. Motion carried unanimously 7-0.

**Presentations/Proclamations** - None

**Public Comment**

Katrina Freeburg, P.O. Box 83, Redmond WA, Development and Operations Manager for the Lake Washington Schools Foundation, she thanked the Council for their support of LINKS program. (Looking Into the Needs of Kids and Schools). Links is a non-profit organization that supports academic excellence and success for all students in the Lake Washington School District. She provided hand-outs to Council with additional information.

Nanci Werre, P.O. Box 83, Redmond WA, Impact Coordinator with LINKS. Commented on the impact of the City's contribution to the LINKS program.

Shelley Torset, P.O. Box 83, Redmond WA, Volunteer Lunch buddy with LINKS. Commented on her experience with the LINKS program.

### **Consent Agenda**

Payroll for the period ending April 15, 2014 for pay date April 18, 2014 in the amount of \$ 313,084.98

**Approval:** Claims for period ending May 6, 2014 in the amount of \$ 1,012,728.76 for Check No. 37350 through 37472

**Ordinance:** Second Reading: Amending Chapters 14A.05 And 14A.15 Of The Sammamish Municipal Code Amending The Impact Fee Waiver Provision And Adjusting The Impact Fees For Streets (O2014-366)

**Ordinance:** Second Reading: Amending Chapter 14A.20 Of The Sammamish Municipal Code, Impact Fees For Parks And Recreational Facilities, To Revise The Exemption For Affordable Housing (O2014-367)

**Resolution:** Authorizing Investment Of Monies In The Local Government Investment Pool (R2014-581)

**Resolution:** Granting Final Plat Approval To The Plat Of Penhurst PLN2012-00021 And FSUB2013-00198 (R2014-582)

**Amendment:** Comprehensive Plan Update/Studio 3MW

**Bid Award:** Evans Creek Preserve Phase 2 Parking Lot/Santana Trucking & Excavating, Inc.

**Bid Award:** 2014 Overlay Program/Lakeside Industries, Inc.

**Interlocal Agreement:** 2014 Overlay Program Manhole Raising/Northeast Sammamish Sewer & Water District

**Approval:** April 1, 2014 Regular Meeting Minutes

**Approval:** April 8, 2014 Study Session Notes

**Approval:** April 14, 2014 Committee of the Whole Notes

**Approval:** April 15, 2014 Regular Meeting Minutes

**MOTION:** Councilmember Whitten moved to approve consent calendar. Councilmember Odell seconded. Motion carried unanimously 7-0.

**Public Hearing - None**

**Unfinished Business**

**Ordinance:** Second Reading: Amending SMC 12.05.010 Relating To Boating Regulations

Parks and Recreation Director Jessi Bon gave a staff report and PowerPoint presentation (*available on the city's website at [www.sammamish.us](http://www.sammamish.us)*).

**MOTION:** Councilmember Gerend moved to adopt the ordinance amending section 12.05.010 (Boating Regulations) of the Sammamish Municipal Code. Deputy Mayor Huckabay seconded. Motion carried unanimously 7-0 (O2014-369).

**Ordinance:** Second Reading: Related To Parks And Recreation, And Specifically Retitling Chapter 7.12, Amending SMC Sections 7.12.010, 7.12.060, 7.12.070, 7.12.090, 7.12.140, 7.12.150, 7.12.220 – .250, 7.12.290 – .310, 7.12.330, 7.12.350, 7.12.360, 7.12.390 – .420, 7.12.440, 7.12.460, 7.12.480, 7.12.530 – .550, 7.12.610, 7.12.620, 7.12.640, 7.12.680 – .700, Repealing 7.12.450 And 7.12.710, And Adopting A New Section 7.12.646

Parks and Recreation Director Jessi Bon gave a staff report and PowerPoint presentation (*available on the city's website at [www.sammamish.us](http://www.sammamish.us)*).

**MOTION:** Deputy Mayor Huckabay moved to adopt the ordinance amending Chapter 7.12 (Parks Rules) of the Sammamish Municipal Code. Councilmember Odell seconded. Motion carried 6-1. With Councilmember Whitten dissenting. (O2014-368).

Nancy Whitten voted against this ordinance due to the intolerance shown to smokers by excluding them from our parks.

**New Business** - None

### **Council Reports**

**Mayor Vance** – commented on the Kokanee release ceremony.

**Councilmember Gerend** – discussed releasing the Kokanee fry in Ebright Creek and the event ceremony.

**Deputy Mayor Huckabay** – met with the local school children, who enjoyed viewing plans of the new community center and a tour of City Hall. She suggested putting labels on the various art sculptures and pieces that are in and around City Hall to identify the artist and purpose of the pieces.

**Councilmember Odell** – commented on the Kokanee release and how educational the process was. Had a conference call with the growth management Policy Committee caucus of Sound Cities Association, which discussed green-house gas reduction policies. The Public Issues Committee requested to talk about Puget Sound's Clean Air proposal to increase rates by five cents per capita.

**Councilmember Keller** – attended the Solid Waste transfer station discussions. Currently there are three transfer stations being discussed. They are in need of upgrading and permit approval. They must also locate a new transfer station down in Algona. It is currently under evaluation for expansion. An additional station will be needed in the future.

**Councilmember Valderrama** – attended the EF& R Award Ceremony last week and the EF & R Operations committee. Attended the Citizens for Sammamish meeting this week and the discussions were about the Eastlake Sammamish Trail improvements. He would like to see more Council involvement in Phase 2A and Phase 2B of this process.

Council recessed for five minute.

### **City Manager Report**

- **Klahanie Newsletter** – The City plans to send a newsletter to most of the Klahanie community using bulk mailing. This will reach about 80% of the citizens in Klahanie. Some addresses in the south-east corner may be excluded but an effort will be made to determine those addresses for future mailings. Mr. Yazici will return with a formal estimate of costs at a future date.
- **Community Development Director Interview Panel** – The plan is to short list the candidates to five. A selection will be made before the August recess. City Manager Ben Yazici asked Councilmember Don Gerend and Deputy Mayor Kathleen Huckabay to join the selection panel.
- **Eastside Fire & Rescue Operations Committee** – EF&R staff did an excellent job of providing answers to many questions. There are still some issues that need to be worked through but there are no critical issues. Mr. Yazici has questions relating to the indemnification section and feels it is too broad. Also answers about item # 9 (page 37) have been provided but are not sufficient. The next Operations Committee meeting is the end of May. His hopes to present this at a study session in July and then finalize the resolution by September 2014.
- **Update: 212<sup>th</sup> Avenue SE (Snake Hill Road)**

Assistant City Manager/Public Works Director Laura Philpot gave a staff report and PowerPoint presentation (*available on the city's website at [www.sammamish.us](http://www.sammamish.us)*).

**Executive Session** – Potential Litigation pursuant to RCW 42.30.110 (1)(ii) - No action was taken.

Council retired 8:32 pm and returned at 8:47 pm

Meeting adjourned at 8:48 pm

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Lita Hachey, Administrative Assistant  
to the City Clerk

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Thomas E. Vance, Mayor



# City Council Agenda Bill

**Meeting Date:** May 20, 2014

**Date Submitted:** May 14, 2013

**Originating Department:** Public Works

**Clearances:**

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

**Subject:** Resolution establishing the date, time and place for a Public Hearing to consider a request to vacate SE 7<sup>th</sup> Street west of 212<sup>th</sup> Avenue SE

**Action Required:** City Council adoption of the attached Resolution establishing the date, time and place for the Public Hearing to consider this street right of way vacation request.

- Exhibits:**
1. Resolution Setting Public Hearing Date, Time and Place
  2. Map showing the specific location of proposed right of way vacation

**Budget:** Not applicable

**Summary Statement:**

The City has received a petition from the owner of King County Assessor’s Parcel No. 3225069286, located at 723 212<sup>th</sup> Avenue SE Sammamish, WA 98074, requesting that the City vacate SE 7<sup>th</sup> Street west of 212<sup>th</sup> Avenue SE. The applicant has submitted a complete street vacation request petition and all necessary supporting information as required by Chapter PWS 05 of the City’s Interim Public Works Standards, “Street and Alley Vacation Procedures”.

Because the petition includes 100% of the property abutting property owner, the City Council needs to hold a public hearing at which time they will have the opportunity to approve or deny the requested street vacation.

**Background:**

Section PWS 05.070 of the City’s Interim Public Works Standards states: “If the petition has been signed by two-thirds of the adjacent property owners, the petition shall be forwarded to the City Council which, shall, by resolution, fix a time when the petition will be heard and determined by the City Council, or committees of the Council.” Per the Public Works Standards requirements, “This hearing shall be not more than 60 days nor less than 20 days after the date of adoption of the resolution.” This is also consistent with the requirements of the Revised Code of Washington (RCW) 35.79.010.

The right of way vacation request petition for SE 7<sup>th</sup> Street west of 212<sup>th</sup> Avenue SE that has been received by the city has been signed by 100% of the owners of property abutting the requested right of way vacation area. Therefore, in compliance with the above code requirements, staff is recommending that the City Council establish a Public Hearing date of June 17, 2014 to receive input on and consider



## City Council Agenda Bill

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this street vacation request. This date is between the required 20 and 60 days following adoption of the resolution, meeting the hearing date requirements contained in the Interim Public Works Standards and RCWs.

### **Financial Impact:**

None at this time. If the City Council ultimately decides in favor of this street right of way vacation request, the abutting property owners may be required to purchase the vacated right of way for one-half of its appraised value.

### **Recommended Motion:**

Move to adopt Resolution No. R2014-\_\_\_ scheduling a Public Hearing date of June 17, 2014 for the purpose of receiving testimony and deciding on the request to vacate SE 7<sup>th</sup> Street west of 212<sup>th</sup> Avenue SE adjacent to Parcel 3225069286.

**CITY OF SAMMAMISH  
WASHINGTON  
RESOLUTION NO. R2014 - \_\_\_\_\_**

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**A RESOLUTION OF THE CITY OF SAMMAMISH,  
WASHINGTON, SETTING A PUBLIC HEARING DATE TO  
CONSIDER THE VACATION OF SE 7<sup>TH</sup> STREET WEST  
OF 212<sup>TH</sup> AVENUE SE**

WHEREAS, a petition signed by the single owner of the property located adjacent to SE 7<sup>th</sup> Street (parcel number 3225069256) was filed with the City Clerk of the City of Sammamish requesting a street vacation of SE 7<sup>th</sup> Street west of 212<sup>th</sup> Avenue SE; and

WHEREAS, the City's Interim Public Works Standards (PWS.05.070) and Washington State Law (RCW 35.79.010) require a public hearing on such petition and require that the date of such Hearing shall be fixed by Resolution of the City Council;

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

June 17, 2014 at 6:30 pm at the Sammamish City Council Chambers, 801 228<sup>th</sup> Avenue SE, Sammamish, Washington shall be fixed as the date, time and place for the Public Hearing and determination by the Sammamish City Council of said street right of way vacation request and petition.

**PASSED BY THE SAMMAMISH CITY COUNCIL AT A REGULAR MEETING  
THEREOF ON THE 20<sup>h</sup> DAY OF MAY 2014.**

CITY OF SAMMAMISH

\_\_\_\_\_  
Mayor Thomas Vance

ATTEST/AUTHENTICATED:

\_\_\_\_\_  
Melonie Anderson, City Clerk

Exhibit 1

Approved as to form:

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Mike Kenyon, City Attorney

Filed with the City Clerk: May 14, 2014

Passed by the City Council:

Resolution No.:

**S.E. 7TH PLACE VACATION DESCRIPTION:**

THAT PORTION OF LOT 1, KING COUNTY SHORT PLAT NUMBER 481040, RECORDED UNDER RECORDING NUMBER 8204090601, BEING A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 25 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1, SAID POINT BEING ON THE WEST MARGIN OF 212TH AVENUE SOUTHEAST;  
 THENCE NORTH 88°34'14" WEST, ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 245.02 FEET TO THE NORTHWEST CORNER OF SAID LOT 1;  
 THENCE SOUTH 00°44'16" WEST, ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 30.00 FEET;  
 THENCE SOUTH 88°34'14" EAST, A DISTANCE OF 220.32 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET;  
 THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 89°18'30", AN ARC DISTANCE OF 38.97 FEET TO A POINT ON THE WEST MARGIN OF 212TH AVENUE SOUTHEAST;  
 THENCE NORTH 00°44'16" EAST, ALONG SAID MARGIN, A DISTANCE OF 54.70 FEET TO THE TRUE POINT OF BEGINNING.

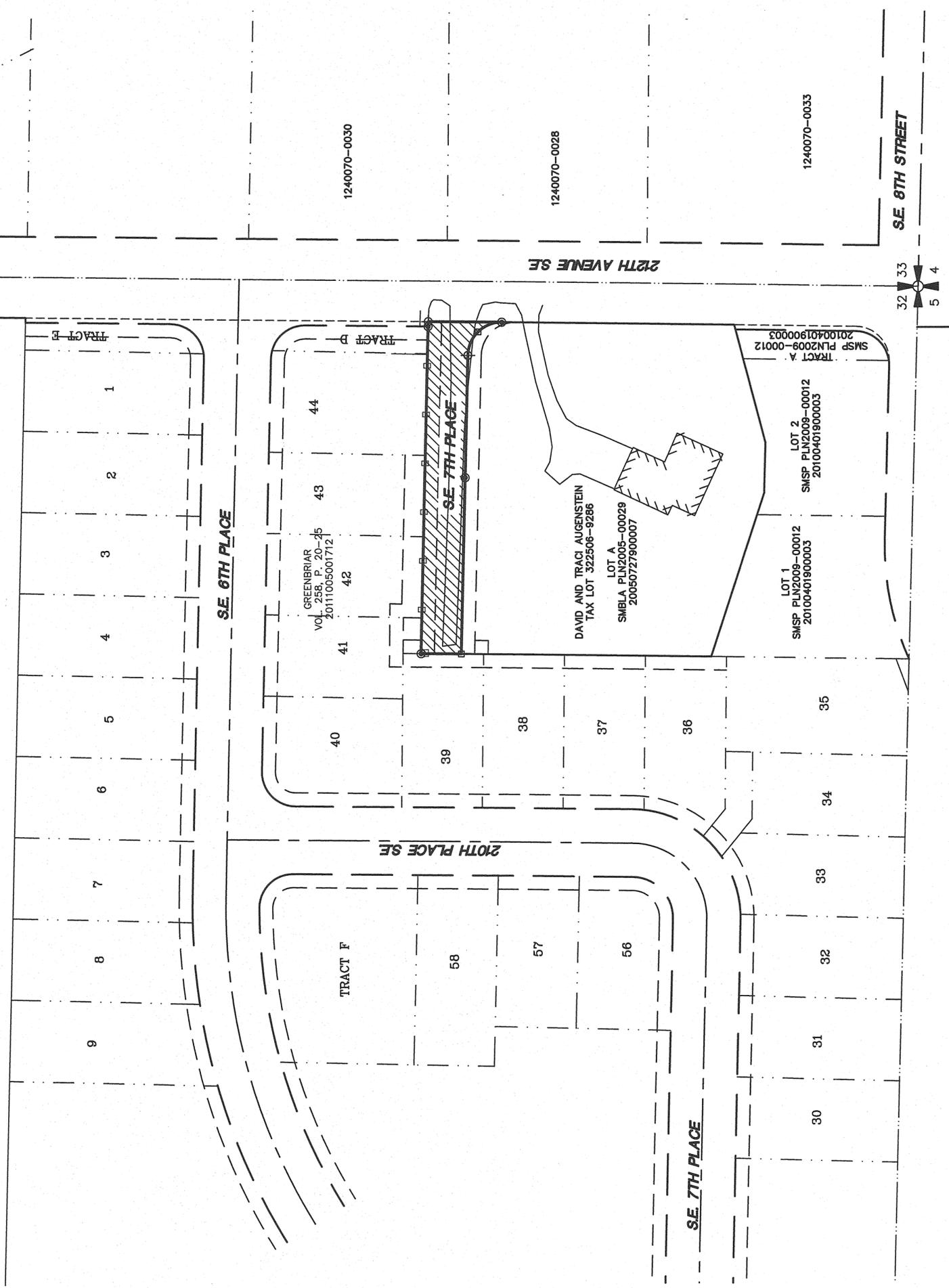
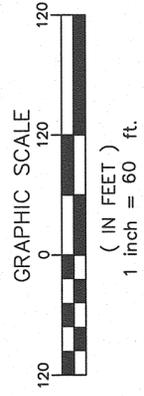
**LEGEND**

- ⊙ SET 5/8" IRON REBAR W/ YELLOW PLASTIC CAP, STAMPED L.S. #32429 UNLESS OTHERWISE STATED.
- ⊕ FOUND CASED MONUMENT
- SUBDIVISION LINES
- CENTER LINES
- PROPERTY LINES
- RIGHT-OF-WAY LINES
- LOT LINES
- CHAIN LINK FENCE
- X X X X X X X X X X WIRE FENCE
- WOOD FENCE

**NOTES:**

MERIDIAN: PER CITY OF SAMMAMISH BOUNDARY LINE ADJUSTMENT NUMBER PLN2005-00029, RECORDED UNDER KING COUNTY RECORDING NUMBER 20050727900007.  
 DATUM: KCAS  
 SITE AREA:  
 THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD. THE LOCATION AND DESCRIPTION OF ALL SURVEY MARKERS SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS TAKEN DURING JANUARY, 2014 UNLESS OTHERWISE INDICATED.  
 THE PRIMARY MEASUREMENT EQUIPMENT UTILIZED IN THE PERFORMANCE OF THIS SURVEY IS A 3" TRIMBLE S6 SERIES TOTAL STATION.  
 ALL PRIMARY MEASUREMENT EQUIPMENT UTILIZED HAS BEEN COMPARED TO AND ADJUSTED AGAINST A NATIONAL GEODETIC SURVEY CALIBRATED BASELINE WITHIN THE PREVIOUS 12 MONTHS. THE RELATIVE LOCATION OF ALL SURVEY MONUMENTS AND MARKERS SHOWN ON THIS MAP ARE BASED ON A CLOSED LOOP FIELD TRAVERSE. THE LINEAR ERROR OF CLOSURE, AFTER ADJUSTMENT OF ANGLES, IS EQUAL TO OR BETTER THAN 1 PART IN 10,000. THE METHOD OF ADJUSTMENT USED WAS COMPASS RULE ADJUSTMENT. SURVEY ACCURACY MEETS OR EXCEEDS W.A.C. 332-150-080.

RECEIVED BY PERMIT CENTER  
 MAR 18 2014  
 CITY OF SAMMAMISH



RECORD OF SURVEY  
 FOR  
**STREET VACATION**  
 PORTION OF: SE1/4, SE1/4, SECTION 32, T. 25 N., R. 6 E., W.M.  
 DRAWN BY: SCALE: FIELD BOOK FIELD CREW DATE:  
 RLH 1"=60' XXX/XX XX/XX 01/06/2013 PROJECT NO. 13483.10

11255 Kirkland Way, Suite 300  
 Kirkland, WA 98033  
 p. 425.827.2014 | f. 425.827.5043  
 Civil | Structural | Planning | Survey  
 paceengr.com

MAP CHK. REVISIONS:

**RECORDER'S-AUDITOR'S CERTIFICATE**  
 NO. \_\_\_\_\_ FILED FOR THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
 AT \_\_\_\_\_ M IN SURVEY VOL. \_\_\_\_\_ AT PAGE \_\_\_\_\_  
 AT THE REQUEST OF PACE ENGINEERS, INC.

SUPT. OF RECORDS-AUDITOR \_\_\_\_\_ MGR. - DEPUTY AUDITOR \_\_\_\_\_

**SURVEYORS CERTIFICATE**  
 THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF DAVE AUGENSTEIN IN DECEMBER 2013.  
 WILLIAM R. HAWKINS CERTIFICATE NUMBER 33130  
 2/24/14



**Bid Award: Aquatic and Community Center**

Information will be provided at the City Council meeting  
on Tuesday, May 20, 2014

