



City Council, Special/Joint Meeting with the Parks Commission

AGENDA REVISED

April 5, 2016

Joint Meeting with Parks Commission

Topics

5:30 pm – 6:30 pm

- Parks Capital Projects Visioning
- Facility Rental Fees

Special Meeting

6:30 pm – 10:00 pm

Call to Order

Roll Call

Pledge of Allegiance

Approval of Agenda

Student Liaison Reports

Presentations/Proclamations

- Arts Commission Update

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. If you would like to show a video or PowerPoint, it must be submitted or emailed by 5 pm, the end of the business day, to the City Clerk, Melonie Anderson at manderson@sammamish.us. Please be aware that Council meetings are videotaped and available to the public.*

Consent Calendar

- Payroll for period ending March 15, 2016 for pay date March 18, 2016 in the amount of \$342,570.95
- 1. **Approval:** Claims For Period Ending April 5, 2016 In The Amount Of \$1,181,268.91 For Check No. 43910 Through 44057

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.

2. **Resolution:** Accepting The City Of Sammamish 2014-Audio/Video Replacement Project As Complete
3. **Resolution:** Granting Final Plat Approval To The Lake Vista Estates Plat Alteration
4. **Contract:** City-Wide Asset Inventory Project/KBA
5. **Contract:** Plan Review Services/Eagle Eye Consulting Engineers
6. **Contract:** Inspection Services/BHC Consultants
7. **Approval:** Notes for February 24, 2016 City Council Joint Meeting with the Lake Washington School District
8. **Approval:** Minutes for March 1, 2016 Special Meeting
9. **Approval:** Minutes for March 15, 2016 Regular Meeting
10. **Resolution:** Relating To An Update of ICMA Retirement Plan

Public Hearings

11. **Resolution:** Submitting The Question Of Creating The Lake Management District To The Owners Of Land Within The Proposed Beaver Lake Management District No. 1 By The City Of Sammamish, Washington, In The Beaver Lake Watershed.

Unfinished Business

12. **Ordinance:** Third Reading, Adopting Provisions Related To Dimensional Standards In The R-4 And R-6 Residential Zoning Designations And Resulting In Changes To Chapters 15 And 25 Of Title 21A Of The Sammamish Municipal Code
13. **Ordinance:** Second Reading, Adopting Provisions Related To Land Use Compatibility In The Residential Zones And Resulting In Changes To Chapters 5 And 15 Of Title 20 And Chapters Of 30 And 40 Of Title 21a Of The Sammamish Municipal Code

New Business - None

Council Reports and Council Committee Reports

Executive Session – Potential Litigation pursuant to RCW 42.30.110(1)(i) and Property Sale or Lease pursuant to RCW 42.30.110(1)(c)

City Manager Report

Adjournment

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AGENDA CALENDAR

April 2016			
Tues 4/12	6:30 pm	Study Session	Discussion: Public Works Standards Discussion: SE 4 th Street Project Scope Discussion: Tamarack Drainage Project Update
Tues 4/19	6:00 pm	Special/Joint Meeting City of Issaquah	Presentation: Issaquah Fall City Road Project 10% Design Update <u>Consent Agenda:</u> Bid Award: Inglewood Hill Trunkline Project Bid Award: 2016 Asphalt Overlay Program Contract: Construction Management/Perteet Contract Amendment: Inglewood Trunkline Project Design Support/Osborn Interlocal Agreement: Inglewood Trunkline/Sammamish Plateau Water Contract: 2016 Asphalt Overlay Construction Support During Construction/KBA
May 2016			
Tues 5/3	6:30 pm	Regular Meeting	Presentation: METRO 2040 Long Range Plan Note: METRO would like to be able to have a Public Open House on the 2040 Long Range Plan here at city hall on this same date from 5:00 to 6:30 PM Year-End Finance Report & 2015/16 Carryforward Requests Public Hearing/Ordinance: First Reading Revising Traffic Impact Fees Public Hearing/Ordinance: First Reading Critical Area Updates/Shoreline Master Plan <u>Consent Agenda:</u>
Tues 5/10	6:30 pm	Study Session	Discussion: Critical Area Updates/Shoreline Master Program Discussion: Public Works Standards Discussion: SE 14 th Street Project Discussion: Sahalee Way Project Scope
Tues 5/17	6:30 pm	Regular Meeting	Presentation: Electrical Permit/ Inspection Program Feasibility Public Hearing/Ordinance: First Reading Impact Fee Deferrals Public Hearing/Ordinance: First Reading Building Codes Update Ordinance: Second Reading Revising Traffic Impact Fees Ordinance: Second Reading Critical Area Updates/Shoreline Master Plan <u>Consent Agenda:</u> Resolution: Youth Board Appointments Bid Award: Big Rock Park Well Repair/TBD Contract: Fourth on the Plateau Fireworks/TBD Contract: Fourth on the Plateau Event Lighting/TBD Contract: Sahalee Way Design/TBD
Tues 5/24	6:00 pm	Joint Meeting Redmond	
Wed 5/25	5:30 pm	Joint Meeting ISD	
June 2016			

Tues 6/7	6:30 pm	Regular Meeting	<p>Presentation: Parks Commission Hand-off of 2017-22 Parks CIP Presentation: 2017-22 Stormwater CIP Presentation: 2017-22 TIP Presentation: PC Handoff of Stormwater Comprehensive Plan <u>Consent Agenda:</u> Bid Award: 212th Way Repair (Snake Hill)/TBD Contract: 212th Way Repair Construction Support/TBD Ordinance: Second Reading Impact Fee Deferrals Ordinance: Second Reading Building Codes Update</p>
Tues 6/14	6:30 pm	Study Session	<p>Discussion: 2017-2022 Parks CIP Discussion: 2017-2022 Stormwater CIP Discussion: 2017-2022 TIP Discussion: Non-Motorized Projects (part of TIP) Discussion: Intersection Improvement Projects (part of TIP) Discussion: Neighborhood Projects (part of TIP)</p>
Tues 6/21	6:30 pm	Regular Meeting	<p>Discussion: Stormwater Comp Plan Public Hearing/Resolution Adopting 2017-22 TIP Public Hearing/Resolution: Adopting 2017-22 Parks CIP Public Hearing/Resolution: Adopting 2017-22 Stormwater CIP <u>Consent Agenda:</u></p>
July 2016			
Tues 7/5	6:30 pm	Regular Meeting	<p>Presentation: PC Handoff Wireless Regulations PC Handoff/Public Hearing: Ordinance First Reading Wireless Regulations Public Hearing/Ordinance: First Reading Adopting Stormwater Comp <u>Consent Agenda:</u> Contract: Major Stormwater Facility Repair/TBD</p>
Tues 7/12	6:30 pm	Study Session	<p>Discussion: Wireless Regulations Discussion: YMCA Property Development Discussion: Trails, Bikeways & Paths Planning Update Discussion: Iss. Fall City Road Project 30% Design Update</p>
Tues 7/19	6:30 pm	Regular Meeting	<p>Proclamation: Women's Equality Day Public Hearing/Ordinance: Second Reading Wireless Regulations Public Hearing/Ordinance: Second Reading Adopting Stormwater Comp Plan <u>Consent Agenda:</u> Bid Award: 228th & Iss. Pine Lake Road Intersection Project/TBD Bid Award: 212th Avenue Non-motorized Project/TBD</p>
Aug 2016			
Sept 2016			
Tues 9/6	6:30 pm	Regular Meeting	<p>Proclamation: Mayor's Month of Concern Food Drive Presentation: PC Handoff of Stormwater Design Manual & LID Code Revisions <u>Consent Agenda</u> Bid Award: SE 4th Street Contract: Trails, Bikeways and Path Plan Consultant/TBD Contract: YMCA Property Development Plan Consultant/TBD Contract: 2016 Non-Motorized Design/TBD Contract: SE 4th Street Construction Support/TBD Contract: Beaver Lake Shop Roof Replacement/TBD</p>
Tues 9/13	6:30 pm	Study Session	<p>Presentations & Discussion: 2017-18 Biennial Budget Discussion: Revised Surface Water Manual & LID Update</p>

Tues 9/20	6:30 pm	Regular Meeting	Discussion: Revised Surface Water Manual & LID Code Revisions <u>Consent Agenda</u> Contract: ADA Transition Plan Completion Consultant/TBD
Oct 2016			
Tues 10/4	6:30 pm	Regular Meeting	Presentations & Discussion: 2017-18 Biennial Budget Public Hearing/Ordinance: First Reading Adopting Revised Surface Water Manual & Revised LID <u>Consent Agenda:</u> Contract: Intersection Improvement Design/TBD Contract: Neighborhood Projects Design/TBD Contract: ADA Transition Plan Completion Consultant/TBD
Tues 10/11	6:30 pm	Study Session	Presentations & Discussion: 2017-18 Biennial Budget Discussion: 2017-2018 Human Service Grants
Tues 10/18	6:30 pm	Regular Meeting	Presentations & Discussion: 2017-18 Biennial Budget Ordinance: Second Reading Adopting Revised Surface Water Manual & Revised LID Code <u>Consent Agenda:</u> Bid Award: 2016 Patching Projects/TBD Bid Award: 2016 Guard Rail Repair/TBD
Nov 2016			
Tues 11/1	6:30 pm	Regular Meeting	Presentations & Discussion: 2017-18 Biennial Budget <u>Consent Agenda:</u> Bid Award: 228 th & Iss. Pine Lk Road Intersection/TBD
Tues 11/8	6:30 pm	Study Session	Presentations & Discussion: 2017-18 Biennial Budget PC Handoff: 2016-2017 Comprehensive Plan Amendment Docket
Tues 11/15	6:30 pm	Regular Meeting	Presentations & Discussion: 2017-18 Biennial Budget Public Hearing/Resoluition: 2016-2017 Comprehensive Plan Amendment Docket <u>Consent Agenda:</u> Resolution: Final Acceptance Major Stormwater Drainage Facility Repair Project Contract: 2017 Water Quality Monitoring/TBD Approval: 2017-2018 Human Service Grants
Dec 2016			
Tues 12/6	6:30 pm	Regular Meeting	<u>Consent Agenda:</u> Resolution: Final Acceptance Inglewood Trunkline Project Resolution: Final Acceptance 2016 Asphalt Overlay Program Resolution: Final Acceptance 212 th Repair Resolution: Final Acceptance 212 th Avenue Non-motorized Project Approval: 2017/2018 Human Service Grants
Tues 12/13	6:30 pm	Special Meeting	Parks, Public Works & Facilities Maintenance Contracts Parks & Public Works Engineering Support Services Contracts
Tues 12/20	6:30 pm	Regular Meeting	
To Be Scheduled		Parked Items	Parked Items

<ul style="list-style-type: none"> • Puget Sound Energy Franchise • Economic Development Plan • NE 42nd Street Barricade Process • Traffic Impact Fee Update • ITS System Project Final Acceptance • Department Reports • Adoption Public Works Standards • Off-Leash Dogs • Discussion: Concurrency Ordinance • Comprehensive Plan Transportation Element (2017) Contract: SE 24th St Sidewalk Design/TBD 	<ul style="list-style-type: none"> • Review of regulations regarding the overlay areas, low impact development and special protection areas for lakes • Permit Notification Process • Discussion: Inner City Bus Service 	<ul style="list-style-type: none"> • Intra-City Transit Services • Mountains to Sound Greenway • Sustainability/Climate Change • Water Quality Update
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If you are looking for facility rentals, please click [here](#).

March

April 2016

May

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					1	2 6 p.m. Short Course on Local Planning Bellevue City Hall
3	4	5 8:30 a.m. Volunteer Trail Work 9:30 a.m. Health/Human Services Committee Meeting 5:30 p.m. City Council Joint Meeting	6 8:30 a.m. Volunteer Trail Work 6:30 p.m. Parks and Recreation Commission Meeting	7 8:30 a.m. Volunteer Trail Work 6:30 p.m. Planning Commission Meeting	8	9 1:30 p.m. Master Gardener Workshop: Fruits & Berries
10	11	12 8:30 a.m. Volunteer Trail Work 6:30 p.m. City Council Study Session	13 8:30 a.m. Volunteer Trail Work	14 8:30 a.m. Volunteer Trail Work	15 8:30 a.m. Art Exhibit - Gail Twelves "Eye to Eye"	16 9 a.m. Celebrate Earth Day!
17 5 p.m. Call to Artists - 10th Annual Sammamish Arts Fair	18	19 8:30 a.m. Volunteer Trail Work 9:30 a.m. Public Safety Committee Meeting 6 p.m. Issaquah City Council	20 8:30 a.m. Volunteer Trail Work 10 a.m. Communications Committee Meeting 6 p.m. Sammamish Youth Board Meeting	21	22 6 p.m. Exhibiting Artist Reception	23 11 a.m. Sammamish Walks
24 10 a.m. Sammamish Spring Recycling	25 6:30 p.m. Arts Commission Meeting	26	27	28	29	30 10 a.m. Rig-A-Palooza 10 a.m. Sammamish Community & Aquatic Center Grand Opening Celebration 1 p.m. "Au-Some Artists!"--FREE Inclusive Event

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

April

May 2016

June

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2	3 6:30 p.m. City Council Meeting	4 6:30 p.m. Parks and Recreation Commission Meeting	5 6:30 p.m. Planning Commission Meeting	6	7
8	9	10 6:30 p.m. City Council Study Session	11 4 p.m. Sammamish Farmer's Market	12	13	14 10 a.m. Sammamish Walks 1:30 p.m. Master Gardener Workshop: Propagation
15	16	17 6:30 p.m. City Council Meeting	18 4 p.m. Sammamish Farmer's Market 6 p.m. Sammamish Youth Board Meeting	19 6:30 p.m. Planning Commission Meeting	20	21 10 a.m. Sammamish Walks 10 a.m. Big Rock Grand Opening
22	23 6:30 p.m. Arts Commission Meeting	24 6 p.m. Joint Meeting with Redmond City Council	25 4 p.m. Sammamish Farmer's Market 5:30 p.m. Joint Meeting with Issaquah School Board	26	27	28
29	30	31				



Department of Parks and Recreation

801 - 228TH AVENUE SE • SAMMAMISH, WASHINGTON 98075 • TEL 425-295-0500 • FAX 425-295-0600 • WWW.SAMMAMISH.US

Date: April 5, 2016
To: City Council
From: Jessi Bon, Parks and Recreation Director
Subject: Parks CIP Vision Process

The Parks Commission began its work on the 2017-22 Parks Capital Improvement Plan (CIP) Update on February 3, 2016. As a foundation for this work, the Commission first reviewed existing policy guidance from adopted City plans, including the Parks, Recreation and Open Space (PRO) Plan and the Trails, Bikeways and Paths (TBP) Plan. From this foundation, the Commission began to develop their consolidated long-term vision for the parks capital program, which will be shared at the April 5 Joint City Council/Parks Commission meeting.

Visioning Process

In advance of Park Commission meeting on February 3, 2016, each Commissioner was asked to prepare a vision statement for the parks capital program looking all the way out to 2040. On February 3, the Commissioners shared their individual visions. The topics and ideas presented encompassed all categories of the capital program - parks, open space, facilities, athletic fields and trails. Some common themes emerged from this exercise, and these were sorted by topic and then condensed into a draft vision statement by staff.

This draft vision statement was presented to the Parks Commission at their meeting on March 2, 2016 and is as follows:

- *Land acquisition should increase by two or three-fold and include Lake Sammamish waterfront, additional parks, more natural open spaces, sports fields and have a greater geographic distribution.*
- *Parks and open spaces should serve a variety of user groups and be designed with consideration of aesthetics, tree preservation and planting, providing food and edible plants, educational and children's activities, a mix of developed and natural spaces, and historical context.*
- *Increase trail miles and connect neighborhoods, parks, open spaces, schools and the Town Center through greenways. Connect the plateau to the regional trail system, including the East Lake Sammamish Trail and future north-south connections through the City.*

- *Consider creative ways to increase athletic field availability, including partnerships with other agencies, portable turf systems and renovation of existing fields.*
- *Consider a multi-purpose facility with indoor sports activities and senior citizen meeting and activity space.*

The vision is still a draft and will be further refined as work continues on the Parks CIP Update over the next several months.

The Parks Commission is excited at the many possibilities for the future of the Sammamish Parks System and looks forward to further discussing the capital program vision with the City Council on April 5 and presenting their Parks CIP recommendations to the Council on June 7.



Memorandum

DATE: April 5, 2016
TO: City Council
FROM: Jessi Bon, Director of Parks and Recreation
RE: Facility Rental Fee Schedule Update

In 2015, City staff began work on the Facility Rental Fee Update, which includes an analysis and recommendation on the fees charged for use of the athletic fields, the picnic shelters, the Beaver Lake Lodge, the Beaver Lake Pavilion and the Commons Hall, also known as the City Hall Council Chambers. A draft fee proposal was presented to the Parks Commission on October 7, 2015 and to the City Council on October 19, 2015. The City Council did not reach consensus on the fee recommendation and asked staff to provide additional information, specifically related to the synthetic turf field rental fees.

Since October 2015, we have completed the following additional work:

- Reviewed the 2015 maintenance costs for the synthetic turf fields, including work provided by contract and work completed by in-house maintenance staff.
- Invoiced the Issaquah School District (ISD) and the Lake Washington School District (LWSD) for their proportionate share of the 2015 maintenance costs for the synthetic turf fields.
- Met with the ISD and LWSD Administration to discuss the ongoing maintenance costs of the synthetic turf fields and the turf replacement costs.
- Received bids on the Eastlake High School Community Sports Field Turf Replacement Project, which provided us with an updated 2015 “market cost” for turf replacement.

Based on the work described above, we have made a few revisions to the fee proposal for the synthetic turf fields, which are further described below and will be presented to the City Council on Tuesday, April 5.

BACKGROUND:

In 2007, the City Council significantly revised the facility rental policies and the fee schedule. This was the first time the facility rental fees and the policies were reviewed in a comprehensive manner.

In 2010, another fee study was completed. At this time, the City Council implemented an increase in the synthetic turf field rental fees with the goal of bringing those fields closer to cost recovery. Most other facility rental fees were also increased at this time.

2016 FACILITY RENTAL FEE UPDATE:

Consistent with prior years, staff performed an analysis of our current facility rental fees and prepared a proposal for consideration by the Parks Commission. The information provided below describes each fee category and the proposed changes. A full fee schedule is attached to this memorandum. In addition, the Parks Commission has provided a detailed recommendation on the revised fees, also attached.

Picnic Shelter Rental Fees (Exhibit 1):

In 2010, the Parks Commission and Council agreed to the recommended two-tiered fee structure for the picnic shelters, allowing a higher fee to be charged for more popular shelters such as Pine Lake Park and Ebright Creek Park. These two shelters continue to be our most frequently reserved shelters and staff recommend continuing with the two-tier fee structure.

For the 2016 Rental Fee Update, staff recommended a modest fee increase for picnic shelter rentals, which was supported by the Parks Commission – see Exhibit 1. This fee increase is in line with the market rates for similar facilities in nearby jurisdictions.

Staff also recommend discontinuing the non-resident rental rate to simplify the fee structure, particularly because very few reservations (approximately 6%) fall into this category annually. Although somewhat anecdotal, it has been observed that most non-residents seek out a resident to reserve the picnic shelter on their behalf, due to the significant difference in resident and non-resident rates. Discontinuing the non-resident rate will result in a loss of approximately \$500 annually. Residents will continue to have priority scheduling, which allows residents to reserve the picnic shelters a full two months ahead of non-residents.

Indoor Facility Rental Fees (Exhibits 2, 3 & 4):

The “Indoor Facility Rental Fee” category includes the Beaver Lake Lodge, the Beaver Lake Pavilion and the Commons Hall, also known as the City Hall Council Chambers.

Our recent market analysis of the rental fees for the Beaver Lake Lodge (Exhibit 2) indicate that we are at or below the market rate, particularly for weekday rentals. Weekend rates are in line with the market. Based on current usage patterns, including a fair amount of available time during the weekdays, staff are proposing a moderate decrease in facility rental fees for the Beaver Lake Lodge.

The market analysis of the Commons Hall (Exhibit 3) indicates that our fees are above market rate. Furthermore, the Commons Hall has regular weekend availability, which is an indication that the facility may be priced too high. The staff propose a moderate decrease in the rental fees for the Commons Hall.

In addition, staff recommend discontinuing private rentals in the Commons Hall during the weekday, thus the elimination of the weekday rental fees in the fee proposal. Due to the large number of City meetings, hearings, programs and activities on weekdays, there is very limited space available for rental groups. And even when the room itself might be available, regular business being conducted at City Hall significantly limits the number of parking spaces available for rental groups. This is especially true on days where there is a public hearing or passport processing.

Our proposal for the Beaver Lake Pavilion (Exhibit 4) is a slight increase to align rates with the market.

The Park Commission supported the staff recommended changes to the Indoor Facility Rental fees.

Synthetic Turf Field Rental Fees (Exhibits 5 & 6):

In 2010, staff were asked to analyze the fee structure for the synthetic turf fields and determine whether or not the current fees were covering operating costs and turf replacement costs. Our analysis determined that the rental fees collected were falling short of full cost recovery. As a result of this analysis, fees were increased over a two-year period, but full cost recovery was still not attained.

Staff recently performed a similar fee analysis for the synthetic turf fields (Exhibit 5). The analysis was based on 2015 data and found that current field rental fees are covering the cost of annual maintenance, but are continuing to fall short of the amount needed to fully fund the turf replacement account. The turf replacement account was established to pay for replacement of the synthetic turf carpet, a replacement that is anticipated every 10-years. The annual contribution to the fund is \$360,000. In 2015, it is estimated that the City subsidized the account by 45% or approximately \$162,000.

To achieve full cost recovery on the synthetic turf fields, our analysis indicates that an hourly rental fee of \$85.00 for youth groups and \$115.00 for adult groups will be required. Our current hourly fee is \$56.00 for youth groups and \$81.50 for adult groups. Although our fees are below cost recovery, they are comparable to other rates charged by neighboring jurisdictions (Exhibit 6). Increasing the rates to achieve full cost recovery will put us well ahead of the market.

The Parks Commission recommended a modest increase to \$60.00 per hour for youth groups and an increase to \$90.00 per hour for adult groups. Establishing the fees at this level will require the City to subsidize the turf replacement account by approximately \$140,000 per year, or 39%.

Additional fee options were prepared to reflect a 24% subsidy of the turf replacement account and near cost-recovery at a 2% subsidy. See Exhibit 5.

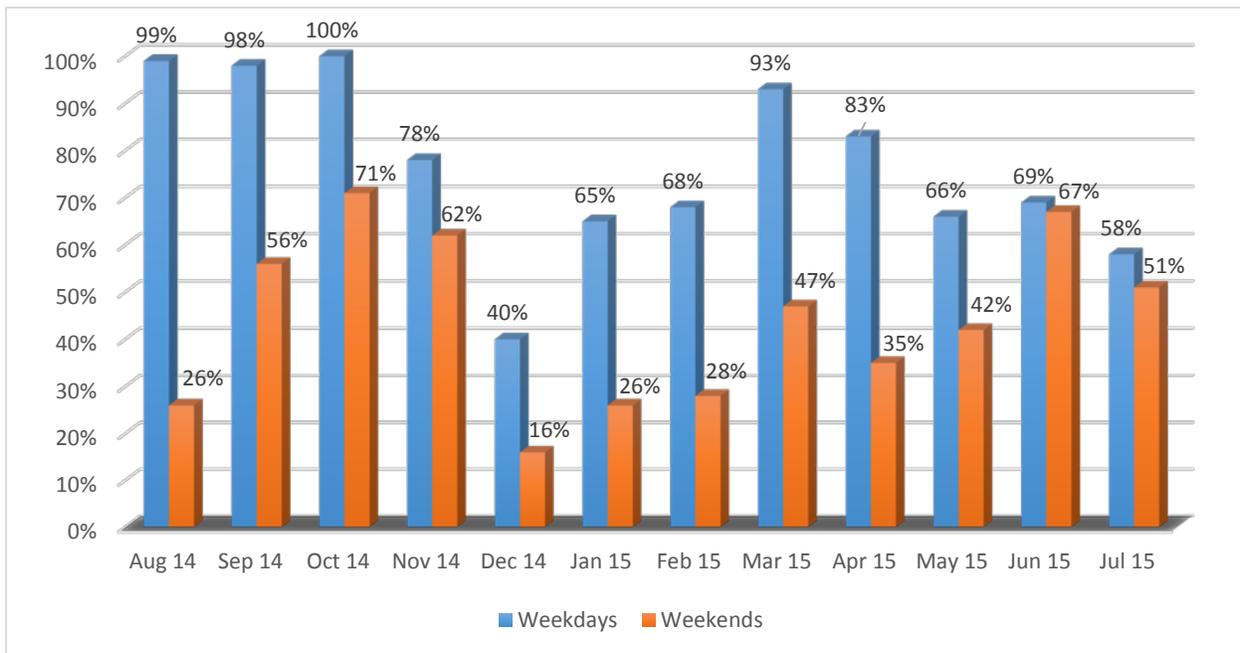
Additional Discussion Items – off-peak fees:

If full cost recovery cannot be achieved through fees alone, one other option to consider is alternatives to increase field use. The chart at the top of the next page shows weekday use (blue) and weekend use (orange) over a 12-month period from August 2014 to July 2015. Field use is highest on weekdays during the fall and spring sports seasons. In fact, weekday use in the fall is nearly 100% and it would be 100% in the spring if the school spring breaks were not included in the analysis.

Usage is lowest on weekends and during the weekdays in off-season months, most notably July and December.

Off-peak times present an opportunity to increase field use, but doing so may require more than creative marketing strategies – we've tried that. The Parks Commission recommends considering a lower rate structure for off-peak use. Lowering the fee during off-peak times may entice leagues and private citizens to reserve the fields. The annual maintenance costs and the capital

replacement costs for these fields are almost all fixed fees, so the additional revenue collected through this reduced fee strategy would directly offset the annual subsidy.



The Parks Commission did not propose a specific fee reduction for off-peak use, but staff are supportive of the concept and recommend a 25% reduction for off-peak use.

Staff recommend this fee reduction be applied to months where field use is at or below 40% of capacity. The off-peak fee would be reviewed in 6-months and again in 12-months to determine effectiveness.

Natural Turf Field Rental Fees (Exhibits 7 & 8):

A similar cost-recovery analysis was done for the natural turf fields (Exhibit 7). Cost recovery for annual maintenance will require a fee of approximately \$25.00 per hour for youth and \$35.00 per hour for adults. This includes annual maintenance costs only and does not include major maintenance or capital projects.

Our current hourly fee is \$15.50 for youth groups and \$25.50 for adult groups. The Parks Commission proposed increasing the hourly fees to \$17.00 per hour for youth groups and \$30.00 per hour for adult groups. These increases improve maintenance cost recovery and are comparable to similar rates in the market.

LOOKING AHEAD – FUTURE FEE UPDATES:

The fee analysis is a fairly cumbersome process, therefore looking ahead the staff recommendation is to review the facility rental fees on a two-year cycle, in conjunction with the adoption of the biennial budget.



Memorandum

DATE: October 19, 2015

TO: City Council

FROM: Hank Klein, Chair, Parks and Recreation Commission

RE: Facility Rental Fee Recommendations

The Parks and Recreation Commission was recently asked to review the City of Sammamish facility rental fees for the synthetic turf fields, the natural turf fields, the picnic shelters, the Beaver Lake Lodge, the Beaver Lake Pavilion and Council Chambers. We discussed these items at the Parks Commission meeting on October 7, 2015 and our unanimous recommendation to the City Council is to adjust the City facility use fees as follows:

Discussion:

In deciding on our recommendation to City Council we took several things into consideration: total cost recovery, input from Sammamish sports leagues, the effect a fee adjustment would have on Sammamish families, and the rates charged by nearby cities.

Synthetic Turf Fields:

Considerable time was spent discussing an increase to the fee for use of the City's synthetic turf fields as we feel this has the greatest potential impact on the Sammamish community. Current fees for the synthetic turf fields are \$56.00 per hour for youth and \$81.50 per hour for adults. In addition to these fees, when lights are required they are billed at \$20 per hour.

Current field fees are on the "high side" of the market when compared to neighboring jurisdictions. Increasing the fees, will therefore put us into an even higher bracket, which is not supported by the Parks Commission.

The Parks Commission recommends a minimal increase to \$60.00 per hour for youth and \$90.00 per hour for adults. These fee increases will reduce the City's annual subsidy from 48% to 42%. As a commission, we felt a modest increase was appropriate, but did not believe full-cost recovery was attainable through a fee increase alone without significantly burdening the Sammamish-based sports leagues.

As a Commission we also recommend the City Council consider lowering the hourly rate during periods of historically low use. We did not prepare a specific fee recommendation for off-peak use.

Natural Turf Fields:

The fees for natural turf fields are currently \$15.50 per hour for youth and \$25.50 per hour for adults. This results in an annual City subsidy of 36% or approximately \$40,000. The Parks Commission recommends a slight fee increase to \$17.00 per hour for youth and to \$30.00 per hour for adults. This fee increase would reduce the City's annual maintenance subsidy to approximately 30%.

Picnic Shelters:

Picnic shelter rental rates were also reviewed by the Commission. The City's picnic shelter rates differ based on popularity, amount of time rented and Sammamish residency. The City's more popular shelters are charged at Tier I rates while other shelters are charged at Tier II rates. This fee strategy is consistent with our neighboring agencies.

The Parks recommends a half-day resident rental rate increase from \$101.50 to \$110.00 for Tier I shelters and from \$81.50 to \$90.00 for Tier II shelters. We also recommend increasing the full-day resident rates from \$152.50 to \$160.00 for Tier I shelters and from \$122.00 to \$130.00 for Tier II shelters. The non-resident rate will also increase.

Beaver Lake Lodge:

When we discussed the Beaver Lake Lodge fees and usage it was apparent that the Lodge is underutilized. We believe a fee reduction is timely and will help maximize use of this facility. Currently, the weekday hourly resident and non-resident rates are \$51.00 and \$101.50 respectively. We recommend reducing these rates to \$50.00 and \$80.00 per hour.

Our recommendation is to reduce the weekend hourly resident rate from \$178.00 per hour to \$140.00 per hour and the weekend non-resident rate from \$203.00 per hour to \$170.00 per hour. The deposit will remain unchanged at \$500 per reservation.

The Parks Commission feels that reducing these rates along with improved marketing will increase usage at the Lodge.

Beaver Lake Pavilion:

The Parks Commission recommends increasing the fees for the Beaver Lake Pavilion. We propose increasing the rate for residents from \$20.50 per hour to \$25.00 per hour and for non-residents from \$41.00 per hour to \$50.00 per hour. We recommend a similar increase for weekend hours.

Council Chambers:

The Parks Commission recommends reducing the weekend rates for Council Chambers to align our fees with similar facilities in the market. Our recommendations is to decrease the weekend resident rate from \$101.50 per hour to \$70.00 per hour and to decrease the weekend non-resident rate from \$203.00 per hour to \$85.00 per hour. We support the staff recommendation to discontinue weekday rentals.

Conclusion:

In conclusion, the recommendations stated above were unanimous and decided upon after a great deal of thought and discussion. We wanted to balance what was in the best interest of the City while also being mindful of the impacts to Sammamish residents.

Exhibit 1

Picnic Shelter Rental Fees

Fee Proposal & Fee Comparison*

	Current Fee		Parks Commission Recommendation		Market AVERAGE		Market LOW		Market HIGH	
	Tier I**	Tier II	Tier I	Tier II	Tier I	Tier II	Tier I	Tier II	Tier I	Tier II
Half Day	101.50	81.50	110.00	90.00	110.00	80.00	105.00	65.00	125.00	105.00
Full Day	152.50	122.00	160.00	130.00	169.00	128.00	130.00	95.00	205.00	180.00
Non-Resident Half Day	254.00	203.00	N/A	N/A						
Non-Resident Full Day	381.00	304.50	N/A	N/A						

*Comparison to City of Issaquah, City of Bellevue and City of Mercer Island.

**Tier I Applies to Pine Lake Park and Ebright Creek Park.

Exhibit 2

Beaver Lake Lodge Rental Fees

Hourly Fees & Fee Comparisons*

	Current Hourly Fee	Parks Commission Recommendation	Market AVERAGE	Market LOW	Market HIGH
Resident WEEKDAY	51.00	50.00	127.00	88.00	150.00
Resident WEEKEND	178.00	140.00	194.00	88.00	432.00
Non-Resident WEEKDAY	101.50	80.00	-	-	-
Non-Resident WEEKEND	203.00	170.00	-	-	-
Damage Deposit	500.00	500.00			

*Comparison to City of Issaquah, City of Bellevue and City of Bothell. None of the facilities had a non-resident rate. Some agencies provide on-site staff to handle event set-up and clean-up.

Exhibit 3
Commons Hall (Council Chambers) Rental Fees
 Hourly Fees & Fee Comparisons*

	Current Hourly Fee	Parks Commission Recommendation	Market AVERAGE	Market LOW	Market HIGH
Resident WEEKEND	101.50	70.00	84.00	40.00	150.00
Non-Resident WEEKEND	203.00	85.00	95.00	50.00	150.00
Damage Deposit	500.00	500.00			

*Comparison to City of Bellevue, City of Auburn, City of Mercer Island and City of Tukwila. City of Issaquah and City of Redmond do not allow their Council Chambers to be rented.

Exhibit 4
Beaver Lake Pavilion Rental Fees
 Hourly Fees & Fee Comparisons*

	Current Hourly Fee	Parks Commission Recommendation	Market AVERAGE	Market LOW	Market HIGH
Resident WEEKDAY	20.50	25.00	20.00	16.00	27.00
Non-Resident WEEKDAY	41.00	50.00	23.00	21.00	25.00
Resident WEEKEND	30.50	40.00	24.00	18.00	40.00
Non-Resident WEEKEND	61.00	80.00	23.00	21.00	25.00
Damage Deposit	250.00	250.00			

*Comparison to City of Redmond, City of Issaquah, City of Bellevue and City of Mercer Island. Only City of Redmond had non-resident fees for their larger outdoor shelters. They are also the only other City to require a damage deposit

Exhibit 5 Synthetic Turf Fields Rental Fees

Cost Recovery Analysis

	Current Hourly Fee (45% Subsidy of Turf Replacement Fund)	Alternate #1 Parks Commission Recommendation (39% Subsidy of Turf Replacement Fund)	Alternative #2 (24% Subsidy of Turf Replacement Fund)	Alternative #3 (2% Subsidy of Turf Replacement Fund)
Youth Hourly Rental Rate	56.00	60.00	70.00	85.00
Adult Hourly Rental Rate	81.50	90.00	100.00	115.00
Estimated Annual Revenue	306,937	330,390	382,600	460,915
Less Estimated Annual Maintenance	109,475	109,475	109,475	109,475
SUBTOTAL	197,462	220,915	273,125	351,440
Annual Payment to Turf Replacement Fund	360,000	360,000	360,000	360,000
ANNUAL NET	(162,539)	(139,085)	(86,875)	(8,560)
% City Subsidy of Turf Replacement Fund	45%	39%	24%	2%

Exhibit 6

Synthetic Turf Fields Rental Fees

Hourly Fees & Fee Comparisons*

	Current Hourly Fee (45% Subsidy of Turf Replacement Fund)	Alternate #1 Parks Commission Recommendation (39% Subsidy of Turf Replacement Fund)	Alternative #2 (24% Subsidy of Turf Replacement Fund)	Alternative #3 (2% Subsidy of Turf Replacement Fund)	Market AVERAGE	Market LOW	Market HIGH
Youth	56.00	60.00	70.00	85.00	45.00	37.00	55.00
Adult	81.50	90.00	100.00	115.00	70.00	46.00	109.00
Lights	20.00	20.00	20.00	20.00	24.00	17.00	32.00

*Comparison to City of Issaquah, City of Bellevue, City of Redmond, King County, ISD, LWSD & Starfire

Exhibit 7

Natural Turf Field Rental Fees

Cost Recovery Analysis

	Current Hourly Fee (42% Operating Subsidy)	Alternate #1 Parks Commission Recommendation (36% Operating Subsidy)	Alternative #2 (26% Operating Subsidy)	Alternative #3 (8% Operating Subsidy)
Youth Hourly Rental Rate	15.50	17.00	20.00	25.00
Adult Hourly Rental Rate	25.50	30.00	30.00	35.00
Estimated Annual Revenue	67,941	74,898	87,120	108,430
Less Estimated Annual Maintenance	117,427	117,427	117,427	117,427
ANNUAL NET	(49,486)	(42,529)	(30,307)	(8,997)
City Operating Subsidy	42%	36%	26%	8%

*Does not account for capital repairs and/or major maintenance projects at natural turf fields.

Exhibit 8 Natural Turf Field Rental Fees

Hourly Fees & Fee Comparisons*

	Current Hourly Fee (42% Operating Subsidy)	Alternate #1 Parks Commission Recommendation (36% Operating Subsidy)	Alternative #2 (26% Operating Subsidy)	Alternative #3 (8% Operating Subsidy)	Market AVERAGE	Market LOW	Market HIGH
Youth	15.50	17.00	20.00	25.00	15.00	10.00	18.00
Adult	25.50	30.00	30.00	35.00	28.00	15.00	45.00
Field Prep (One Time Fee)	40.00	40.00	40.00	40.00	38.00	15.00	60.00

*Comparison to City of Issaquah, City of Bellevue, City of Mercer Island, ISD and King County.

Arts Commission Update

Presentation will be given at Council Meeting





MEMORANDUM

TO: Melonie Anderson/City Clerk
FROM: Marlene/Finance Department
DATE: March 31, 2016
RE: Claims for April 5, 2016

	11,345.58	+	
	67,974.40	+	
	220.00	+	
	28,499.95	+	11,345.58
	979,496.43	+	67,974.40
	93,732.55	+	220.00
006			28,499.95
	1,181,268.91	*	979,496.43
			93,732.55

Top 10 Over \$10,000 Payments

King County Sheriff	\$429,364.63	Police Services - December 2015
NPM Construction	\$108,823.17	Pavement Repairs - 2015
Kenyon Disend	\$56,033.04	Attorney Services - February 2016
King County Finance	\$53,071.71	Traffic Maintenance, 228th Imp, Signal Battery Replace
City Of Bellevue	\$31,237.00	ARCH Contributions 1st Qtr 2nd Qtr 2016
Perteet	\$27,195.38	Sahalee Way Improvements
Crabtree & Co	\$21,666.00	Website Redesign
Eversons Econo Vac	\$19,805.31	2016 Stormwater System Cleaning
IPS	\$18,699.25	Newsletter & Summer Rec Guide
Johnson Controls	18306.21	HVAC Upgrade

TOTAL \$ 1,181,268.91

**Bank of America Checks # 42887 (TRANSFER ONLY) \$3,000,000 to Wells Fargo
 Wells Fargo Check #43910 - #44057**

Accounts Payable
 Check Register Totals Only

User: mdunham
 Printed: 3/11/2016 - 10:02 AM



Check	Date	Vendor No	Vendor Name	Amount	Voucher
43910	03/11/2016	NESAM	NE Sammamish Sewer & Water	275.52	43,910
43911	03/11/2016	PSE	Puget Sound Energy	10,516.62	43,911
43912	03/11/2016	SAALFELD	Jessica Saalfeld	500.00	43,912
43913	03/11/2016	SAM	Sammamish Plateau Water Sewer	53.44	43,913
43914 - Void					
Check Total:				11,345.58	

Accounts Payable

Check Register Totals Only

User: mdunham
 Printed: 3/18/2016 - 9:18 AM



Check	Date	Vendor No	Vendor Name	Amount	Voucher
43915	03/18/2016	AWCLIF	Association of Washington Cities	36.00	43,915
43916	03/18/2016	CENTURY	Century Link	48.94	43,916
43917	03/18/2016	ICMA401	ICMA 401	43,593.37	43,917
43918	03/18/2016	ICMA457	ICMA457	11,581.19	43,918
43919	03/18/2016	IDHW	Idaho Child Support Receipting	200.00	43,919
43920	03/18/2016	NAVIA	Navia Benefits Solution	1,180.78	43,920
43921	03/18/2016	PSE	Puget Sound Energy	10,839.50	43,921
43922	03/18/2016	SAM	Sammamish Plateau Water Sewer	54.10	43,922
43923	03/18/2016	WASUPPOR	Wa State Support Registry	440.52	43,923
Check Total:				67,974.40	

Accounts Payable

Check Register Totals Only

User: mdunham
 Printed: 3/24/2016 - 9:23 AM



Check	Date	Vendor No	Vendor Name	Amount	Voucher
43924	03/24/2016	USPOST	U.S. Postal Service	220.00	43,924
				Check Total:	
				220.00	

Accounts Payable

Check Register Totals Only

User: mdunham
 Printed: 3/24/2016 - 4:40 PM



Check	Date	Vendor No	Vendor Name	Amount	Voucher
43925	03/25/2016	US BANK	U. S. Bank Corp Payment System	28,499.95	43,925
				Check Total:	
				28,499.95	

Accounts Payable

Check Register Totals Only

User: mdunham
 Printed: 3/30/2016 - 12:46 PM



Check	Date	Vendor No	Vendor Name	Amount	Voucher
43926	04/05/2016	ADAMSDAM	Damon Adams	63.50	43,926
43927	04/05/2016	ALDWORTH	Kurt Aldworth	114.82	43,927
43928	04/05/2016	ALLWEST	Allwest Underground, Inc.	876.00	43,928
43929	04/05/2016	BACKGROU	Background Source Intl	810.00	43,929
43930	04/05/2016	BATTERIE	Batteries + Bulbs	985.28	43,930
43931	04/05/2016	BELLCITY	City Of Bellevue	31,237.00	43,931
43932	04/05/2016	BERGERPA	Berger Partnership	6,201.52	43,932
43933	04/05/2016	BEST	Best Parking Lot Cleaning, Inc	5,704.96	43,933
43934	04/05/2016	BLUEBEAM	Blue Beam Software, Inc	3,000.00	43,934
43935	04/05/2016	BMC	BMC West Corp	877.34	43,935
43936	04/05/2016	BRS	Barker Rinker Seacat Architecture	6,034.86	43,936
43937	04/05/2016	CADMAN	Cadman, Inc.	1,437.91	43,937
43938	04/05/2016	CASCADER	Cascade Recreation, Inc	1,527.28	43,938
43939	04/05/2016	CDW	CDW Govt Inc	1,743.70	43,939
43940	04/05/2016	CRABTREE	Crabtree & Company	21,666.00	43,940
43941	04/05/2016	DAILY	Daily Journal of Commerce	705.90	43,941
43942	04/05/2016	DEJONG	Cory de Jong & Son Inc	5,482.75	43,942
43943	04/05/2016	DIETZEL	Cheryl Dietzel	677.40	43,943
43944	04/05/2016	DIJULIO	DiJulio Displays, Inc	6,399.02	43,944
43945	04/05/2016	DUGGINS	Waylen Duggins	131.00	43,945
43946	04/05/2016	EHSF	Eastside Human Services Forum	50.00	43,946
43947	04/05/2016	EMAMI	Ali Emami	120.44	43,947
43948	04/05/2016	ENGBUS	Engineering Business Systems Inc	2,804.16	43,948
43949	04/05/2016	EVANS	David Evans & Associates, Inc	2,161.11	43,949
43950	04/05/2016	EVERFORD	Evergreen Ford	49.00	43,950
43951	04/05/2016	EVERSONS	Everson's Econo Vac, Inc.	19,805.31	43,951
43952	04/05/2016	FASTENAL	Fastenal Industrial Supplies	478.65	43,952
43953	04/05/2016	FASTSIGN	Fastsigns Bellevue	1,431.58	43,953
43954	04/05/2016	FIREPROT	Fire Protection, Inc.	2,971.80	43,954
43955	04/05/2016	FLORES	Dawn Flores	135.25	43,955
43956	04/05/2016	GALT	John E. Galt	11,830.00	43,956
43957	04/05/2016	Garretso	Lin Garretson	181.36	43,957
43958	04/05/2016	GENERATO	Generator Services NW	1,578.19	43,958
43959	04/05/2016	GEREND	Donald Gerend	1,189.03	43,959
43960	04/05/2016	GOODSON	David M. Goodson	900.00	43,960
43961	04/05/2016	GOODTOGO	Good To Go!	8.25	43,961
43962	04/05/2016	GORDONBE	Betsy Gordon	500.00	43,962
43963	04/05/2016	GRAINGER	Grainger	650.78	43,963
43964	04/05/2016	GRANGE	Grange Supply, Inc.	121.40	43,964
43965	04/05/2016	GUARDIAN	Guardian Security	72.00	43,965
43966	04/05/2016	GUBATA	Allison Gubata	116.15	43,966
43967	04/05/2016	HDFOWL	H. D. Fowler Company	68.92	43,967
43968	04/05/2016	HENDRIKU	Hendrikus Organics, Inc.	12,397.59	43,968
43969	04/05/2016	HIGGINSJ	Providence Health Services	500.00	43,969
43970	04/05/2016	HOMEDE	Home Depot	4,004.20	43,970
43971	04/05/2016	HONEY	Honey Bucket	2,643.00	43,971
43972	04/05/2016	HOWARD	Lyman Howard	33.85	43,972
43973	04/05/2016	INTEGRA	Integra Telecom	1,946.77	43,973
43974	04/05/2016	INTOX	Intoximeters, Inc.	2,430.09	43,974
43975	04/05/2016	IPS	Integrated Print Solutions, Inc	18,699.25	43,975

Check	Date	Vendor No	Vendor Name	Amount	Voucher
43976	04/05/2016	ISSCEDAR	Issaquah Cedar & Lumber	157.59	43,976
43977	04/05/2016	JOHNSONC	Johnson Controls, Inc.	18,306.21	43,977
43978	04/05/2016	KCBLANK	King County Finance	343.30	43,978
43979	04/05/2016	KCRADIO	King Cty Radio Comm Svcs	526.70	43,979
43980	04/05/2016	KENYON2	Kenyon Disend PLLC	56,033.04	43,980
43981	04/05/2016	KINGFI	King County Finance A/R	6,476.42	43,981
43982	04/05/2016	KINGREAL	King County Real Estate Services	500.00	43,982
43983	04/05/2016	KINGSH	King County Sheriff's Office	429,364.63	43,983
43984	04/05/2016	KIRKBRIA	Brian Kirkland	43.00	43,984
43985	04/05/2016	KLEINFEL	Kleinfelder, Inc.	1,750.50	43,985
43986	04/05/2016	MARTINJO	Joanna Martin	227.11	43,986
43987	04/05/2016	MATIAS	Elizabeth Matias	200.00	43,987
43988	04/05/2016	METROPOL	Metropolitan Transportation Commiss	2,500.00	43,988
43989	04/05/2016	MITTALBH	Bhavana Mittal	500.00	43,989
43990	04/05/2016	MOBERLY	Lynn Moberly	12,800.00	43,990
43991	04/05/2016	NAPA	NAPA Auto Parts	972.85	43,991
43992	04/05/2016	NC MACH	NC Machinery Co	1,099.89	43,992
43993	04/05/2016	NCA	Network Computing Architects Inc	1,269.66	43,993
43994	04/05/2016	NEWPIG	New Pig Corp	2,336.53	43,994
43995	04/05/2016	NPM	Nando Merlino	108,823.17	43,995
43996	04/05/2016	NWENVTEC	NW Envirotech LLC	3,149.66	43,996
43997	04/05/2016	NWNUISAN	NW Nuisance Wildlife Control	438.00	43,997
43998	04/05/2016	ONSITEFI	On Site Fitness, LLC	290.18	43,998
43999	04/05/2016	OSBORN	Osborn Consulting, Inc	6,096.68	43,999
44000	04/05/2016	PACGOLF	Pacific Golf & Turf	13,396.96	44,000
44001	04/05/2016	PACPLANT	Pacific Plants	4,690.98	44,001
44002	04/05/2016	PACSOIL	Pacific Topsoils, Inc	12,679.57	44,002
44003	04/05/2016	PARTWORK	The Part Works, Inc	1,836.74	44,003
44004	04/05/2016	PERFECT	The Perfect Pair	355.88	44,004
44005	04/05/2016	PERTEET	Perteet, Inc.	27,195.38	44,005
44006	04/05/2016	PLATT	Platt Electric Supply	983.23	44,006
44007	04/05/2016	PROTH	Prothman Company	10,000.00	44,007
44008	04/05/2016	QBS	Quality Business Systems Inc.	40.74	44,008
44009	04/05/2016	QUALITYC	Quality Concrete Products, Inc	885.86	44,009
44010	04/05/2016	R&T Hood	R & T Hood & Duct Svcs	418.39	44,010
44011	04/05/2016	RAINIER	Rainier Wood Recyclers Inc	40.00	44,011
44012	04/05/2016	REPUBLIC	Republic Services #172	530.50	44,012
44013	04/05/2016	RICH	Rich Landscaping, Inc.	5,246.87	44,013
44014	04/05/2016	RJTHOMAS	R J Thomas Mfg Co Inc	821.00	44,014
44015	04/05/2016	ROTHYIFA	Yifat Friedin Roth	500.00	44,015
44016	04/05/2016	SHANNONW	Shannon & Wilson Inc	4,520.50	44,016
44017	04/05/2016	SHERWIN	Sherwin-Williams Company	803.40	44,017
44018	04/05/2016	SITEONE	Site One Landscape Supply	10,597.27	44,018
44019	04/05/2016	SOUNDTEL	Sound Telecom	156.29	44,019
44020	04/05/2016	SPATIAL	Spatial Development Int LLC	3,982.50	44,020
44021	04/05/2016	SPRAGUE	SPRAGUE	95.66	44,021
44022	04/05/2016	STAPLES	Staples Advantage	2,760.55	44,022
44023	04/05/2016	SUBPROPA	Suburban Propane	70.59	44,023
44024	04/05/2016	SUNBELT	Sunbelt Rentals	1,096.60	44,024
44025	04/05/2016	TAGS	Tags Awards & Specialties	158.78	44,025
44026	04/05/2016	TETRA	Tetra Tech	1,524.75	44,026
44027	04/05/2016	THYSSENK	Thyssenkrupp Elevator Corp.	709.56	44,027
44028	04/05/2016	TIGER	Tiger Oak Media	850.00	44,028
44029	04/05/2016	TOPTOBOT	Top To Bottom Janitorial, Inc	10,687.06	44,029
44030	04/05/2016	TRAINBUI	Daniel Parker	650.00	44,030
44031	04/05/2016	TRIANGLE	Triangle Associates, Inc	1,146.05	44,031
44032	04/05/2016	ULINE	ULINE	4,483.40	44,032
44033	04/05/2016	UPROAR	Uproar, Inc.	5,100.00	44,033
44034	04/05/2016	USHEALTH	U S Healthworks	87.00	44,034

Check	Date	Vendor No	Vendor Name	Amount	Voucher
44035	04/05/2016	VALDERRA	Ramiro Valderrama-Aramayo	556.75	44,035
44036	04/05/2016	WARNES	Dee Warnes	131.39	44,036
44037	04/05/2016	WATERSH	The Watershed Company	2,716.54	44,037
44038	04/05/2016	WATRACTO	Washington Tractor	710.05	44,038
44039	04/05/2016	WAWORK	Washington Workwear Stores Inc	150.00	44,039
44040	04/05/2016	Werre	Lisa Werre	108.22	44,040
44041	04/05/2016	WESTERNE	Western Entrance Tech LLC	710.66	44,041
44042	04/05/2016	ZOLD	Zold	3,832.51	44,042
44043	04/05/2016	ZUMAR	Zumar Industries, Inc.	1,718.76	44,043
Check Total:				979,496.43	

Accounts Payable

Check Register Totals Only

User: mdunham
 Printed: 3/31/2016 - 9:40 AM



Check	Date	Vendor No	Vendor Name	Amount	Voucher
44044	04/05/2016	EVANS	David Evans & Associates, Inc	5,887.50	44,044
44045	04/05/2016	FASTENAL	Fastenal Industrial Supplies	306.39	44,045
44046	04/05/2016	GOODSON	David M. Goodson	450.00	44,046
44047	04/05/2016	HDFOWL	H. D. Fowler Company	336.93	44,047
44048	04/05/2016	HIGHCROF	Polygon NW	7,500.00	44,048
44049	04/05/2016	IBSEN	IBSEN Towing	247.74	44,049
44050	04/05/2016	JACOBSEN	Jacobs Engineering Group, Inc	2,011.64	44,050
44051	04/05/2016	KINGFI	King County Finance A/R	53,071.71	44,051
44052	04/05/2016	LESSCHWA	Les Schwab Tire Center	40.30	44,052
44053	04/05/2016	PACPLANT	Pacific Plants	256.00	44,053
44054	04/05/2016	PACSOIL	Pacific Topsoils, Inc	2,062.61	44,054
44055	04/05/2016	SB&MAC	Stewart MacNichols & Harmell Inc	5,379.00	44,055
44056	04/05/2016	THYSSENK	Thyssenkrupp Elevator Corp.	608.66	44,056
44057	04/05/2016	WINDWARD	Windward Environmental LLC	15,574.07	44,057
				93,732.55	
Check Total:					



Meeting Date: April 5, 2016

Date Submitted: 3/25/2016

Originating Department: Finance IT

Clearances:

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

Subject: 2014 Audio/Visual Replacement Project
Contract #C2014-117
Final Project Acceptance

Action Required: Adoption of Resolution

Exhibits: Resolution of Project Acceptance

Budget: Technology Replacement Fund (502-000-594-18-64-00)

Summary Statement: All work for the above referenced contract has been completed in accordance with the project specifications. The recommended action approves the final contract amount and constitutes the final acceptance of the work. There were no contractor claims filed against the City, and no liquidated damages were assessed against the contractor.

Background: The 2014 Audio/Visual Replacement Project updated the audio/visual systems that had been utilized in City Hall since 2006.

Council authorized the City Manager to award and execute a contract with the lowest responsive and responsible bidder, Jaymarc AV, for conducting the 2014 Audio/Visual Replacement Project in the amount of \$193,436 and to administer a contingency in the amount of \$29,000.

Financial Impact: The project was completed within the adopted project budget and within the authorized contract plus contingencies amount.

Recommended Motion: Adopt the Resolution accepting the 2014 Audio/Visual Replacement Project as complete.

**CITY OF SAMMAMISH
WASHINGTON
RESOLUTION NO. R2016-__**

**A RESOLUTION OF THE CITY OF SAMMAMISH,
WASHINGTON, ACCEPTING THE CITY OF SAMMAMISH 2014-
AUDIO/VIDEO REPLACEMENT PROJECT AS COMPLETE**

WHEREAS, at the Council meeting of March 11th, 2014, the City Council authorized the City Manager to enter into a contract with the lowest responsible and responsive bidder for the 2014-Audio/Video Replacement Project; and

WHEREAS, the City Manager entered into Contract C2014-117 for the 2014 Audio/Video Replacement Project with JayMarc AV, on March 12th, 2014; and

WHEREAS, the project was substantially completed by the contractor by July 31, 2014; and

WHEREAS, the project was completed within the adopted project budget and within the authorized contract plus contingencies amount;

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

Section 1. Acceptance of the 2014-Audio/Video Replacement Project as Complete. The City of Sammamish hereby accepts the 2014-Audio/Video Replacement Project as complete.

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

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

PASSED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF ON THE 5TH DAY OF APRIL 2016.

CITY OF SAMMAMISH

Mayor Donald J. Gerend

ATTEST/AUTHENTICATED:

Melonie Anderson, City Clerk

Approved as to form:

Michael R. Kenyon, City Attorney

Filed with the City Clerk: March 25, 2016
Passed by the City Council: April 5, 2016
Resolution No.: R2016-_____



Meeting Date: April 5, 2016

Date Submitted: 3/25/2016

Originating Department: Community Development

Clearances:

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

Subject: A Resolution approving a Plat Alteration for Lake Vista Estates

Action Required: Approve Resolution

- Exhibits:**
1. Resolution
 2. Hearing Examiner Decision
 3. Condition and response matrix
 4. Plan set
 5. Vicinity map

Budget: N/A

Summary Statement:

The developer of the Lake Vista Estates subdivision is seeking to record the plat alteration of the 18-lot subdivision. The plat alteration redistributed the maximum allowable impervious surface limits assigned per lot, while keeping the total impervious surface area the same as was authorized under the original approval. The plat alteration does not allow any increase in the total impervious surface area over what was authorized for the original plat. No additional lots have been created, nor was there any change to the lot configuration.

Background:

The City Council authorized recording of the original Lake Vista Estates subdivision final plat on July 21, 2015, and it was recorded on July 30, 2015. The developer applied for a plat alteration on December 22, 2015 in order to redistribute the impervious surface limits per lot, which were recorded on the face of the plat, sheet #2.

The impervious surface limits were established based on standards from the 2009 King County Stormwater Design Manual (2009 KCSWDM). The Lake Vista subdivision chose reduced impervious surface credit to meet the flow control Best Management Practice requirements as specified in the 2009 KCSWDM 1.2.3.3. The proposed plat alteration proposes to redistribute the maximum allowable impervious surface limits assigned per lot, while keeping the total impervious surface area the same as was authorized under the original plat approval.

The proposed plat alteration does not change the area within recreation or open space tracts, proposed drainage design, requirements related to the provision of Low Impact Development (LID), street improvements or other public infrastructure, and will not result in increased impacts to environmentally critical areas.

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

Financial Impact: N/A

Recommended Motion:

Approve the resolution for 18-lot Lake Vista Estates Plat Alteration authorizing the Mayor to sign the mylars.

**CITY OF SAMMAMISH
WASHINGTON
Resolution No. R2016-____**

**A RESOLUTION OF THE CITY OF SAMMAMISH,
WASHINGTON, GRANTING FINAL PLAT APPROVAL TO
THE LAKE VISTA ESTATES PLAT ALTERATION**

WHEREAS, the City Council has received a recommendation of approval for the final plat of the Lake Vista Estates Plat Alteration; 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 18-lot plat of Lake Vista Estates;

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 February 22, 2016 for the plat alteration of Lake Vista Estates, PLA2015-00311.

Section 2. Grant of Approval. The City Council hereby grants final approval to the Lake Vista Estates (18-lot) plat.

**PASSED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF ON
THE 5th DAY OF APRIL, 2016.**

CITY OF SAMMAMISH

Mayor Donald J. Gerend

ATTEST/AUTHENTICATED:

Melonie Anderson, City Clerk

Approved as to form:

Michael R. Kenyon, City Attorney

Filed with the City Clerk: March 25, 2016

Passed by the City Council:

Resolution No.: R2016-_____

**BEFORE the HEARING EXAMINER for the
CITY of SAMMAMISH**

DECISION

FILE NUMBER: PLA2015-00311

APPLICANT: Centex Homes
ATTN: Mike Behn
3535 Factoria Road SE, #110
Bellevue, WA 98006

TYPE OF CASE: Alteration of a recorded plat (*Lake Vista Estates*)

STAFF RECOMMENDATION: Approve subject to conditions

EXAMINER DECISION: GRANT subject to conditions

DATE OF DECISION: February 22, 2016

INTRODUCTION¹

Centex Homes seeks to alter the recorded plat of *Lake Vista Estates*. (The requested alterations are listed in Finding of Fact 2, below.)

Centex Homes filed a Base Land Use Application on December 22, 2015. (Exhibits 1 and 11²) The Sammamish Department of Community Development (the Department) deemed the application to be complete when submitted. (Exhibit 14, p. 2, Finding 6)

The subject property is located in the northeast quadrant of the East Lake Sammamish Parkway SE/SE 8th Street intersection.

A plat alteration request “shall be processed as a Type 3 permit pursuant to SMC 20.05.020, except that a public hearing is not required unless requested by a person receiving notice within 14 days of receipt of the notice.” [Sammamish Municipal Code (SMC) 19A.16.070(3)] The Department issued a Notice of Application as required by SMC 20.05.060 on December 30, 2015. (Exhibit 11) The Department did not receive a request for a hearing within the established comment period. (Exhibit 14, p. 2, Finding 7)

¹ Any statement in this section deemed to be either a Finding of Fact or a Conclusion of Law is hereby adopted as such.
² Exhibit citations are provided for the reader’s benefit and indicate: 1) The source of a quote or specific fact; and/or 2) The major document(s) upon which a stated fact is based. While the Examiner considers all relevant documents in the record, typically only major documents are cited. The Examiner’s Decision is based upon all documents in the record.

Exhibit 2

HEARING EXAMINER DECISION

RE: PLA2015-00311 (*Lake Vista Estates* Plat Alteration)

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The Sammamish Hearing Examiner (Examiner) viewed the subject property on February 19, 2014, prior to the open record hearing on the preliminary subdivision application.

The Examiner received the following documents from the Department on or about February 13, 2016:³

- Exhibits 1 - 13: As enumerated in Exhibit 14, the Departmental Staff Report
- Exhibit 14: Departmental Staff Report

The above-enumerated documents form the record upon which this Decision is based.

The action taken herein and the requirements, limitations and/or conditions imposed by this decision are, to the best of the Examiner's knowledge or belief, only such as are lawful and within the authority of the Examiner to take pursuant to applicable law and policy.

FINDINGS OF FACT

1. The 18-lot plat of *Lake Vista* was granted preliminary approval on February 25, 2014, under Sammamish file number PLN2012-00046. (Exhibit 4) The plat was recorded as *Lake Vista Estates* on July 30, 2015, under file number FSUB2015-00013 by its successor developer, Centex Homes. (Exhibit 6) Centex Homes now seeks alteration of the recorded plat. (Exhibits 1 - 3 and 7)
2. Centex Homes desires to "redistribute" the maximum allowable impervious surface limits assigned per lot, while keeping the total impervious surface area the same as was authorized under the original approval. The plat alteration would not allow any increase in the total impervious surface area originally authorized for the plat. (Exhibits 3, 6, and 7)
3. Sheet 2 of the recorded plat contains a table beneath the heading "Impervious Surface Restriction" which lists the maximum permitted impervious surface area per lot in square feet(SF). (Exhibit 6, Sheet 2) The total impervious surface area allowed for the plat as recorded is 48,455 SF. (Exhibit 3)

Centex Homes desires to redistribute the per-lot limitations such that the total impervious surface area allowed would still be 48,455 SF. (Exhibits 3 and 7, Sheet 2)

4. The proposed plat alteration does not change the area within recreation or open space tracts, proposed drainage design, requirements related to the provision of Low Impact Development (LID), street improvements or other public infrastructure, and will not result in increased impacts to environmentally critical areas. (Exhibits 2 and 14)

³ The Department mailed working file documents to the Examiner on Thursday, February 11, 2016. It normally takes two delivery days for mail to travel from Sammamish to the Examiner's residence in Everett. The Examiner became ill on Friday, February 12th. Frankly, the Examiner did not log the received date when the package arrived. The Examiner believes that the package arrived on Saturday the 13th, but has no proof to substantiate that belief.

Exhibit 2

HEARING EXAMINER DECISION

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5. Sammamish's State Environmental Policy Act (SEPA) Responsible Official issued a threshold Determination of Nonsignificance (DNS) for the *Lake Vista* preliminary subdivision on December 13, 2013. (Exhibit 5) The responsible Official issued an Addendum for the *Lake Vista Estates* plat alteration on February 11, 2016. ⁴ (Exhibit 9)
6. The record contains no comments from the general public either in support of or in opposition to the application.
7. Any Conclusion of Law deemed to be a Finding of Fact is hereby adopted as such.

LEGAL FRAMEWORK ⁵

The Examiner is legally required to decide this case within the framework created by the following principles:

Authority

A plat alteration request "shall be processed as a Type 3 permit pursuant to SMC 20.05.020, except that a public hearing is not required unless requested by a person receiving notice within 14 days of receipt of the notice." [Sammamish Municipal Code (SMC) 19A.16.070(3)]

The Examiner makes a final decision on Type 3 land use applications which is subject to the right of reconsideration and appeal to Superior Court. [SMC 20.05.020, 20.10.240, 20.10.250, and 20.10.260]

The Examiner's decision may be to grant or deny the application or appeal, or the examiner may grant the application or appeal with such conditions, modifications, and restrictions as the Examiner finds necessary to make the application or appeal compatible with the environment and carry out applicable state laws and regulations, including Chapter 43.21C RCW and the regulations, policies, objectives, and goals of the interim comprehensive plan or neighborhood plans, the development code, the subdivision code, and other official laws, policies and objectives of the City of Sammamish.

[SMC 20.10.070(2)]

Review Criteria

A plat alteration "may be approved if the proposed alteration is consistent with the required findings of SMC 20.10.200 and 20.10.220". [SMC 19A.16.070]

Section 20.10.200 SMC sets forth requirements applicable to all Examiner Decisions:

⁴ SEPA Addenda are not subject to any right of appeal.

⁵ Any statement in this section deemed to be either a Finding of Fact or a Conclusion of Law is hereby adopted as such.

Exhibit 2

HEARING EXAMINER DECISION

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When the examiner renders a decision . . . , he or she shall make and enter findings of fact and conclusions from the record that support the decision, said findings and conclusions shall set forth and demonstrate the manner in which the decision . . . is consistent with, carries out, and helps implement applicable state laws and regulations and the regulations, policies, objectives, and goals of the interim comprehensive plan, the development code, and other official laws, policies, and objectives of the City of Sammamish, and that the recommendation or decision will not be unreasonably incompatible with or detrimental to affected properties and the general public.

Additional review criteria for preliminary subdivisions are set forth at SMC 20.10.220:

When the examiner makes a decision regarding an application for a proposed preliminary plat, the decision shall include additional findings as to whether:

- (1) 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 wastes, parks and recreation, playgrounds, schools and school grounds and all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school; and
- (2) The public use and interest will be served by the platting of such subdivision and dedication.

Vested Rights

Sammamish has enacted a vested rights provision.

Applications for Type 1, 2, 3 and 4 land use decisions, except those that seek variance from or exception to land use regulations and substantive and procedural SEPA decisions shall be considered under the zoning and other land use control ordinances in effect on the date a complete application is filed meeting all the requirements of this chapter. The department's issuance of a notice of complete application as provided in this chapter, or the failure of the department to provide such a notice as provided in this chapter, shall cause an application to be conclusively deemed to be vested as provided herein.

[SMC 20.05.070(1)] Applications to alter a recorded plat "shall comply with the regulations in effect at the time the alteration application is submitted." [SMC 19A.16.070(1)] Therefore, this application is vested to the development regulations as they existed on December 22, 2015, insofar as aspects of the project affected by the requested alteration are concerned.

Standard of Review

The standard of review is preponderance of the evidence. The applicant has the burden of proof. [City of Sammamish Hearing Examiner Rule of Procedure 316(a)]

Exhibit 2

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Scope of Consideration

The Examiner has considered: all of the evidence and testimony; applicable adopted laws, ordinances, plans, and policies; and the pleadings, positions, and arguments of the parties of record.

The Examiner has considered: all of the evidence submitted by the Department; applicable adopted laws, ordinances, plans, and policies; and the pleadings, positions, and arguments of the parties of record.

CONCLUSIONS OF LAW

1. The *Lake Vista Estates* plat alteration application meets, or has been recommended to be conditioned to meet, all requirements of SMC 19A.16.070. (See Exhibit 14)
2. The normal review criteria for preliminary subdivisions do not logically apply due to the very limited, technical nature of the requested alteration. The previous Hearing Examiner Decision applied the normal review criteria before granting preliminary subdivision approval in 2014. Nothing in the present request alters the conclusions reached in that Decision.
3. Adjusting the per lot impervious limitations among the lots makes no difference whatsoever to the total amount of impervious area within the plat. The alteration should be approved.
4. The Examiner finds no justification for Recommended Condition 3 as written. The condition apparently seeks to incorporate into the alteration all conditions associated with the final plat when it was filed. Whatever those conditions may be, they are not of record in this proceeding. (And since the Examiner plays no role in the final plat process, he has no independent knowledge of any such conditions.) If the intent is to assure that obligations/commitments associated with the recorded plat are not shirked by a claim that the altered plat is a wholly new final plat, the Examiner believes that alternate language would suffice.
5. Any Finding of Fact deemed to be a Conclusion of Law is hereby adopted as such.

DECISION

Based upon the preceding Findings of Fact and Conclusions of Law, and the evidence submitted by the Department, the Examiner **GRANTS** the plat alteration of *Lake Vista Estates* as reflected by Exhibit 7, **SUBJECT TO THE FOLLOWING CONDITIONS:**

1. Pursuant to RCW 58.17.170, the Plator shall comply with all county, state, and federal rules and regulations in effect on December 22, 2015, the vesting date of the subject application. However,

Exhibit 2

HEARING EXAMINER DECISION

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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. The plat configuration shall be developed in substantial conformance with the Plat Alteration (Sheets 1 - 6) by D.R. Strong Consulting Engineers (Exhibit 7), subject to applicable conditions of approval.
3. Any and all relevant obligations/commitments associated with the recorded plat of FSUB2015-00013 remain applicable to the altered final plat, to the extent not inconsistent with the altered final plat.
4. After approval of the alteration, the Plator shall submit the revised drawing of the approved alteration of the final plat, to be processed as set forth for final plats in Title 19A.

Decision issued February 22, 2016.

\s\ John E. Galt (Signed original in official file)

John E. Galt

Hearing Examiner

NOTICE of RIGHT of RECONSIDERATION

This Decision is final subject to the right of any party of record to file with the Examiner (in care of the City of Sammamish, ATTN: Lita Hachey, 801 228th Avenue SE, Sammamish, WA 98075) a written request for reconsideration within 10 calendar days following the issuance of this Decision in accordance with the procedures of SMC 20.10.260 and Hearing Examiner Rule of Procedure 504. Any request for reconsideration shall specify the error which forms the basis of the request. See SMC 20.10.260 and Hearing Examiner Rule of Procedure 504 for additional information and requirements regarding reconsideration.

A request for reconsideration is not a prerequisite to judicial review of this Decision. [SMC 20.10.260(3)]

NOTICE of RIGHT of JUDICIAL REVIEW

This Decision is final and conclusive subject to the right of review in Superior Court in accordance with the procedures of Chapter 36.70C RCW, the Land Use Petition Act. See Chapter 36.70C RCW and SMC 20.10.250 for additional information and requirements regarding judicial review.

The following statement is provided pursuant to RCW 36.70B.130: "Affected property owners may request a change in valuation for property tax purposes notwithstanding any program of revaluation."

Exhibit 3

LAKE VISTA ESTATES PLAT ALTERATION CONDITION COMPLIANCE MATRIX:

<i>Conditions of Approval</i>	<i>Compliance with Condition</i>
<p>1. Pursuant to RCW 58.17.170, the Plator shall comply with all county, state, and federal rules and regulations in effect on December 22, 2015, the vesting date of the subject application. However, 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><i>The reallocation of the impervious surface amounts as depicted on the plat alteration does not increase the amount of impervious surface allowed on the subject property, therefore compliance is maintained.</i></p>
<p>2. The plat configuration shall be developed in substantial conformance with the Plat Alteration (Sheets 1 - 6) by D.R. Strong Consulting Engineers (Exhibit 7), subject to applicable conditions of approval.</p>	<p><i>The plat alteration submitted for recording approval matches Exhibit 7.</i></p>
<p>3. Any and all relevant obligations/commitments associated with the recorded plat of FSUB2015-00013 remain applicable to the altered final plat, to the extent not inconsistent with the altered final plat</p>	<p><i>No additional changes to the conditions of approval of the underlying subdivision are proposed. The original conditions are understood to still apply to building permits processed for the subject property.</i></p>
<p>4. After approval of the alteration, the Plator shall submit the revised drawing of the approved alteration of the final plat, to be processed as set forth for final plats in Title 19A.</p>	<p><i>The drawings as approved by the Hearing Examiner are herewith submitted to be approved by the City Council for recording.</i></p>

Exhibit 3

LAKE VISTA ESTATES PLAT ALTERATION

A PORTION OF GOVERNMENT LOT 4
(THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER),
SECTION 32, TOWNSHIP 25 NORTH, RANGE 6 EAST, W.M.,
CITY OF SAMMAMISH, KING COUNTY, WASHINGTON

DEDICATION

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 AND TRACTS 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 AND ANY PERSON OR ENTITY DERIVING TITLE FROM THE UNDERSIGNED, ANY AND ALL CLAIMS FOR DAMAGES 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, ITS SUCCESSORS OR ASSIGNS.

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 SUB-SURFACE 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:

CENTEX HOMES,
A NEVADA GENERAL PARTNERSHIP

BY: Pete Lombardi
ITS: Vice President

ACKNOWLEDGMENTS

STATE OF WASHINGTON }
COUNTY OF King } SS

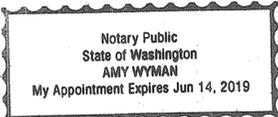
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Pete Lombardi SIGNED THIS INSTRUMENT ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE V.P. of Land OF CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THIS INSTRUMENT.

DATED 3/11/16

SIGNATURE OF [Signature]
NOTARY PUBLIC

TITLE Notary

MY APPOINTMENT EXPIRES June 14, 2019



OWNER'S DECLARATION

IT IS HEREBY STIPULATED THAT THE FINAL PLAT OF LAKE VISTA ESTATES, APPROVED UNDER CITY OF SAMMAMISH FILE NO. FSUB2015-00013 JULY 16, 2015 AND RECORDED IN VOLUME 270 OF PLATS, PAGES 7 THROUGH 12, UNDER RECORDING NO. 2015073000099 IN KING COUNTY, WASHINGTON, SHALL BE AMENDED PURSUANT TO SAMMAMISH MUNICIPAL CODE 19A.16.070 ALTERATIONS OF FINAL PLATS AS FOLLOWS:

1. THE MAXIMUM ALLOWABLE IMPERVIOUS AREAS SHOWN ON SHEET 2 OF 6 ARE HEREBY REVISED TO THOSE MAXIMUM ALLOWABLE IMPERVIOUS AREAS SHOWN ON SHEET 2 OF 6 HEREOF.

THIS AMENDED FINAL PLAT REPRESENTS ONLY A GRAPHIC REPRESENTATION OF THE ORIGINAL PLAT OF LAKE VISTA ESTATES AND DOES NOT ALTER ANY ELEMENTS OTHER THAN THE MAXIMUM ALLOWABLE IMPERVIOUS AREAS. EXCEPT AS OTHERWISE PROVIDED HEREIN, THE TERMS AND CONDITIONS OF THE ORIGINAL PLAT SHALL REMAIN IN FULL FORCE AND EFFECT.

LEGAL DESCRIPTION

LOTS 1 THROUGH 18 AND TRACTS B AND C, LAKE VISTA ESTATES, ACCORDING TO THE PLAT RECORDED IN VOLUME 270 OF PLATS, PAGES 7 THROUGH 12, IN KING COUNTY, WASHINGTON.

UTILITY EASEMENT PROVISION

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF SAMMAMISH, PUGET SOUND ENERGY COMPANY, THE REGIONAL TELEPHONE COMPANY, THE REGIONAL CABLE TELEVISION COMPANY, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE EXTERIOR 10.0 FEET, AS SHOWN HEREON, PARALLEL WITH AND ADJOINING THE PUBLIC STREET FRONTAGE OF ALL LOTS AND TRACTS, IN WHICH TO INSTALL, LAY, 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.

CITY OF SAMMAMISH DRAINAGE EASEMENT 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 FACILITATING 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 EASEMENT FOR THE PURPOSE OF INSPECTING, OPERATING, MAINTAINING, REPLACING, REPAIRING AND IMPROVING THE DRAINAGE FACILITIES CONTAINED THEREIN. NOTE THAT EXCEPT FOR THE FACILITIES WHICH HAVE BEEN FORMALLY ACCEPTED FOR MAINTENANCE 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.

APPROVALS

EXAMINED, AND APPROVED PER SMC 19A.15 THIS _____ DAY OF _____, 2016.

DIRECTOR COMMUNITY DEVELOPMENT
CITY OF SAMMAMISH

CITY ENGINEER
CITY OF SAMMAMISH

MAYOR
CITY OF SAMMAMISH

KING COUNTY DEPARTMENT OF ASSESSMENT

EXAMINED, AND APPROVED THIS _____ DAY OF _____, 2016.

KING COUNTY DEPARTMENT OF ASSESSMENTS

KING COUNTY ASSESSOR

DEPUTY KING COUNTY ASSESSOR
PARCEL NO. 3225069016

FINANCE DIVISION CERTIFICATE

I HEREBY CERTIFY THAT 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 OFFICE OF FINANCE

DEPUTY

LAND SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS THE ALTERATION OF THE ORIGINAL SUBDIVISION PLAT STATED HEREON IN CONFORMANCE WITH THE REQUIREMENTS PURSUANT TO RCW 58.17.215.

[Signature]
STEPHEN J. SCHREI, PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 37555
D. R. STRONG CONSULTING ENGINEERS
620 7TH AVENUE
KIRKLAND, WASHINGTON 98033
PHONE: (425) 827-3063



RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF CENTEX HOMES, THIS _____ DAY OF _____, 20_____

AT _____ MINUTES PAST _____ M. AND RECORDED IN VOLUME _____ OF PLATS, PAGE(S) _____
RECORDS OF KING COUNTY, WASHINGTON.

DIVISION OF RECORDS AND ELECTIONS

MANAGER

SUPERINTENDENT OF RECORDS

PROJECT NO. 14033

VOL/PG



**D.R. STRONG
CONSULTING ENGINEERS**

ENGINEERS PLANNERS SURVEYORS
620 7TH AVENUE KIRKLAND, WA 98033
O 425.827.3063 F 425.827.2423

www.drstrong.com

RECORDING NO.	VOL/PAGE
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LAKE VISTA ESTATES PLAT ALTERATION

A PORTION OF GOVERNMENT LOT 4
(THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER),
SECTION 32, TOWNSHIP 25 NORTH, RANGE 6 EAST, W.M.,
CITY OF SAMMAMISH, KING COUNTY, WASHINGTON

PRIVATE EASEMENT PROVISIONS

THE OWNER(S) OF THE LAND HEREBY SUBDIVIDED DO HEREBY GRANT AND CONVEY TO THE OWNER(S) OF THE LOTS BENEFITED OR ANY OTHER PRIVATE ENTITY AS STATED IN THE EASEMENT NOTES AND THEIR ASSIGNS A PERPETUAL EASEMENT FOR THE STATED UTILITIES. THESE EASEMENTS AND CONDITIONS SHALL BE A COVENANT RUNNING WITH THE LAND AND SHALL BE BINDING ON THE SUCCESSORS, HEIRS, AND ASSIGNS OF THE OWNERS(S) OF THE LAND HEREBY BENEFITED. THE OWNER(S) OF THE LOT BENEFITED AND THEIR ASSIGNS SHALL HAVE THE RIGHT WITHOUT PRIOR INSTITUTION OF ANY SUIT OR PROCEEDINGS OF LAW AT SUCH TIME AS MAY BE NECESSARY TO ENTER UPON SAID EASEMENT FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, REPAIRING, ALTERING OR RECONSTRUCTING SAID UTILITY OR MAKING ANY CONNECTION THERETO WITHOUT INCURRING ANY LEGAL OBLIGATION OR LIABILITY THEREFOR; PROVIDED THAT SUCH SHALL BE ACCOMPLISHED IN A MANNER THAT IF EXISTING PRIVATE IMPROVEMENTS ARE DISTURBED OR DESTROYED THEY WILL BE REPAIRED OR REPLACED TO A CONDITION SIMILAR AS THEY WERE IMMEDIATELY BEFORE THE PROPERTY WAS ENTERED UPON BY THE ONE BENEFITED. THE OWNER(S) OF THE BURDENED LOT SHALL RETAIN THE RIGHT TO USE THE SURFACE OF SAID EASEMENT IF SUCH USE DOES NOT INTERFERE WITH THE INSTALLATION OR USE OF SAID UTILITIES. HOWEVER, THE OWNER(S) OF THE BURDENED LOT SHALL NOT ERECT OR MAINTAIN ANY BUILDINGS OR STRUCTURES WITHIN THE EASEMENT. ALSO THE OWNER(S) OF THE BURDENED LOT SHALL NOT PLANT TREES, SHRUBS OR VEGETATION HAVING DEEP ROOT PATTERNS WHICH MAY CAUSE DAMAGE TO OR INTERFERE WITH SAID UTILITIES. ALSO THE OWNER(S) OF THE BURDENED LOT SHALL NOT DEVELOP OR BEAUTIFY THE EASEMENT AREAS IN SUCH A WAY TO CAUSE EXCESSIVE COST TO THE OWNER(S) OF THE LOT BENEFITED PURSUANT TO ITS RESTORATION DUTIES HEREIN.

EASEMENT NOTES

- THE 10 FOOT PRIVATE STORM DRAINAGE EASEMENT SHOWN ON LOT 2 IS FOR THE BENEFIT OF LOT 1 FOR PRIVATE STORM DRAINAGE FACILITIES. THE OWNERS OF SAID LOTS 1 AND 2 ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THEIR RESPECTIVE PRIVATE DRAINAGE FACILITIES AND SHALL SHARE EQUALLY IN THE MAINTENANCE RESPONSIBILITIES OF THE PRIVATE DRAINAGE FACILITIES USED IN COMMON WITHIN SAID EASEMENT.
- THE 5 FOOT PRIVATE STORM DRAINAGE EASEMENT SHOWN ON LOTS 4 AND 5 IS FOR THE BENEFIT OF LOTS 4, 5 AND 6 FOR PRIVATE STORM DRAINAGE FACILITIES. THE OWNERS OF SAID LOTS 4, 5 AND 6 ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THEIR RESPECTIVE PRIVATE DRAINAGE FACILITIES AND SHALL SHARE EQUALLY IN THE MAINTENANCE RESPONSIBILITIES OF THE PRIVATE DRAINAGE FACILITIES USED IN COMMON WITHIN SAID EASEMENT.
- THE 10 FOOT BY 20 FOOT PRIVATE STORM DRAINAGE EASEMENT SHOWN ON TRACT B IS FOR THE BENEFIT OF LOT 7 FOR PRIVATE STORM DRAINAGE FACILITIES. THE OWNERS OF SAID LOT 7 ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THEIR PRIVATE DRAINAGE FACILITIES WITHIN SAID EASEMENT.
- THE 10 FOOT PRIVATE STORM DRAINAGE EASEMENT SHOWN ON LOTS 9 AND 10 IS FOR THE BENEFIT OF LOTS 8, 9, 10 AND 11 FOR PRIVATE STORM DRAINAGE FACILITIES. THE OWNERS OF SAID LOTS 8, 9, 10 AND 11 ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THEIR RESPECTIVE PRIVATE DRAINAGE FACILITIES AND SHALL SHARE EQUALLY IN THE MAINTENANCE RESPONSIBILITIES OF THE PRIVATE DRAINAGE FACILITIES USED IN COMMON WITHIN SAID EASEMENT.
- THE 10 FOOT PRIVATE STORM DRAINAGE EASEMENT SHOWN ON LOT 13 IS FOR THE BENEFIT OF LOTS 12 AND 14 FOR PRIVATE STORM DRAINAGE FACILITIES. THE OWNERS OF SAID LOTS 12, 13 AND 14 ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THEIR RESPECTIVE PRIVATE DRAINAGE FACILITIES AND SHALL SHARE EQUALLY IN THE MAINTENANCE RESPONSIBILITIES OF THE PRIVATE DRAINAGE FACILITIES USED IN COMMON WITHIN SAID EASEMENT.
- THE 10 FOOT PRIVATE STORM DRAINAGE EASEMENT SHOWN ON TRACT C IS FOR THE BENEFIT OF LOT 15 FOR PRIVATE STORM DRAINAGE FACILITIES. THE OWNERS OF SAID LOT 15 ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THEIR PRIVATE DRAINAGE FACILITIES WITHIN SAID EASEMENT.
- AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF SAMMAMISH, AND THEIR SUCCESSORS AND ASSIGNS, UNDER AND UPON THAT PORTION OF LOTS 6 THROUGH 10, AS SHOWN HEREON AS CITY OF SAMMAMISH RETAINING WALL EASEMENT, IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN A RETAINING WALL. TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES FOR THE PURPOSE HEREIN STATED. THIS EASEMENT ENTERED UPON FOR THESE PURPOSES SHALL BE RESTORED AS NEAR AS POSSIBLE TO THEIR ORIGINAL CONDITION BY THE CITY OF SAMMAMISH.
- AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF SAMMAMISH, AND THEIR SUCCESSORS AND ASSIGNS, UNDER AND UPON THE NORTHERLY 6.00 FEET OF LOT 6 AND THE NORTHERLY 6.00 FEET OF TRACT B, AS SHOWN HEREON AS NON-MOTORIZED PUBLIC ACCESS EASEMENT FOR PUBLIC NON-MOTORIZED ACCESS FACILITIES THE CITY OF SAMMAMISH IS HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THE NON-MOTORIZED ACCESS FACILITIES.
- THE PRIVATE ENTRY MONUMENT EASEMENT SHOWN ON LOT 16 IS HEREBY RESERVED FOR AND GRANTED TO THE LAKE VISTA HOMEOWNERS ASSOCIATION, SAID HOMEOWNERS ASSOCIATION IS HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THE ENTRY MONUMENT FACILITIES WITHIN SAID EASEMENT.

NOTES AND RESTRICTIONS

- TRACT A IS A PRIVATE STORM DRAINAGE AND RECREATION TRACT AND IS HEREBY GRANTED AND CONVEYED TO THE LAKE VISTA HOMEOWNERS ASSOCIATION UPON THE RECORDING OF THIS PLAT. EXCEPT AS OTHERWISE NOTED HEREIN, SAID HOMEOWNERS ASSOCIATION IS HEREBY RESPONSIBLE FOR ALL MAINTENANCE AND MANAGEMENT OBLIGATIONS ASSOCIATED WITH SAID TRACT AND ANY RECREATION FACILITIES WITHIN SAID TRACT. SHOULD THE LAKE VISTA HOMEOWNERS ASSOCIATION FAIL TO PROPERLY MAINTAIN SAID TRACT AND FACILITIES, THE OWNERS OF LOTS 1 THROUGH 18 OF THIS PLAT SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT AND FACILITIES.
- A DRAINAGE EASEMENT OVER SAID TRACT IS HEREBY GRANTED AND CONVEYED TO THE CITY OF SAMMAMISH FOR PUBLIC STORM DRAINAGE FACILITIES, ACCORDING TO THE CITY OF SAMMAMISH DRAINAGE EASEMENT COVENANT HEREON.
- TRACT B IS A PRIVATE ACCESS TRACT FOR INGRESS, EGRESS AND UTILITIES FOR THE BENEFIT OF LOTS 5 AND 6, INCLUSIVE. OWNERSHIP OF LOTS 5 AND 6, INCLUSIVE, SHALL INCLUDE AN EQUAL AND UNDIVIDED ONE-HALF INTEREST IN THE OWNERSHIP OF SAID TRACT B, WHICH INTEREST SHALL ATTACH TO SAID LOTS AND SHALL RUN WITH FUTURE CONVEYANCES THEREOF AND SHALL INCLUDE AN EQUAL AND UNDIVIDED ONE-HALF OBLIGATION IN THE MAINTENANCE RESPONSIBILITY FOR SAID TRACT B.
- TRACT C IS A PRIVATE ACCESS TRACT FOR INGRESS, EGRESS AND UTILITIES FOR THE BENEFIT OF LOTS 17 AND 18, INCLUSIVE. OWNERSHIP OF LOTS 17 AND 18, INCLUSIVE, SHALL INCLUDE AN EQUAL AND UNDIVIDED ONE-HALF INTEREST IN THE OWNERSHIP OF SAID TRACT C, WHICH INTEREST SHALL ATTACH TO SAID LOTS AND SHALL RUN WITH FUTURE CONVEYANCES THEREOF AND SHALL INCLUDE AN EQUAL AND UNDIVIDED ONE-HALF OBLIGATION IN THE MAINTENANCE RESPONSIBILITY FOR SAID TRACT C.
- TRACT D IS A SENSITIVE AREA TRACT AND IS HEREBY GRANTED AND CONVEYED TO THE LAKE VISTA HOMEOWNERS ASSOCIATION UPON THE RECORDING OF THIS PLAT. SAID HOMEOWNERS ASSOCIATION IS HEREBY RESPONSIBLE FOR THE MAINTENANCE AND MANAGEMENT OBLIGATIONS ASSOCIATED WITH SAID TRACT. SHOULD THE LAKE VISTA HOMEOWNERS ASSOCIATION FAIL TO PROPERLY MAINTAIN SAID TRACT, THE OWNERS OF LOTS 1 THROUGH 18 OF THIS PLAT SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT.
- TRACT E IS AN OPEN SPACE TRACT AND IS HEREBY GRANTED AND CONVEYED TO THE LAKE VISTA HOMEOWNERS ASSOCIATION UPON THE RECORDING OF THIS PLAT. SAID HOMEOWNERS ASSOCIATION IS HEREBY RESPONSIBLE FOR THE MAINTENANCE AND MANAGEMENT OBLIGATIONS ASSOCIATED WITH SAID TRACT. SHOULD THE LAKE VISTA HOMEOWNERS ASSOCIATION FAIL TO PROPERLY MAINTAIN SAID TRACT, THE OWNERS OF LOTS 1 THROUGH 18 OF THIS PLAT SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT.
- PER SECTION 14A.15.020 SMC AT THE TIME OF FINAL PLAT A MINIMUM OF 30% OF THE STREET IMPACT FEES MUST HAVE BEEN PAID PRIOR TO RECORDING. THE REMAINING 70% OF STREET IMPACT FEES WILL BE PAID AT TIME OF BUILDING PERMIT ISSUANCE FOR LOTS 2-18. CREDIT SHALL BE GIVEN FOR ONE EXISTING PARCEL. LOT 1 SHALL RECEIVE CREDIT.
- MAINTENANCE OF LANDSCAPE STRIPS ALONG SE 8TH STREET, EAST LAKE SAMMAMISH PARKWAY SE, AND THE INTERNAL PLAT ROAD SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION. UNDER NO CIRCUMSTANCES SHALL THE CITY BEAR ANY MAINTENANCE RESPONSIBILITIES FOR LANDSCAPING STRIPS CREATED BY THE PLAT.
- ALL LANDSCAPED AREAS OF THE PLAT AND INDIVIDUAL LOTS SHALL INCLUDE A MINIMUM OF 8-INCHES OF COMPOSTED SOIL AMENDMENT.
- MAINTENANCE OF ILLUMINATION ALONG ALL LOCAL AND PRIVATE ROADS SHALL BE THE RESPONSIBILITY OF THE LAKE VISTA HOMEOWNERS ASSOCIATION.
- NO LOTS SHALL HAVE DIRECT DRIVEWAY ACCESS ONTO EAST LAKE SAMMAMISH PARKWAY SE OR SE 8TH STREET.
- 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.
- FOR ALL LOTS WHICH CONTAIN OR ARE ADJACENT TO INFILTRATION OR DISPERSION TRENCHES, THESE LOTS SHALL BE GRADED SUCH THAT TOP OF TRENCH IS BELOW BOTTOM OF FOUNDATION.
- UNLESS DIRECTED TO INDIVIDUAL LOT FLOW CONTROL BMPS, ALL BUILDING DOWNSPOUTS, FOOTING DRAINS, AND DRAINS FROM ALL IMPERVIOUS SURFACES SUCH AS PATIOS AND DRIVEWAYS SHALL BE CONNECTED TO THE PERMANENT STORM DRAIN SYSTEM AS SHOWN ON THE APPROVED PLAT SITE DEVELOPMENT PERMIT ON FILE WITH THE CITY OF SAMMAMISH. THE CONNECTION TO THE STORM SYSTEM SHALL BE THROUGH A PERFORATED TIGHTLINE PURSUANT TO THE 2009 KING COUNTY SURFACE WATER DESIGN MANUAL. THE APPROVED SITE DEVELOPMENT PERMIT 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.
- PURSUANT TO CITY OF SAMMAMISH MUNICIPAL CODE CHAPTER 13.15, A SURFACE WATER SYSTEM DEVELOPMENT CHARGE SHALL BE PAID AT THE TIME OF BUILDING PERMIT ISSUANCE, FOR EACH NEW RESIDENTIAL DWELLING UNIT.
- HOMES SHALL BE LIMITED TO 3600 SQUARE FEET OR SHALL BE SPRINKLERED UNLESS FIRE FLOW EQUAL TO OR GREATER THAN 1,750 GPM CAN BE CERTIFIED BY THE SAMMAMISH PLATEAU WATER AND SEWER DISTRICT.
- LOTS 2-18 ARE SUBJECT TO THE PARK IMPACT FEES IN EFFECT AT THE TIME OF BUILDING PERMIT ISSUANCE.
- PURSUANT TO SMC 21A.105, FIFTY PERCENT OF THE SCHOOL IMPACT FEES WILL BE PAID AT FINAL PLAT. FIFTY PERCENT OF THE SCHOOL IMPACT FEES, PLUS AN ADMINISTRATIVE FEE SHALL BE PAID PRIOR TO BUILDING PERMIT ISSUANCE ON LOTS 2-18.
- RETAINED TREES SUBJECT TO THE TREE PROTECTION STANDARDS OF SMC 21A.35.230 HAVE BEEN TAGGED CONSISTENT WITH AN APPROVED TREE RETENTION PLAN. 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.
- DEVELOPMENT OF THIS PLAT WAS SUBJECT TO THE TERMS AND CONDITIONS OF AN EAGLE MANAGEMENT PLAN APPROVED BY THE U.S. DEPARTMENT OF FISH AND WILDLIFE. (PERMIT NUMBER MB14262B-1) QUESTIONS ABOUT THE CONTINUING APPLICABILITY OF THAT PERMIT SHOULD BE DIRECTED TO THE ISSUING FEDERAL AGENCY.
- THE HOUSE ADDRESS WITHIN THIS PLAT SHALL BE ASSIGNED WITHIN THE RANGE OF 629 TO 793 197TH AVENUE SE.
- THE LAKE VISTA HOMEOWNERS ASSOCIATION WAS ESTABLISHED WITH THE WASHINGTON SECRETARY OF STATE JUNE 18, 2015. ALL LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE LAKE VISTA HOMEOWNERS ASSOCIATION RECORDED UNDER KING COUNTY RECORDING NUMBER 20150729001691, RECORDS OF KING COUNTY, WASHINGTON.

WATER AND SEWER EASEMENT PROVISION

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

THAT PORTION OF LOTS 1 THROUGH 18 AND TRACTS A, B, C, D, E, AND F HEREOF DESCRIBED AS FOLLOWS;

TRACT B, TRACT C,

THE EXTERIOR 10.00 FEET OF LOTS 1 THROUGH 18, TRACTS A, B, C, D AND E, PARALLEL WITH AND ADJOINING THE PUBLIC STREET FRONTAGE OF 197TH AVENUE SE., AND SE. 8TH STREET, AS ESTABLISHED HEREBY;

THE NORTH 5.00 FEET OF LOT 4 EXCEPT THE EASTERLY 10.00 FEET THEREOF;

THE NORTH 5.00 FEET OF LOT 5;

THAT PORTION OF LOT 6 DESCRIBED AS FOLLOWS;
BEGINNING AT THE MOST EAST NORTHEAST CORNER OF SAID LOT 6; THENCE N88°20'13"W, ALONG THE NORTH LINE OF SAID LOT AND ITS WESTERLY PROLONGATION, 48.49 FEET; THENCE N63°45'07"W 9.73 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY MARGIN OF EAST LAKE SAMMAMISH PARKWAY, AS ESTABLISHED BY SAID PLAT SAID POINT BEING ON THE ARC OF A 5695.08 FOOT RADIUS CURVE TO THE LEFT THE CENTER OF WHICH BEARS S61°27'46"E; THENCE SOUTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°15'06" A DISTANCE OF 25.02 FEET THENCE S63°45'15"E 16.12 FEET; THENCE S88°20'13"E 18.32 FEET TO THE EAST LINE OF SAID LOT 6; THENCE THE FOLLOWING THREE COURSES AND DISTANCES ALONG SAID EAST LINE; THENCE N01°39'47"E 5.00 FEET; THENCE S88°20'13"E 35.61 FEET THENCE N01°39'47"E 20.00 FEET TO THE POINT OF BEGINNING,

THE SOUTH 2.50 FEET OF LOT 14 EXCEPT THE WESTERLY 10.00 FEET THEREOF; THE NORTH 2.50 FEET OF LOT 15 EXCEPT THE WESTERLY 10.00 FEET THEREOF; THE NORTH 12.50 FEET OF THE WEST 26.6 FEET OF LOT 17, AS MEASURED FROM THE EAST LINE OF SAID TRACT C; AND THE SOUTH 12.50 FEET OF THE WEST 26.6 FEET OF LOT 18;

AS SHOW HEREIN IN WHICH TO INSTALL, LAY, CONSTRUCT, MAINTAIN, INSPECT, REPLACE, REPAIR, REMOVE, RENEW, USE AND OPERATE WATER AND 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 SAMMAMISH PLATEAU WATER AND SEWER DISTRICT HAS BEEN APPROVED.

FOR EASEMENTS ACROSS THE ENTIRETY OF TRACT B AND C, PRIVATE ACCESS TRACTS FOR INGRESS, EGRESS AND UTILITIES; THE DISTRICT SHALL NOT BE RESPONSIBLE FOR ANY COSTS OF PAVEMENT REPLACEMENT OR REPAIR NECESSITATED BY DAMAGE INCURRED THROUGH THE NORMAL OPERATION OR MAINTENANCE OF THE WATER AND/OR SEWER FACILITIES, EXCEPT THAT IN THE EVENT THAT THE SURFACING IS REMOVED BY THE GRANTEE FOR ANY UNDERGROUND CONSTRUCTION, UNDERGROUND REPAIR OR REPLACEMENT OF THE WATER AND/OR SEWER LINES, THE SURFACING SHALL BE RESTORED AS NEARLY AS REASONABLY POSSIBLE TO ITS CONDITIONS PRIOR TO PLACEMENT OF THE WATER OR SEWER.

IMPERVIOUS SURFACE RESTRICTION

THE REDUCED IMPERVIOUS SURFACE CREDIT HAS BEEN IDENTIFIED AS A BMP TO SATISFY THE INDIVIDUAL LOT FLOW CONTROL. BMP REQUIREMENTS IN THE 2009 KING COUNTY SURFACE WATER DESIGN MANUAL. TO MEET SAID REQUIREMENT, THE MAXIMUM ALLOWABLE IMPERVIOUS SURFACE; FOR EACH LOT SHALL BE RESTRICTED TO THOSE MAXIMUM IMPERVIOUS SURFACES SHOWN BELOW, EXCEPT AS OTHERWISE APPROVED BY THE CITY OF SAMMAMISH IN COMPLIANCE WITH THE APPLICABLE SURFACE WATER DESIGN MANUAL AND THE FINAL CORRECTED TECHNICAL INFORMATION REPORT ASSOCIATED WITH SITE DEVELOPMENT PERMIT NO. SDP2014-00521.

LOT NO.	MAX. ALLOWABLE IMPERVIOUS AREA IN SQUARE FEET
1	2,522
2	2,522
3	2,611
4	2,836
5	2,480
6	3,518
7	2,521
8	2,613
9	2,462
10	2,749
11	2,439
12	2,455
13	2,805
14	2,619
15	2,522
16	2,497
17	3,523
18	2,761



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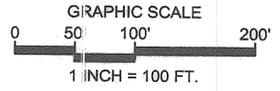
LAKE VISTA ESTATES PLAT ALTERATION

A PORTION OF GOVERNMENT LOT 4
(THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER),
SECTION 32, TOWNSHIP 25 NORTH, RANGE 6 EAST, W.M.,
CITY OF SAMMAMISH, KING COUNTY, WASHINGTON

RECORDING NO.	VOL/PAGE
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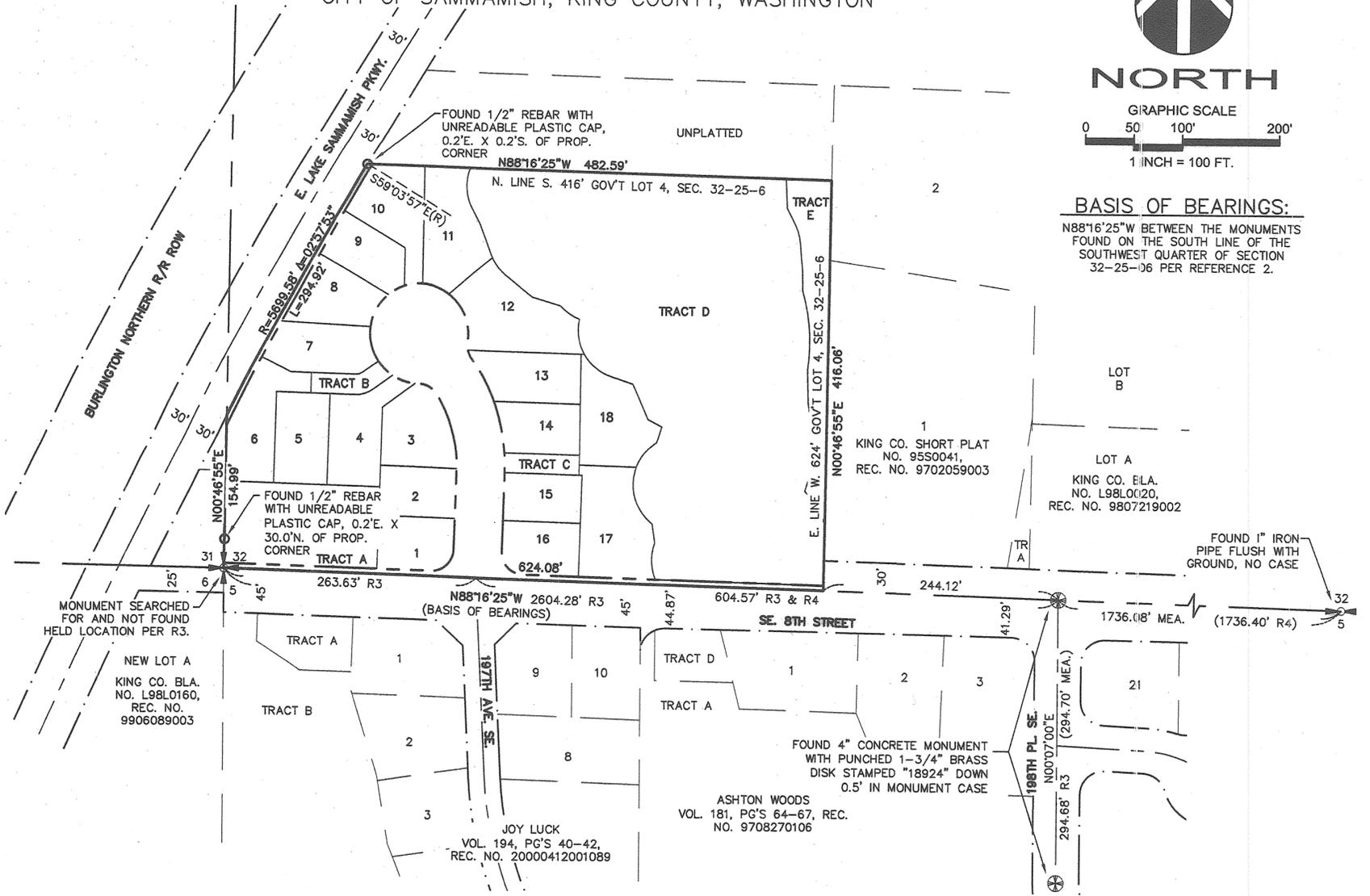


NORTH



BASIS OF BEARINGS:

N88°16'25"W BETWEEN THE MONUMENTS
FOUND ON THE SOUTH LINE OF THE
SOUTHWEST QUARTER OF SECTION
32-25-06 PER REFERENCE 2.



TITLE RESTRICTIONS

1. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF THE NOTICE OF CHARGES BY WATER, SEWER, AND/OR STORM AND SURFACE WATER UTILITIES, AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBERS 20040414002865, 20041201000040 AND 20060126001770.
2. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF THE NOTICE OF OBLIGATION TO CONSTRUCT DEVELOPER EXTENSION AGREEMENT WATER AND SEWER IMPROVEMENTS PURSUANT TO CHAPTER 57.22 RCW AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20130917001994.
3. THIS SITE IS SUBJECT TO AN EASEMENT AND THE RIGHTS INCIDENTAL THERETO GRANTED TO PUGET SOUND ENERGY FOR ONE OR MORE UTILITY SYSTEMS AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20150129001492.
4. THIS SITE IS SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS, TO THE EXTENT THAT THE SAME ARE PERMITTED BY APPLICABLE LAW AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20150729001691.
5. THIS SITE IS SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS AND OTHER MATTERS TO THE EXTANT THAT THE SAME ARE PERMITTED BY APPLICABLE LAW AS SET FORTH ON THE PLAT OF LAKE VISTA ESTATES, RECORDED IN VOLUME 270 OF PLATS, PAGES 7 THROUGH 12, UNDER RECORDING NUMBER 20150730000099.
6. THIS SITE IS SUBJECT TO AN EASEMENT AND THE RIGHTS INCIDENTAL THERETO FOR DRIVEWAY AND UTILITIES AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20151007000764.
7. THIS SITE IS SUBJECT TO AN EASEMENT AND THE RIGHTS INCIDENTAL THERETO GRANTED TO SAMMAMISH PLATEAU WATER AND SEWER DISTRICT FOR WATER LINES AND APPURTENANCES THERETO AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20151117001507.
8. THIS SITE IS SUBJECT TO AN EASEMENT AND THE RIGHTS INCIDENTAL THERETO GRANTED TO SAMMAMISH PLATEAU WATER AND SEWER DISTRICT FOR WATER AND SEWER LINES AND APPURTENANCES THERETO AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20151117001508.

REFERENCES

- R1. RECORD OF SURVEY RECORDED UNDER RECORDING NUMBER 9802029008.
- R2. RECORD OF SURVEY RECORDED UNDER RECORDING NUMBER 9705069002.
- R3. THE PLAT OF JOY LUCK RECORDED IN VOLUME 194 OF PLATS, PAGES 40 THROUGH 42 UNDER RECORDING NUMBER 20000412001089.
- R4. THE PLAT OF ASHTON WOODS RECORDED IN VOLUME 181 OF PLATS, PAGES 64 THROUGH 67 UNDER RECORDING NUMBER 9708270106.
- R5. KING COUNTY BOUNDARY LINE ADJUSTMENT NUMBER L98L0160, RECORDED UNDER RECORDING NUMBER 9906089003.

SURVEYOR'S NOTES

1. ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM CHICAGO TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE THIRD UPDATE ORDER NUMBER 0027601-06 DATED DECEMBER 10, 2015. IN PREPARING THIS MAP, D.R. STRONG CONSULTING ENGINEERS INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS D.R. STRONG CONSULTING ENGINEERS INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY REFERENCED CHICAGO TITLE INSURANCE COMPANY GUARANTEE. D.R. STRONG CONSULTING ENGINEERS INC. HAS RELIED WHOLLY ON CHICAGO TITLE INSURANCE COMPANY REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFOR D.R. STRONG CONSULTING ENGINEERS INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
2. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN JULY, 2012.
3. PROPERTY AREA = 241,528± SQUARE FEET (5.5447± ACRES).
4. ALL DISTANCES ARE IN FEET.
5. THIS IS A FIELD TRAVERSE SURVEY. A LEICA FIVE SECOND COMBINED ELECTRONIC TOTAL STATION WAS USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WAC 332-130-090. ALL MEASURING INSTRUMENTS AND EQUIPMENT ARE MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS.

LEGEND

- SECTION CORNER AS NOTED
- QUARTER SECTION CORNER AS NOTED
- FOUND MONUMENT AS NOTED
- FOUND CORNER MONUMENT AS NOTED



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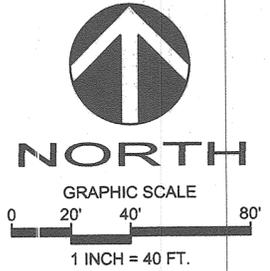


LAKE VISTA ESTATES PLAT ALTERATION

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RECORDING NO.

VOL/PG



BASIS OF BEARINGS

N88°16'25"W BETWEEN THE MONUMENTS FOUND ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 11-25-06 PER REFERENCE 2.

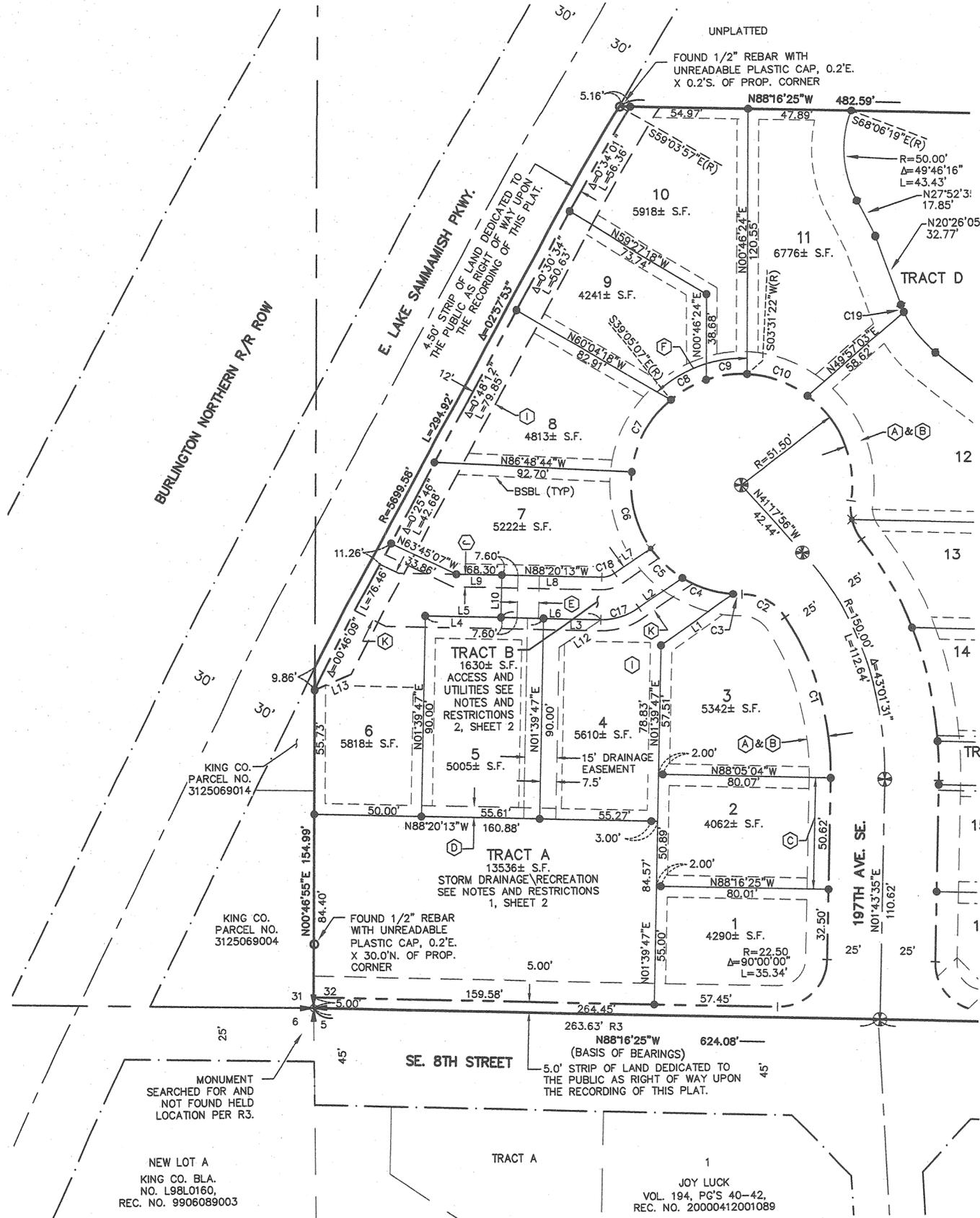
EASEMENT KEY

- (A) 10 FOOT PUBLIC UTILITY EASEMENT SEE UTILITY EASEMENT PROVISION SHEET 1.
- (B) 10' SPWSD WATER AND SEWER EASEMENT SEE WATER AND SEWER EASEMENT PROVISION SHEET 2.
- (C) 10 FOOT PRIVATE STORM DRAINAGE EASEMENT SEE EASEMENT NOTE NO. 1, SHEET 2.
- (D) 5 FOOT PRIVATE STORM DRAINAGE EASEMENT SEE EASEMENT NOTE NO. 2, SHEET 2.
- (E) 10 FOOT BY 20 FOOT PRIVATE STORM DRAINAGE EASEMENT SEE EASEMENT NOTE NO. 3, SHEET 2.
- (F) 10 FOOT PRIVATE STORM DRAINAGE EASEMENT SEE EASEMENT NOTE NO. 4, SHEET 2.
- (G) 10 FOOT PRIVATE STORM DRAINAGE EASEMENT SEE EASEMENT NOTE NO. 5, SHEET 2.
- (H) 10 FOOT PRIVATE STORM DRAINAGE EASEMENT SEE EASEMENT NOTE NO. 6, SHEET 2.
- (I) CITY OF SAMMAMISH RETAINING WALL EASEMENT SEE EASEMENT NOTE NO. 7, SHEET 2.
- (J) 6 FOOT NON-MOTORIZED PUBLIC ACCESS EASEMENT SEE EASEMENT NOTE NO. 8, SHEET 2.
- (K) 25' SPWSD WATER AND SEWER EASEMENT SEE WATER AND SEWER EASEMENT PROVISION SHEET 2.
- (L) PRIVATE ENTRY MONUMENT EASEMENT SEE EASEMENT NOTE NO. 9, SHEET 2.

LEGEND

- ⊕ SET 4" CONCRETE MONUMENT WITH 2" BRASS DISK STAMPED 37555 IN MONUMENT CASE
- FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP STAMPED "DEI 18909" PER REF. 3, EXCEPT AS NOTED OTHERWISE.
- SET 5/8" X 24" REBAR WITH PLASTIC CAP STAMPED "DRS 37555" AT CORNER OR ON LINE FROM CORNER AS INDICATED.
- ✕ SET TACK AND LEAD WITH 1" BRASS WASHER STAMPED "D.R.S. 37555"
- PDE PRIVATE STORM DRAIN EASEMENT
- BSBL BUILDING SETBACK LINE
- SPWSD SAMMAMISH PLATEAU WATER AND SEWER DISTRICT

SEE SHEET 5 FOR CONTINUATION



CURVE	RADIUS	DELTA ANGLE	ARC LENGTH
C1	125.00'	34°58'47"	76.31'
C2	24.00'	56°34'47"	23.70'
C3	51.50'	04°31'29"	4.07'
C4	51.50'	28°06'27"	25.26'
C5	51.50'	22°51'07"	20.54'
C6	51.50'	41°47'53"	37.57'
C7	51.50'	43°27'56"	39.07'
C8	51.50'	21°04'30"	18.94'
C9	51.50'	21°31'59"	19.35'
C10	51.50'	33°36'18"	30.21'
C11	51.50'	61°42'28"	55.47'
C12	24.00'	21°22'23"	8.95'
C13	24.00'	24°17'28"	10.18'
C14	175.00'	15°38'12"	47.76'
C15	175.00'	16°57'40"	51.80'
C16	175.00'	05°57'26"	18.20'
C17	30.00'	36°00'43"	18.86'
C18	10.00'	36°00'43"	6.29'
C19	50.00'	03°57'54"	3.46'
C20	49.96'	27°08'15"	23.68'
C21	50.00'	43°02'39"	37.56'
C22	50.00'	42°16'57"	36.90'
C23	50.00'	38°46'06"	33.83'
C24	50.00'	69°17'54"	60.47'
C25	50.00'	27°53'35"	24.34'
C26	22.50'	17°31'40"	6.88'
C27	22.50'	54°53'16"	21.55'

LINE	BEARING	DISTANCE
L1	N55°39'04"E	41.04'
L2	N55°39'04"E	24.79'
L3	N88°20'13"W	26.86'
L4	N88°20'13"W	55.61'
L5	N88°20'13"W	35.61'
L6	N88°20'13"W	46.86'
L7	N55°39'04"E(R)	20.75'
L8	N88°20'13"W	46.86'
L9	N88°20'13"W	21.44'
L10	N01°39'47"E	20.00'
L11	N01°39'47"E	10.00'
L12	N57°44'28"E	23.33'
L13	N69°14'53"E	18.16'
L14	N46°36'06"E	12.86'
L15	N43°23'54"W	20.74'
L16	N46°36'06"E	12.82'
L17	N01°39'47"E	10.00'



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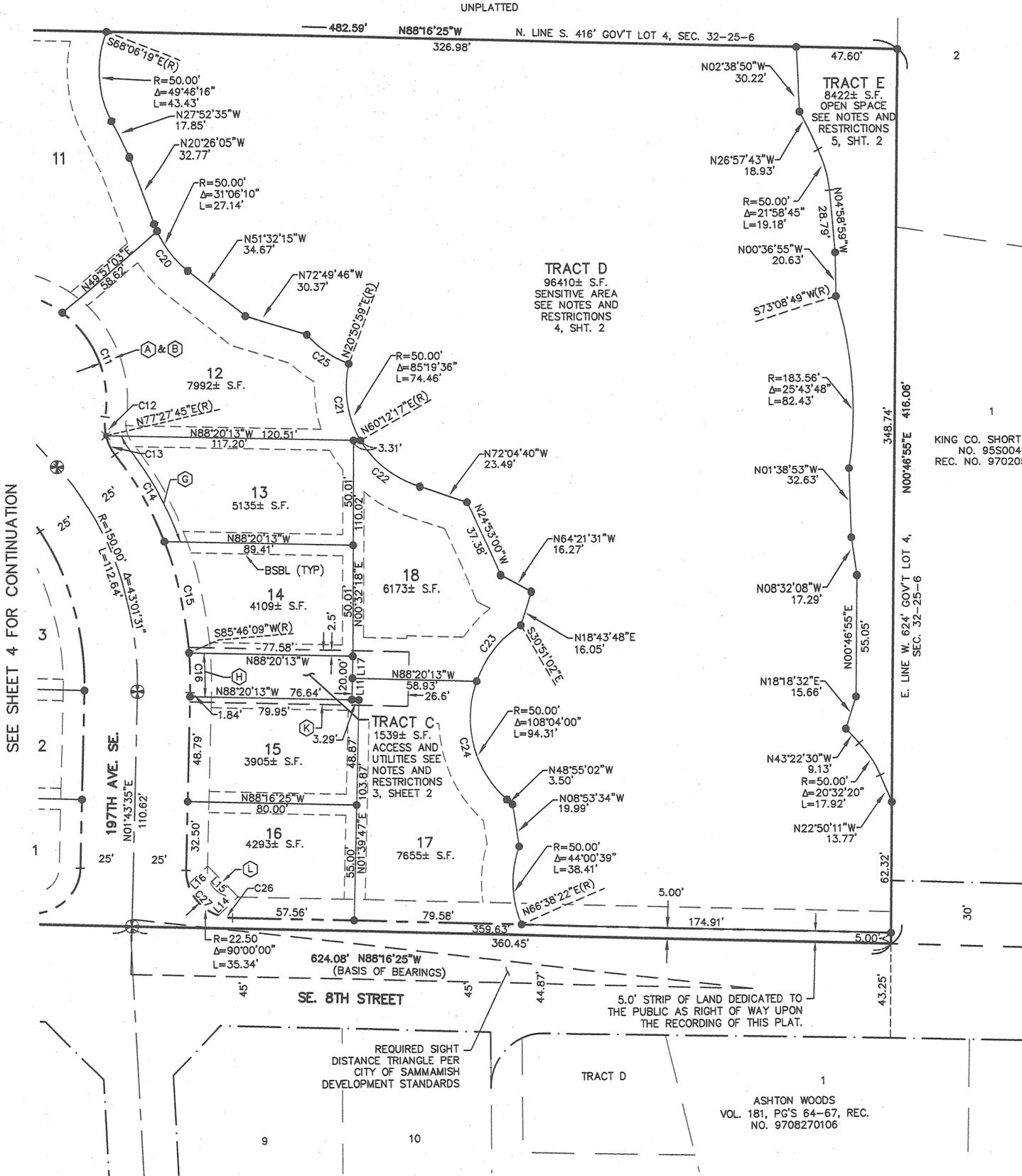
PROJECT NO. 14033

LAKE VISTA ESTATES PLAT ALTERATION

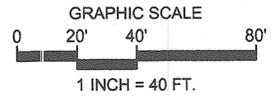
A PORTION OF GOVERNMENT LOT 4
(THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER),
SECTION 32, TOWNSHIP 25 NORTH, RANGE 6 EAST, W.M.,
CITY OF SAMMAMISH, KING COUNTY, WASHINGTON

RECORDING NO. _____ VOL/PG _____

UNPLATTED



NORTH



BASIS OF BEARINGS

N88°16'25"W BETWEEN THE MONUMENTS FOUND ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 32-25-06 PER REFERENCE 2.

EASEMENT KEY

- (A) 10 FOOT PUBLIC UTILITY EASEMENT SEE UTILITY EASEMENT PROVISION SHEET 1.
- (B) 10' SPWSD WATER AND SEWER EASEMENT SEE WATER AND SEWER EASEMENT PROVISION SHEET 2
- (C) 10 FOOT PRIVATE STORM DRAINAGE EASEMENT SEE EASEMENT NOTE NO. 1, SHEET 2.
- (D) 5 FOOT PRIVATE STORM DRAINAGE EASEMENT SEE EASEMENT NOTE NO. 2, SHEET 2.
- (E) 10 FOOT BY 20 FOOT PRIVATE STORM DRAINAGE EASEMENT SEE EASEMENT NOTE NO. 3, SHEET 2.
- (F) 10 FOOT PRIVATE STORM DRAINAGE EASEMENT SEE EASEMENT NOTE NO. 4, SHEET 2.
- (G) 10 FOOT PRIVATE STORM DRAINAGE EASEMENT SEE EASEMENT NOTE NO. 5, SHEET 2.
- (H) 10 FOOT PRIVATE STORM DRAINAGE EASEMENT SEE EASEMENT NOTE NO. 6, SHEET 2.
- (I) CITY OF SAMMAMISH RETAINING WALL EASEMENT SEE EASEMENT NOTE NO. 7, SHEET 2.
- (J) 6 FOOT NON-MOTORIZED PUBLIC ACCESS EASEMENT SEE EASEMENT NOTE NO. 8, SHEET 2.
- (K) 25' SPWSD WATER AND SEWER EASEMENT SEE WATER AND SEWER EASEMENT PROVISION SHEET 2
- (L) PRIVATE ENTRY MONUMENT EASEMENT SEE EASEMENT NOTE NO. 9, SHEET 2.

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SEE SHEET 4 FOR CONTINUATION

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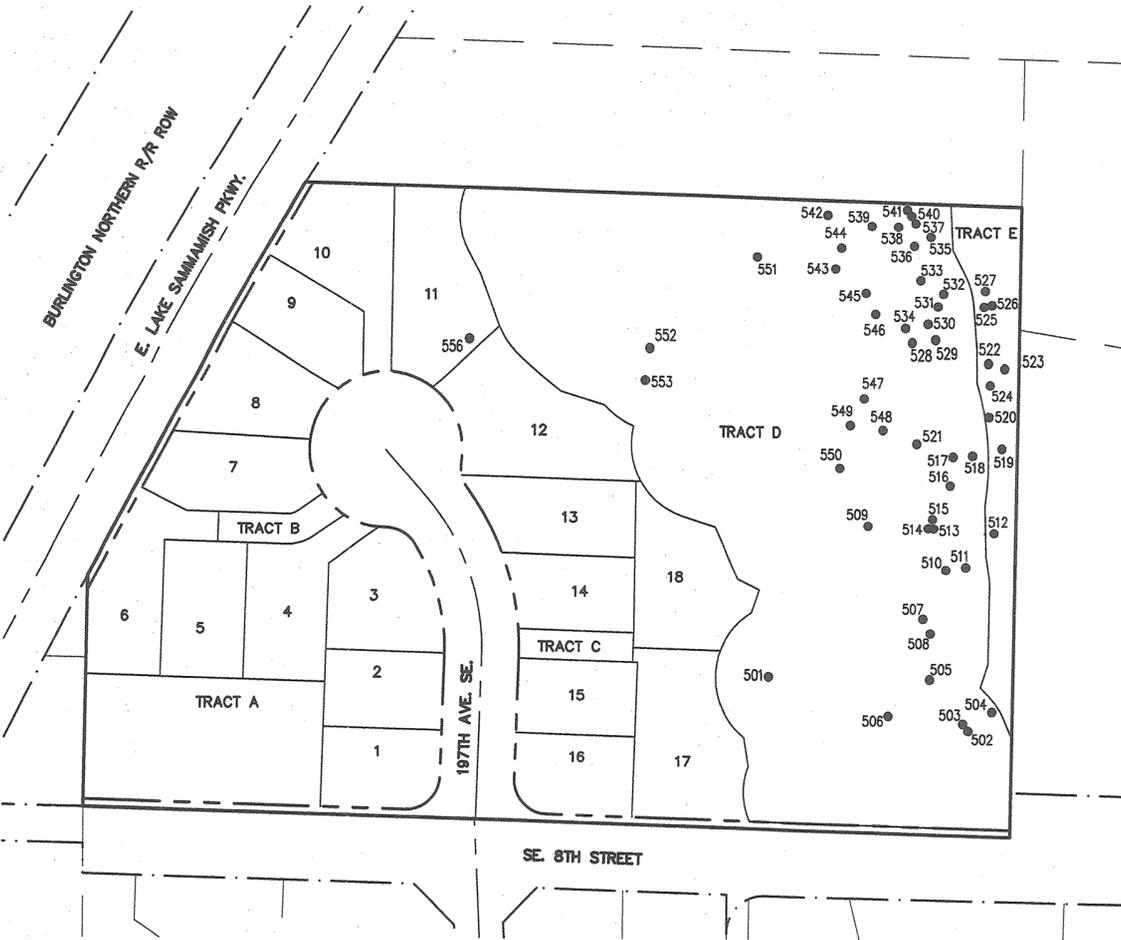
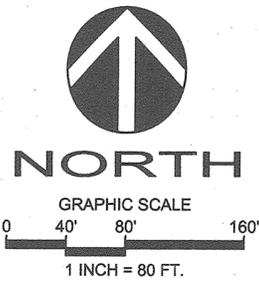
**D.R. STRONG
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LAKE VISTA ESTATES PLAT ALTERATION

A PORTION OF GOVERNMENT LOT 4
(THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER),
SECTION 32, TOWNSHIP 25 NORTH, RANGE 6 EAST, W.M.,
CITY OF SAMMAMISH, KING COUNTY, WASHINGTON

RECORDING NO.	VOL/PAGE
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TREES TO BE RETAINED

TREE #	SPECIES	DSH (INCHES)	DSH (INCHES) OF MULTI STEM TREES
501	BLACK COTTONWOOD	17	
502	DOUGLAS-FIR	10.5	3.3, 4.5, 6.4, 8
503	BIGLEAF MAPLE		
504	BLACK COTTONWOOD		9, 12
505	DOUGLAS-FIR	41.5	
506	RED ALDER	12	
507	BIGLEAF MAPLE		5.4, 5.4, 6.1, 6.4
508	BIGLEAF MAPLE		7.3, 9
509	BLACK COTTONWOOD	15	
510	DOUGLAS-FIR	44	
511	DOUGLAS-FIR	33	
512	DOUGLAS-FIR		18, 24
513	DOUGLAS-FIR	25	
514	DOUGLAS-FIR	28	
515	DOUGLAS-FIR	23	
516	DOUGLAS-FIR	34	
517	DOUGLAS-FIR	21	
518	DOUGLAS-FIR	35	
519	DOUGLAS-FIR	20	
520	DOUGLAS-FIR	30	
521	DOUGLAS-FIR	32	
522	DOUGLAS-FIR	21	
523	DOUGLAS-FIR	19	
524	DOUGLAS-FIR	24	
525	DOUGLAS-FIR	24	
526	DOUGLAS-FIR	31	
527	DOUGLAS-FIR	31	
528	DOUGLAS-FIR	32	
529	DOUGLAS-FIR	25	
530	DOUGLAS-FIR	23	
531	DOUGLAS-FIR	24	
532	DOUGLAS-FIR	24	
533	DOUGLAS-FIR	17	
534	DOUGLAS-FIR	27	
535	DOUGLAS-FIR	48	
536	DOUGLAS-FIR	26	
537	DOUGLAS-FIR	24	
538	DOUGLAS-FIR	18	
539	DOUGLAS-FIR	28	
540	DOUGLAS-FIR	24	
541	DOUGLAS-FIR	28	
542	DOUGLAS-FIR	31	
543	RED ALDER	12	
544	RED ALDER	15	
545	RED ALDER	14	
546	RED ALDER	14	
547	RED ALDER	15	
548	RED ALDER	12	
549	RED ALDER	15	
550	RED ALDER	15	
551	RED ALDER	15	
552	RED ALDER	15	
553	RED ALDER		7, 15
556	DOUGLAS-FIR	8.2	

NOTES

1. EXISTING TREE LOCATIONS SHOWN HEREON ARE BASED ON A FIELD SURVEY PERFORMED BY THIS FIRM IN JULY, 2012. TREE SIZES AND SPECIES ARE BASED ON INFORMATION PROVIDED BY TREE SOLUTIONS INC. CONSULTING ARBORIST. DATED SEPTEMBER 25, 2012.

LEGEND

- EXISTING TREE TO BE SAVED SEE TABLE ABOVE
- DSH DIAMETER AT STANDARD HEIGHT

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.



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VOL/PAGE

Vicinity Map

Lake Vista Estates Plat Alteration—FSUB2016-000062

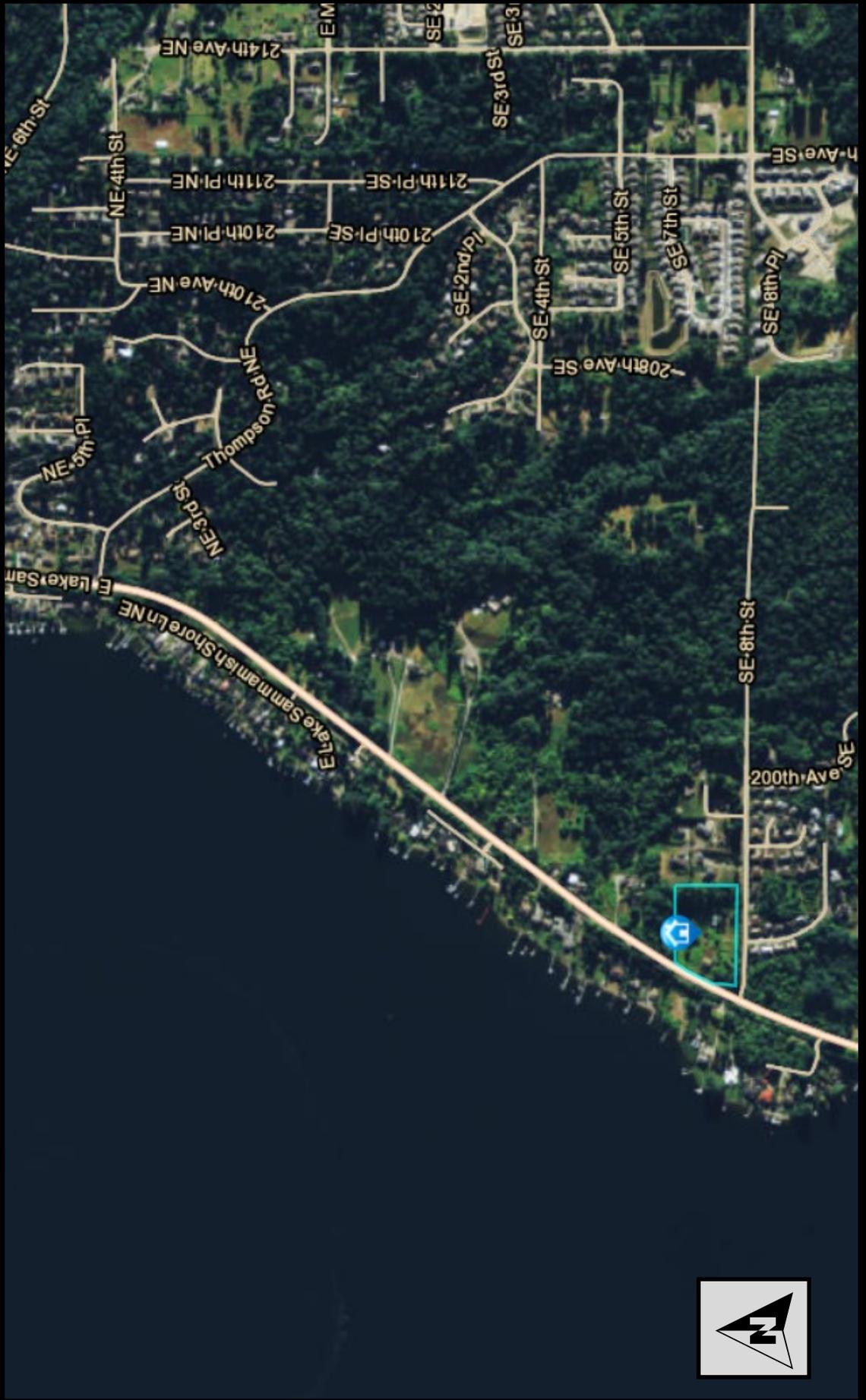


Exhibit 5



Meeting Date: April 5, 2016

Date Submitted: 3/30/2016

Originating Department: Public Works

Clearances:

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

Subject: Right-of-Way, Pedestrian and Bikeway Assets Inventory Contract

Action Required: Authorize the City Manager to execute a Contract Agreement in the amount of \$189,628.00 with Transmap Corporation.

Exhibits: Agreement for Services – Transmap Corporation

Budget: Budget is available in the approved 2015-2016 Public Works Street and Parks Funds under the following accounts: Street Fund Professional Services and Roadway Overlay Program; and Park Planning Professional Services.

Summary Statement:

The Public Works and Parks Departments are recommending that the City contract with Transmap Corporation to inventory all public infrastructure within the City's Rights-of-Way (ROW), conduct a pavement assessment of all publically-owned streets and assess the reflectivity of regulatory and warning traffic signs. This information will be integrated into the City's Geographic Information System (GIS) and used by various City software programs such as microPAVER, TRAKiT, and Cityworks Asset Management. The project will also include inventorying public pedestrian trails, paths and bikeway facilities. The data will be used to update the City's 2004 Trail, Bikeways and Paths Plan, the City's federally-mandated ADA Transition Plan, the federally-mandated Sign Retroreflectivity Requirements, the City's non-motorized facilities priorities and the City's pavement management prioritization program.

Background:

This project will address two critical needs to efficiently and effectively maintain and track the City's motorized and non-motorized infrastructure. First, the project will complete a pavement condition assessment for all City-owned roads, including those in the newly annexed Klahanie Annexation Area. Conducting a pavement condition assessment on a regular basis is standard industry practice. Cities typically conduct such assessments every two to five years. Historically, pavement condition assessments were done manually by a team of raters who would walk representative roadway segments and conduct visual ratings. This methodology introduces inherent inconsistencies between raters and even with the individual rater themselves. This project will collect the field data with state-of-the-art

cameras which will significantly reduce that variability and will produce a more consistent and defensible evaluation of the actual condition of the city's pavement.

Transmap will use a high definition mobile mapping system to capture photogrammetric images and LiDAR data of the pavement. After the data collection process is completed, Transmap will assess the pavement condition of all roadways using the digital image database developed from field data. Each roadway segment will receive a pavement rating based on both the type of distress (alligator cracking, edge cracking, potholes, etc.), as well as the severity of each distress. Staff will use pavement condition ratings to prioritize and schedule pavement maintenance activities such as overlays and patching to extend the life of the pavement.

Key deliverables for the pavement condition rating and assessment task includes the actual rating itself, microPAVER software, hands-on in depth training for city staff on how to use microPAVER, the LiDAR and photogrammetric data of all City-owned roads and integration of the rating data into the Cityworks asset management software for \$74,000. The last time Public Works conducted a pavement assessment was in 2012 at a cost of \$55,000. The deliverables were the pavement assessments and the supporting field data that was uploaded into the City's pavement management software program.

The second critical need this Project will address is to inventory and geo locate all publically-owned motorized and non-motorized assets (e.g. sidewalks, paths, surface type, ADA ramps, traffic signs and signals, pavement markings, trees, street lights, etc.) and deliver the data into the Cityworks and GIS systems. The City needs an inventory of its public assets and infrastructure and their location and condition in order to efficiently use its limited resources to systematically and cost effectively maintain, repair, retrofit or replace those assets.

To accomplish that goal, the City made a decision in 2014 to purchase and implement Azteca Cityworks, a Geographic Information System (GIS) centric Computerized Maintenance Management System to improve the methods and means by which the City can track the maintenance costs (labor, equipment, and materials) and condition of its streets, surface water, parks, and facility assets. A GIS is the most powerful software and database system for storing and managing an inventory of geographically distributed assets such as roadways, bridges, traffic control, parks and park amenities, signs, facilities, trees, and surface water systems. A major benefit of implementing a GIS-centric system means that the asset and its features such as the size, height and type are fully integrated into the GIS system. That information can be accessed and updated by using map locations much like how Google maps works.

The City has its facilities, parks and stormwater assets mapped in GIS, but not those within the ROW such as pavement edges and markings, signs, signals, sidewalks, light poles, etc. This project will inventory, collect and create a GIS database containing a wide array of assets and features within the ROW and of trails, paths and bikeways. Public Works will be able to track maintenance costs for work done on those assets in Cityworks, and keep a current inventory of them. The GIS information will also be used to support TRAKiT, respond to customer inquiries, create maps, and is necessary in order to be in compliance with the federally-mandated ADA Act (Americans with Disabilities Act) and the Federal Highway Administration's Sign Retroreflectivity Requirements.

An alternative to using the Mobile Mapping System to collect the data is to hire a team of consultant surveyors. In 2007, in anticipation of developing an ADA Transition Plan for its 336 miles of sidewalks, the City of Bellevue conducted a trial experiment by surveying its ramps. They concluded it would cost in excess of \$1M. While there are not that many sidewalks in Sammamish, this project will collect data

on all publically owned assets within its 205 centerline miles of roadways for about \$190,000 as well as collecting data on its trails, paths and bikeways. As a side note, we will be able to calculate exactly how many miles of sidewalks and where they are located as a result of this project.

Key deliverables for this task are a GIS database of all publically-owned assets and features in the ROW, trails, paths and bikeways which will be integrated into the City’s GIS system and a report on the reflectivity rating of every regulatory and warning traffic sign in the City.

Financial Impact:

The cost of completing this asset inventory work is included in the city’s adopted 2015-16 budget as a part of the overall work to be completed within the following line item budget amounts:

Acct No	Description	Year*	Year	Amount
101-000-542-10-41-00	Professional Services – Street Fund	2015		\$ 70,477
101-000-542-10-41-00	Professional Services – Street Fund		2016	\$ 170,000
101-000-542-30-48-51	Roadway Overlay Program	2015		\$ 396,480
101-000-542-30-48-51	Roadway Overlay Program		2016	\$ 3,750,000
001-076-576-95-41-00	Park Planning Professional Services		2016	\$ 58,000
				\$ 4,444,957

* 2015 unexpended budget amount requested to be carried forward for expenditure in 2016.

Recommended Motion:

Authorize the City Manager to execute a Contract Agreement with Transmap, Inc. for professional services to inventory of public infrastructure within the City’s Rights-of-Way (ROW) including trails, paths and bikeways; to conduct a pavement assessment of all publically-owned streets, and to conduct a sign retroreflectivity assessment in the amount not to exceed \$189,628 and to administer a contract management reserve amount of \$30,000.

**CITY OF SAMMAMISH
AGREEMENT FOR SERVICES**

Consultant: Transmap Corporation

This Agreement is entered into by and between the City of Sammamish, Washington, a municipal corporation, hereinafter referred to as the "City," and Transmap Corporation hereinafter referred to as the "Consultant."

WHEREAS, the City desires to have certain services performed for its citizens; and

WHEREAS, the City has selected the Consultant to perform such services pursuant to certain terms and conditions;

NOW, THEREFORE, in consideration of the mutual benefits and conditions set forth below, the parties hereto agree as follows:

1. **Scope of Services to be Performed by Consultant.** The Consultant shall perform those services described in Exhibit "A" of this agreement. In performing such services, the Consultant shall comply with all federal, state, and local laws and regulations applicable to the performance of such services. The Consultant shall perform services diligently and completely and in accordance with professional standards of conduct and performance.

2. **Compensation and Method of Payment.** The Consultant shall submit invoices for work performed. The City shall pay Consultant:

[Check applicable method of payment]

According to the rates set forth in Exhibit ""

A sum not to exceed \$189,628.00

Other (describe): _____

The Consultant shall complete and return to the City Exhibit "B," Taxpayer Identification Number, prior to or along with the first invoice submittal. The City shall pay the Consultant for services rendered within ten days after City Council approval.

3. **Duration of Agreement.** This Agreement shall be in full force and effect for a period commencing upon execution and ending December 31, 2016 unless sooner terminated under the provisions of the Agreement. Time is of the essence of this Agreement in each and all of its provisions in which performance is required.

4. **Ownership and Use of Documents.** Any records, files, documents, drawings, specifications, data or information, regardless of form or format, and all other materials produced by the Consultant in connection with the services provided to the City, shall be the property of the City whether the project for which they were created is executed or not

5. **Independent Contractor.** The Consultant and the City agree that the Consultant is an independent contractor with respect to the services provided pursuant to this Agreement. The Consultant will solely be responsible for its acts and for the acts of its agents, employees, subconsultants, or representatives during the performance of this Agreement. Nothing in this Agreement shall be considered to create the relationship of employer and employee between the parties hereto.

6. **Indemnification.** The Consultant shall defend, indemnify and hold the City, its officers, officials, employees and volunteers harmless from any and all claims, injuries, damages, losses or suits including attorney fees, arising out of or resulting from the negligent acts, errors or omissions of the Consultant, in performance of this Agreement, except for injuries and damage caused by the sole negligence of the City. It is further specifically and expressly understood that the indemnification provided herein constitutes the Consultant's waiver of immunity under Industrial Insurance, Title 51

Exhibit 1

RCW, solely for the purposes of this indemnification. This waiver has been mutually negotiated by the parties. The provisions of this section shall survive the expiration or termination of this Agreement.

Furthermore, should subcontracting be agreed to by the parties, the Contractor shall cause each and every Subcontractor to provide insurance coverage that complies with all applicable requirements of the Contractor-provided insurance as set forth herein, except the Contractor shall have sole responsibility for determining the limits of coverage required to be obtained by Subcontractors. The Contractor shall ensure that the City is an additional insured on each and every Subcontractor's Commercial General liability insurance policy using an endorsement at least as broad as the Insurance Services Office Additional Insured endorsement CG 20 38 04 13.

7. Insurance.

A. The Consultant shall procure and maintain for the duration of the Agreement, insurance against claims for injuries to persons or damage to property which may arise from or in connection with the performance of the work hereunder by the Consultant, its agents, representatives, or employees.

B. Should a court of competent jurisdiction determine that this Agreement is subject to RCW 4.24.115, then, in the event of liability for damages arising out of such services, or bodily injury to persons or damages to property, caused by or resulting from the concurrent negligence of the Consultant and the City, its officers, officials, employees, and volunteers, the Consultant's liability hereunder shall be only to the extent of the Consultant's negligence.

Minimum Scope of Insurance

Consultant shall obtain insurance of the types described below:

1. Automobile Liability insurance covering all owned, non-owned, hired and leased vehicles. Coverage shall be written on Insurance Services Office (ISO) form CA 00 01 or a substitute form providing equivalent liability coverage. If necessary, the policy shall be endorsed to provide contractual liability coverage.
2. Commercial General Liability insurance shall be written on ISO occurrence form CG 00 01 and shall cover liability arising from premises, operations, independent contractors and personal injury and advertising injury. The City shall be named as an additional insured under the Contractor's Commercial General Liability insurance policy with respect to the work performed for the City.
3. Workers' Compensation coverage as required by the Industrial Insurance laws of the State of Washington.
4. Professional Liability insurance appropriate to the Consultant's profession.

Minimum Amounts of Insurance

Consultant shall maintain the following insurance limits:

1. Automobile Liability insurance with a minimum combined single limit for bodily injury and property damage of \$1,000,000 per accident.
2. Commercial General Liability insurance shall be written with limits no less than \$1,000,000 each occurrence, \$2,000,000 general aggregate.
3. Professional Liability insurance shall be written with limits no less than \$1,000,000 per claim and \$1,000,000 policy aggregate limit.

Other Insurance Provisions

The insurance policies are to contain, or be endorsed to contain, the following provisions for Automobile Liability, Professional Liability and Commercial General Liability insurance:

Exhibit 1

1. The Consultant's insurance shall not be cancelled by either party except after thirty (30) days prior written notice has been given to the City

Verification of Coverage

Consultant shall furnish the City with original certificates and a copy of the amendatory endorsements, including but not necessarily limited to the additional insured endorsement, evidencing the insurance requirements of the Consultant before commencement of the work.

8. Record Keeping and Reporting.

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

B. The foregoing records shall be maintained for a period of seven years after termination of this Agreement unless permission to destroy them is granted by the Office of the Archivist in accordance with RCW Chapter 40.14 and by the City.

9. **Audits and Inspections.** The records and documents with respect to all matters covered by this Agreement shall be subject at all times to inspection, review, or audit by the City during the performance of this Agreement.

10. Termination.

A. This City reserves the right to terminate or suspend this Agreement at any time, with or without cause, upon seven days prior written notice. In the event of termination or suspension, all finished or unfinished documents, data, studies, worksheets, models, reports or other materials prepared by the Consultant pursuant to this Agreement shall promptly be submitted to the City

B. In the event this Agreement is terminated or suspended, the Consultant shall be entitled to payment for all services performed and reimbursable expenses incurred to the date of termination.

C. This Agreement may be cancelled immediately if the Consultant's insurance coverage is canceled for any reason, or if the Consultant is unable to perform the services called for by this Agreement.

D. The Consultant reserves the right to terminate this Agreement with not less than fourteen days written notice, or in the event that outstanding invoices are not paid within sixty days.

E. This provision shall not prevent the City from seeking any legal remedies it may otherwise have for the violation or nonperformance of any provisions of this Agreement.

11. **Discrimination Prohibited.** The Consultant shall not discriminate against any employee, applicant for employment, or any person seeking the services of the Consultant under this Agreement, on the basis of race, color, religion, creed, sex, age, national origin, marital status, or presence of any sensory, mental, or physical handicap.

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

13. **Conflict of Interest.** The City insists on the highest level of professional ethics from its consultants. Consultant warrants that it has performed a due diligence conflicts check, and that there are no professional conflicts with the City. Consultant warrants that none of its officers, agents or employees is now working on a project for any entity engaged in litigation with the City. Consultant will not disclose any information obtained through the course of their work for the City to any third party, without written consent of the "City". It is the Consultant's duty and obligation to constantly

Exhibit 1

update its due diligence with respect to conflicts, and not the City's obligation to inquire as to potential conflicts. This provision shall survive termination of this Agreement.

14. **Confidentiality.** All information regarding the City obtained by the Consultant in performance of this Agreement shall be considered confidential. Breach of confidentiality by the Consultant shall be grounds for immediate termination.

15. **Non-appropriation of funds.** If sufficient funds are not appropriated or allocated for payment under this Agreement for any future fiscal period, the City will so notify the Consultant and shall not be obligated to make payments for services or amounts incurred after the end of the current fiscal period. This Agreement will terminate upon the completion of all remaining services for which funds are allocated. No penalty or expense shall accrue to the City in the event that the terms of the provision are effectuated.

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

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

City of Sammamish
801 228th Avenue SE
Sammamish, WA 98075
Phone number: (425) 295-0500

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

Company Name Transmap
Contact Name Howard Luxhoj
Street Address 3366 Riverside Drive, Suite 103
City, State Zip Upper Arlington, OH 43221
Phone Number 614-481-6799
Email hluxhoj@transmap.com

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

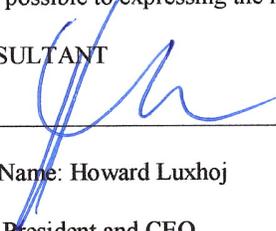
The Contractor will be required to obtain a City of Sammamish business license prior to performing any services and maintain the business license in good standing throughout the term of its agreement with the City. A city business license application can be found at: <http://www.bls.dor.wa.gov/cities/sammamish.aspx>."

19. **Severability.** Any provision or part of this Agreement held to be void or unenforceable under any law or regulation shall be deemed stricken and all remaining provisions shall continue to be valid and binding upon the City and the Consultant, who agree that the Agreement shall be reformed to replace such stricken provision or part with a valid and enforceable provision that comes as close as reasonably possible to expressing the intent of the stricken provision.

CITY OF SAMMAMISH, WASHINGTON

CONSULTANT

By: _____

By: _____ 

Print Name: Lyman Howard

Print Name: Howard Luxhoj

Title: City Manager

Title: President and CEO

Date: _____

Date: 3/30/16

Attest/Authenticated:

Approved As To Form:

City Clerk

City Attorney

Exhibit A

Right-of-Way, Pedestrian and Bikeway Assets Inventory

Departments of Public Works and Parks

PROJECT BACKGROUND

The City desires to inventory all publically-owned assets within the ROW and all trails outside of the ROW and collect a range of information regarding their physical attributes. The project will also include inventorying public and private pedestrian and bikeway facilities within the City. This information will be integrated into the City's Geographic Information System (GIS) and used by various software programs such as microPAVER, TRAKiT, and Cityworks Asset Management. Some of the data will also be used to update the City's 2004 Trail, Bikeways and Paths Plan and the City's ADA Transition Plan.

In addition, the work will include performing a Pavement Condition Assessment and importing pavement condition information into microPAVER. The City currently uses StreetSaver v. 9 Online Edition as its pavement management system and will transition to using microPAVER, so previous experience with both software programs as well as integrating microPAVER with CityWorks, ArcGIS and ESRI file geodatabase 10.1 or later is required.

There are approximately 410 lane miles in the City, including the newly incorporated area of Klahanie.

Trails, bikeways and paths were inventoried as part of the 2004 Trails, Bikeways, and Paths Plan. However, City capital projects and private development have added facilities and several annexations have occurred since then so an update to the Plan, including the inventory is needed.

SCOPE OF WORK

The following is a preliminary Scope of Work which also includes the cost for two licenses to view and/or extract the data as well as hands-on training and documentation for up to three city staff to extract the data in house and use microPAVER.

Required Minimum GIS Standards

- Ability to provide ESRI Geodatabase 10.3.1 for all GIS deliverables.
- Spatial accuracy of less than 1 foot or greater on all GIS files to overlay on existing City GIS data
- Ability to provide Road and section Cityworks ID in Micro Paver and GIS pavement polygon layer section.
- Ability to use existing City of Sammamish or National geodatabase models where applicable. The consultant is encouraged to provide recommendations to change existing City geodatabase models to meet the business needs of the City.

Required Collection Methods and Hardware

The data collection vehicle for the ROW data collection must have GPS/GNSS, digital mapping and imaging capabilities, including the ability to collect ground based LiDAR or photogrammetric technique. The LiDAR or photogrammetric method will have the capability to determine roadway characteristics and to cover roadway both directions for a 360 degree view on road and capture right-of-way assets. Confirm ability to have images overlap to acquire any requested assets. Be able to show the use of actual measurements of surface distress data. Delineate distress survey areas in the GIS pavement layer. All assets shall have an image that is spatially located. The image spacing along the roadway must be less than 20 feet.

Exhibit 1

Data Delivery Requirements

All delivered data must be in industry standard formats and be owned exclusively by the City of Sammamish with no opportunity for resale by the vendor. Entity Relationship Diagrams must be delivered to assist the city with data flow.

General requirements for delivery data of assets in the ROW:

- All public roads must be driven in both directions resulting in 100 percent coverage. Data shall represent the full coverage.
- Digital images must be delivered in industry standard *.jpeg image format. All images must have the ability to determine the date that the image was taken.
- Perform geo-referenced digital pavement data collection, including high resolution downward facing line-scan images and high resolution forward and side facing images at minimum 20 foot intervals
- LiDAR or photogrammetric coverage for roadway and asset features. The consultant will convert the LiDAR or photogrammetric point data to GIS features. Must collect pavement data collection and analysis using ASTM D6433-09 methodology.
- State the horizontal and vertical accuracy for the City's GIS and map asset features based on US Geospatial National Map Accuracy Standards.
- Edit data as an ArcGIS Server 10.3 feature service or as an ArcGIS 10 file/server geodatabase.
- Load new pavement analysis into the microPAVER system using an automated loading script to reduce key entry errors.
- Deliver microPAVER files that combines historic and current pavement analysis. The City's historical pavement data is in StreetSaver.
- Deliver a polygon ESRI file Geodatabase pavement layer with current pavement condition index (PCI) and International Roughness Index (IRI) and all measured pavement distress data.
- Robust QC tools – Walk-out maps must be created and reviewed by the City before the scheduled walk-out. These maps must have the sample polygons and pavement analysis data formatted in a style for the field walk-out.
- Deliver data in a format to integrate or export to the Cityworks systems
- All GIS data will conform to the following: WA State Plane Coordinates, North Zone, High Precision Ground Network, and US Feet. ESRI Coordinate System: NAD_1983_HARN_StatePlane_Washington_North_FIPS_4601_Feet.
- Add PCI values and collected distress data to the existing Street feature class.
- Collected assets must be linked to the City of Sammamish centerline file, which will be supplied to the Consultant

Task 1. Project Management

The Consultant shall be responsible for the management, administration, quality assurance and quality control review and coordination for the work defined in this contract. This task represents the labor and expenses associated with managing the schedule, reporting, coordination, meetings/workshops and quality assurance and quality control.

The consultant shall lead bi-weekly team meetings and send out an agenda two days in advance. One meeting will be at the City's office and the other via a phone conference call. Up to three (3) consultant team members will attend. A presentation shall be held at the City demonstrating the completed project.

Exhibit 1

Monthly status reports shall include what was accomplished during the current reporting period, the planned work for the upcoming reporting period, updated Gantt project schedule and a detailed invoice showing expenditures and remaining budget to date by task.

Task 2. Right- of-Way Asset Inventory: Due September 30, 2016

The City desires to complete an inventory of publically-owned assets in the right-of-way (ROW). The City plans an a la carte approach for processing the ROW asset data and incorporating it into an ESRI 10.3.1 geodatabase. The data collection must be done such that processing the data can be performed at a later date by other parties without re-mobilizing crews and equipment in the field. Due to possible safety risks, hand-held or walk-out collection of assets within the ROW will not be allowed. Instead, vehicle-based mobile mapping technology is the collection method that shall be used within the public ROW. Windshield survey inspections will not be allowed.

Hands-on training shall be provided on how to post-process the ROW data for up to five (5) City staff.

The following is the list of the specific assets and additional data requirements that the City desires to collect. The list will be finalized during contract negotiations, which will largely be influenced by the cost. Each feature must have complete attribution (as determined by City). All asset layers, including the line pavement layers must have a street key identification which links to the unique street key for the adjacent feature in the City of Sammamish's street-feature class, which will be supplied to the Consultant.

All features shall include capturing the following characteristics. Additional characteristics are listed below each feature group as applicable.

- X,Y,Z coordinates referenced to the WA State Plane System
- Unique ID
- Image Link
- Size
- Length
- Width
- Total Height
- Type (e.g. street sign, double yellow line, gravel path, etc.)
- Material Type
- MUTCD Code

Drainage Features

- Catch Basins and Inlets
- Stormdrain Manholes
- Culverts
- Valve Covers

Traffic and Pedestrian Control Features

- Traffic Signs and Posts
 - Post Material
 - Retroreflectivity
- Traffic and Pedestrian Signs/Signals
 - Pole Material
 - Signal Cabinet

Exhibit 1

- Power Box
- Detection Type
- Battery Backup Units (UPS)
- Signs
- School Zone Flashers
- Crosswalk Flashers
- Speed Radar Signs
- Traffic Camera (Location only)

Roadway Features

- Street Barricades/Opticom Gates
- Pavement Markings/Striping
 - Color
 - Symbols
 - Line Type, e.g. double yellow, skip line, fog line, etc.
- Road Deflection
- Bridges
- Walls
- Sidewalk Ramps
- Planter and Median Strips
- Street Lights and Poles
 - Owner (IntoLight TAG No.)
 - PSE Pole Grid No.
 - Luminaire Type
 - Pole
 - Pole Foundation Type (e.g. buried, concrete foundation, breakaway, etc.)
- Guardrails
 - Guard Rail End Type
 - Post
- Roadway Edge and Shoulders
 - Shoulder Widths <4 ft
 - Curbs
 - Gutters
 - Ditches

Other Features

- Trees

Collection and delivery of raw data must be completed within four (4) months from notice to proceed. An ESRI web based image and asset viewer must be delivered. This viewer must have the ability to share information over multiple facilities and personnel. The viewer will have all asset/pavement (PCI, distresses) loaded with attribute information.

Task 3. Pavement Condition Assessment and Rating: Due August 31, 2016

This task includes performing a Pavement Condition Assessment (PCA) on approximately 205 centerline miles of City of Sammamish streets, developing pavement ratings, and calculating the corresponding Pavement Condition Index (PCI) and Overall Condition Index (OCI) in conformance to ASTM D6433-09.

Exhibit 1

The work product will include incorporating the new pavement condition data and indices into microPAVER and Cityworks software platforms.

At minimum, each roadway segment shall include the following:

- Street Name
- Beginning Location
- End Location
- Length
- Width
- Year Constructed

Deliverables

- A summary of all typical distresses and severities by pavement section
- Updated pavement management database

The Consultant shall provide on-site training on microPAVER for up to three (3) City staff. The consultant shall be responsible for obtaining and providing to the City three (3) licensed copies of the microPAVER software.

Task 3A. microPAVER System Installation and Integration with Cityworks

The City requires professional and technical services necessary to install the microPAVER software on up to three City workstations, connect microPAVER and Cityworks platforms, and test the two systems to confirm full functionally consistent with manufacturers specifications. The consultant will work with the City to coordinate with Cityworks on ensuring the proper interface is installed.

Task 3B. Integration of Historical Pavement Data

This task is to migrate the City's 12 years of historical pavement rating data from StreetSaver into microPAVER.

Task 4. Pedestrian and Bike Facilities Asset Inventory: Due July 15, 2016

The City desires to update its inventory of existing pedestrian and bike facilities trails and paths within the City limits. These assets are owned by either the City, King County, private individuals or Home Owners Associations and it is unknown exactly how many miles exist. These facilities exist in City opened and unopened rights-of-way and on private property. This information will be used to update the 2004 Trails, Bikeways, and Paths Plan, which is available on line at <http://www.sammamish.us/projects/TrailsPlan.aspx>.

It is anticipated that the methodology for the **public** trail/pathway facilities would be collected via LiDAR or other photogrammetric technology and the **private** facility data may be through available sources that could include aerial photos, existing GIS data, and other publicly available means.

The following are the assets and attributes the City desires to collect and will be finalized during contract negotiations.

- Pedestrian and Bike Facility Locations
- Width, Location, Grade, Cross Slope and Surface Type of:
 - Sidewalks
 - Shoulders (Widths \geq 4ft)
 - Bike Lanes
 - Paths within the ROW

Exhibit 1

- Pavement Markings on all Pedestrian and Bike Facilities
- Stair Location, Width and Surface Type
- Overhead Constructed Obstructions (e.g. bridge)
- Signage
- Public or Private Access Points (Cross street, Trail, Parking area)
- Transit Stops

EXHIBIT B



TAX IDENTIFICATION NUMBER

In order for you to receive payment from the City of Sammamish, you must have either a Tax Identification Number or a Social Security Number. The Internal Revenue Service Code requires a Form 1099 for payments to every person or organization other than a corporation for services performed in the course of trade or business. Further, the law requires the City to withhold 20% on reportable amounts paid to unincorporated persons who have not supplied us with their correct Tax Identification Number or Social Security Number.

Please complete the following information request form and return it to the City of Sammamish prior to or along with the submittal of the first billing invoice.

Please check the appropriate category:

- Corporation Partnership Government Consultant
 Individual/Proprietor Other (explain)

TIN No.: 31-1414214

Social Security No.: _____

Print Name: HOWARD LUXHOJ

Title: PRESIDENT / CEO

Business Name: TRANSMAP CORPORATION

Business Address: 3366 RIVERSIDE DR. STE. 103, UPPER ARLINGTON, OH 43221

Business Phone: (614) 481-6799

3/30/16
Date


Authorized Signature (Required)

Exhibit 1

Exhibit 1

Transmap Corporation

March 28, 2016

City of Sammamish, WA Contract Pricing

1) Pavement Condition Assessment and Rating

Task	Description	Comments	Transmap Units	Transmap Price	Total
1a	ON-SIGHT™ Raw Data Collection Includes LiDAR (units = centerline miles)	Transmap will utilize our Crack Map 3D technology (LCMS) for pavement collection - 100% coverage - 360-degree image view of all roadways (ROW) with new Ladybug5 Ultra HD solution. Ground-based LiDAR (100% roadway coverage).	204	\$91.99	\$18,765.96
1b	Advanced Inspection Processing - Profilometer/2D Crack Images (units = lump sum)	Transmap uses an ASTM compliant E950 profilometer and will process all rut and ride collected data. Delivery of 2D Crack Map images	1	\$3,995.00	\$3,995.00
1c	Network Setup and Review (units = hours)	Transmap will review the City's centerline file and set up the required network for loading into MicroPAVER (this includes linking PCI data to Esri centerline).	16	\$99.00	\$1,584.00
1d	Pavement Inspection (units = samples)	Detailed surface distress analysis - Transmap uses ASTM D6433 network level analysis - Vehicle automated Crack Map 3D - Pavement width included - Price includes field verification (walkout)	3,713	\$5.59	\$20,755.67
1e	MicroPAVER Load (units = lump sum)	Formatting pavement sample data and centerline file for mass load into MicroPAVER using scripts	1	\$1,925.00	\$1,925.00
1f	Cityworks Integration (units = hours)	Transmap will format the City's centerline file and distress data for loading into Cityworks.	26	\$99.00	\$2,574.00
1g	Pavement Management Practice Definition "Boot Camp" (price is lump sum)	Transmap will meet with the City to review maintenance/rehabilitation activities, analysis procedures, and collect any existing information on roadways (ADT data, construct dates, maintenance dates, etc.)	1	\$3,500.00	\$3,500.00
1h	Reporting (units = hours)	Transmap will put together written/tabular and GIS map data to support traditional preventative maintenance pavement reporting. Budget scenarios with actual dollar amounts per M&R activity	44	\$125.00	\$5,500.00
1i	On-Site MicroPAVER I Training (units = days) Expenses included	Transmap can provide MicroPAVER I training. - This is a 2 day class that goes over every phase of MicroPAVER work flow.	2	\$3,200.00	\$6,400.00
1j	Historic Data Migration (units = hours)	Transmap will take historic pavement data and load it into MicroPAVER. - Estimated hours - Rates are standard	16	\$99.00	\$1,584.00
1k	MicroPAVER Software (units = software)	Transmap will purchase MicroPAVER software for the City. This pricing is based on the City having at least one registered APWA member. This is a download that comes with 2 installations.	1	\$1,005.00	\$1,005.00
1l	MicroPAVER Software Additional 2 Licenses (units = lump sum)	The City can purchase an additional 2 licenses of MicroPAVER. - Only available at the time of initial purchase	1	\$250.00	\$250.00
1m	Transmap Project Management (units = hours)	Standard project management includes staff allocation, project tracking web site, phone calls, overall project coordination and updates - Kickoff meeting	37	\$99.00	\$3,663.00
<i>Subtotal</i>					\$71,501.63

Pavement Options

Task	Description	Comments	Transmap Units	Transmap Price	Total
1n	Advanced Inspection Processing - 3D Processing (units = lump sum)	Delivery of cross slope data and running slope	1	\$2,285.00	\$2,285.00

Pavement Total **\$73,786.63**

City of Sammamish, WA
Contract Pricing

2) Right-of Way Asset Inventory

Task	Description	Comments	Transmap Units	Transmap Price	Total
2a	*Linear Assets (units = centerline miles) Rates based on standard attributes	Linear asset pass (sidewalks, pavement striping, curb and gutter, walls, planter/median strips, guardrails, roadway edge/shoulder) Standard attributes include; street name, unique ID, unique ID (street centerline), type sidewalks (concrete, paver, none), sidewalks (average width, none)	205	\$126.00	\$25,830.00
2b	*Point Utility Assets (units = centerline miles) Rates based on standard attributes	Utility asset pass (drop inlets, curb inlets, manholes, culverts, valve covers) Standard attributes include; street name, unique ID, unique ID (street centerline), type	205	\$63.00	\$12,915.00
2c	*Point Traffic Assets (units = centerline miles) Rates based on standard attributes	Traffic asset pass (signs, pavement markings, ADA ramps, traffic cameras, signals, bridges, street lights, street barricades) Standard attributes include; street name, unique ID, unique ID (street centerline), type	205	\$120.00	\$24,600.00
2d	Point Asset Trees (units = centerline miles) Rates based on standard attributes	Transmap will collect ROW and medium trees and tree stands.	205	\$72.00	\$14,760.00
2e	Project Management (units = hours)	Standard project management includes managing the personnel assigned to the project, monthly project updates, ArcGIS Online project tracking, on-site kick off meeting, phone support throughout project.	47	\$99.00	\$4,653.00
<i>Subtotal</i>					<i>\$82,758.00</i>

Nighttime Sign Assessment

Task	Description	Comments	Transmap Units	Transmap Price	Total
2f	Nighttime MUTCD Sign Collection (units = hours)	Nighttime Assessment (Good, Replace) amount of hours based on estimated number of regulatory and warning signs based on standards	132	\$99.00	\$13,068.00
2g	Project Management (units = hours)	Standard project management includes managing the personnel assigned to the project, monthly project updates, ArcGIS Online project tracking, phone support throughout project.	14	\$99.00	\$1,386.00
<i>Subtotal</i>					<i>\$14,454.00</i>

Asset Total \$97,212.00

3) Pedestrian & Bike Facilities Asset Inventory

Task	Description	Comments	Transmap Units	Transmap Price	Total
3a	Raw Data Collection Includes LiDAR (units = day rate)	Transmap will utilize our LiDAR and Ladybug5 mobile solution to collect assets on pedestrian and bike paths.	3	\$4,500.00	\$13,500.00
3b	Vehicle Rental (units = day rate)	Transmap will rent the appropriate vehicle in order to drive off road trails.	3	\$240.00	\$720.00
3c	Per Asset Pricing (units = per asset)	Transmap can extract assets using a per unit fee.	300	\$2.18	\$654.00
3d	GIS Integration (units = hours)	Transmap will review the City's trail file and if any trail centerline needs to be added or general GIS work needs to be done by Transmap, the standard hourly rate will apply.	14	\$99.00	\$1,386.00
3e	Advanced Inspection Processing - Processing (units = lump sum)	Delivery of cross slope data and running slope	1	\$785.00	\$785.00
3f	Project Management (units = hours)	Standard project management includes managing the personnel assigned to the project, monthly project updates, ArcGIS Online project tracking, on-site kick off meeting, phone support throughout project.	16	\$99.00	\$1,584.00
<i>Subtotal</i>					<i>\$18,629.00</i>

Trail Total \$18,629.00



Meeting Date: April 5, 2016

Date Submitted: March 30, 2016

Originating Department: Community Development

Clearances:

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

Subject: Contract Amendment – Eagle Eye Consulting Engineers

Action Required: Authorize the City Manager to sign the contract amendment

Exhibits: 1. Contract supplement/Amendment Form

Budget: \$40,000.00 from Community Development (Building) Professional Services

Summary Statement: This Supplemental Agreement will increase the existing Eagle Eye Consulting Engineers building plan review services contract amount from \$100,000.00 to \$140,000.00. The requested \$40,000.00 is needed to help cover costs for increased demand of building plan review based on current permit volumes through 2016, specifically Town Center projects. Eagle Eye Consulting Engineers will continue to provide building plan review services as required. The current contract is in effect through December, 31 2016.

Financial Impact: This Supplement Agreement will increase the existing Eagle Eye Consulting Engineers building plan review services contract to \$140,000.00. The current contract amount of \$100,000.00 will be exhausted and the increase is needed to provide building plan review services through the remainder of 2016. The financial impact is offset by revenue from fees charged for contracted building permits/plan review.

Recommended Motion: Authorize the City Manager to sign the contract amendment



SUPPLEMENTAL AGREEMENT

Amendment Number: # 2	Date: April 5, 2016
Project: Plan Review	City Project number
Consultant: Eagle Eye Consulting Engineers	Contract Number: C2015-00159

The City of Sammamish desires to amend the agreement with Eagle Eye Consulting Engineers. All provisions in the basic agreement remain in effect except as expressly modified by this amendment.

The changes to this agreement are described as follows: Amending the contract amount from \$100,000.00 to \$140,000.00.

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

Original Contract Amount:	Current Contract Amount	Net Change This Amendment	Estimated Contract Total After Change
\$60,000.00	\$100,000.00	\$40,000.00	\$140,000.00
_____ Eagle Eye Consulting Engineers Date		Approved: _____ City of Sammamish Date	

Exhibit 1



Meeting Date: April 5, 2016

Date Submitted: 3/30/2016

Originating Department: Community Development

Clearances:

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

Subject: Contract Amendment – BHC Consultants, LLC

Action Required: Authorize the City Manager to sign the contract amendment

Exhibits: 1. Contract Supplemental/Amendment Form

Budget: \$65,000.00 from Community Development (Building) Professional Services

Summary Statement: This Supplemental Agreement will increase the existing BHC Consultants, LLC on-call building code inspection services contract amount by \$65,000.00 to \$145,000.00. The increased demand of inspections is based on current permit volumes, which in combination with Town Center projects, has been and is expected to remain slightly above the current 3.0 FTE building inspectors employed by the City. The \$65,000 is generally equivalent to a 0.5 FTE at consulting rates. BHC Consultants, LLC will continue to provide inspection services as required. The current contract is in effect through December, 31 2016.

Financial Impact: This Supplement Agreement will increase the existing BHC Consultants, LLC on-call building code inspection services contract to \$145,000.00. The current contract amount will be exhausted and the increase is needed to provide on-call services through the remainder of 2016. The financial impact is offset by revenue from fees charged for building permits/inspections.

Recommended Motion: Authorize the City Manager to sign the contract amendment

Exhibit 1



CITY COUNCIL JOINT MEETING WITH LAKE WASHINGTON SCHOOL DISTRICT NOTES

Joint Meeting

February 24, 2016

Mayor Gerend opened the Joint Meeting of the Sammamish City Council at 6:30 p.m.

Lake Washington School District members present:

- Traci Pierce, Superintendent
- Nancy Bernard, President, Lake Washington Board of Directors
- Chris Carlson, Vice President, Lake Washington Board of Directors
- Siri Bliesner, Member, Lake Washington Board of Directors
- Mark Stuart, Member, Lake Washington Board of Directors
- Eric Laliberte, Member, Lake Washington Board of Directors
- Tim Patterson, Principal of Inglewood Middle School

Councilmembers present:

- Mayor Don Gerend
- Councilmember Tom Hornish
- Councilmember Kathy Huckabay
- Councilmember Bob Keller
- Councilmember Christie Malchow
- Deputy Mayor Ramiro Valderrama

Staff present:

- Lyman Howard, Deputy City Manager
- Jessi Bon, Parks & Recreation Director
- John Cunningham, Interim Public Works Director
- Cheryl Paston, Deputy Public Works Director
- Steven Chen, Traffic Engineer
- Evan Maxim, Senior Planner

Public Comment

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

- No Public Comment

Topics

➤ **Town Center Update**

Evan Maxim, Senior Planner, gave a presentation and update on the Town Center Plan *(presentation is available on the Sammamish website at www.sammamish.us)*

➤ **Lake Washington School District Bond**

Dr. Traci Pierce, Lake Washington School District Superintendent, gave an update on the school district. *(presentation available upon request to Melonie Anderson, City Clerk, manderson@sammamish.us)*

➤ **Transit**

Interim Public Works Director, John Cunningham introduced Public Works Deputy Director, Cheryl Paston and Tim Patterson, Principal of Inglewood Middle School, who spoke regarding pedestrian and traffic issues along NE 8th Street in Sammamish. *(presentation is available on the Sammamish website at www.sammamish.us)*

➤ **School/City Partnerships**

Jessi Bon, Director of Parks and Recreation gave a presentation on the partnerships with the Lake Washington School District in Sammamish. *(presentation is available on the Sammamish website at www.sammamish.us)*

Adjournment

8:40 pm

COUNCIL  *MINUTES*

Special Meeting
March 1, 2016

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

Councilmembers present:

Councilmember Don Gerend
Councilmember Tom Hornish (left at 10:45)
Councilmember Kathy Huckabay
Councilmember Bob Keller
Councilmember Christie Malchow
Councilmember Tom Odell
Councilmember Ramiro Valderrama

Staff present:

Lyman Howard, City Manager
Jeff Thomas, Community Development Director
David Pyle, Deputy Community Development Director
Evan Maxim, Senior Planner
Joe Guinasso, Finance and Technical Services Director
John Cunningham, Interim Public Works Director
Jessi Bon, Parks & Recreation Director
Mike Kenyon, City Attorney
Melonie Anderson, City Clerk

Executive Session – Litigation pursuant to RCW 42.30.110(1)(i) and Property Lease pursuant to RCW 42.30.110(1)(c) and Property Acquisition pursuant to RCW 42.30.110(1)(b)

Council retired to Executive Session at 5:31 pm and returned at 6:30 pm. No action was taken.

Mayor Gerend announced that Lyman Howard was now the official City Manager for the City of Sammamish.

Roll Call/Pledge of Allegiance

Roll was called. City Manager Howard led the pledge.

Approval of Agenda

MOTION: Deputy Mayor Valderrama moved to approve the agenda including the Consent Agenda. Councilmember Odell seconded. Motion carried unanimously 7-0.

Student Liaison Report

Katy Hunter – Eastlake High School ASB Secretary- The annual talent show was last week. Spring sports started this week. Wolf Strong Week is next week.

Presentations/Proclamations

- Issaquah School District (ISD) Bond Measure
Ron Thiele, ISD Superintendent & Suzanne Weaver, Issaquah School Board President made the presentation. They reported that Sammamish comprises the largest segment of the Issaquah School District. The District is increasing by 500 students per year. As well, there is increasing pressure to lower class size. To meet these needs, this bond proposal is necessary to ensure the District continues to provide quality educational opportunities.

Public Comment

Frank Blau, 24724 SE 28th Place, He spoke in support of the A Regional Coalition for Housing (ARCH). While he feels the City could be spending more on affordable housing, he is appreciative of what the City is funding.

Mary Wictor, 408 208th Avenue NE, Gave a PowerPoint presentation regarding rain gage information provided by Sammamish Plateau Water for the last five years (*Presentation available upon request of the City Clerk*).

Loretta Lopez, Representing Bridle Trails HOA, She spoke regarding the proposed Puget Sound Energy's Energize the Eastside project. She was unhappy that the Sammamish Council was going to sign a letter of support and that this information was not part of the packet material. She submitted for the record a study regarding the project. She requested Council have a presentation from her group before deciding to support the project.

Michael Schneider, 22130 NE 13th Place, Representing Imagine Housing, He spoke in support of the ARCH request that is on the agenda tonight.

Nancy Anderson, 26657 SE 31, Representing the Eastside Youth Forum, She thanked the Council for their support of this organization and presented each Councilmember with a certificate of appreciation.

Sean Smith, 1605 218th Court SE, Spoke regarding the website update contract and improved communications on the part of the City.

Consent Agenda

Payroll for period ending February 15, 2016 for pay date February 19, 2016 in the amount of \$321,400.96

Approval: Claims For Period Ending March 1, 2016 In The Amount Of \$464,961.11 For Check No. 42779 Through 42869

Resolution: To Form Lake Management District No. 1 In The Beaver Lake Watershed (R2016-669)

Contract: 2016 Website Redesign/Crabtree

Approval: Minutes for February 16, 2016 Regular Meeting

Public Hearing

Ordinance: First Reading Adopting Provisions Related To Land Use Compatibility In The Residential Zones And Resulting In Changes To Chapters 5 And 15 Of Title 20 And Chapters 30 And 40 Of Title 21A Of The Sammamish Municipal Code

Jeff Thomas, Director of Community Development and Evan Maxim, Senior Planner gave the staff report and PowerPoint presentation (*available on the City's website at www.sammamish.wa*). On March 15, 2016, for the second reading, typographical errors and substantive issues will be highlighted.

Public Hearing opened at 7:42 pm.

Jim Stanton, 22533 SE 47th Place, He encouraged Council to look at these regulations in a more comprehensive and holistic manner. He also encouraged regulations which would encourage compatibility between new developments and existing.

Public Hearing was continued to March 15, 2016 at 7:45 pm.

Unfinished Business - None

New Business

Housing 101 – A Regional Coalition for Housing (ARCH)

Arthur Sullivan, ARCH Program Manager, gave a PowerPoint presentation explaining what ARCH is and what it does (*presentation is available on the City's website at www.sammamish.wa*).

Mr. Sullivan explained that the reason for the increase in administrative fees for the program was because they have not received an increase for five years. Councilmember Hornish requested the per capita comparison for how much each city pays. Mr. Sullivan will provide that information.

Resolution: Approving The 2016 Budget And Work Program For A Regional Coalition For Housing (R2016-670)

MOTION: Deputy Mayor Valderrama moved to approve the resolution. Councilmember Malchow seconded. Motion carried unanimously 7-0.

Resolution: Authorizing The Duly-Appointed Administering Agency For ARCH To Execute All Documents Necessary To Enter Into Agreements For The Funding Of Affordable Housing Projects, As Recommended By The Arch Executive Board, Utilizing Funds From The City's Housing Trust Fund

MOTION: Councilmember Hornish moved to adopt the resolution. Councilmember Keller seconded. Motion carried unanimously 7-0 (R2016-671).

Council Reports and Council Committee Reports

Councilmember Huckabay attended the Rainier Club's Global Initiatives presentation.

Councilmember Keller reported on the Eastside Fire & Rescue Finance & Admin Committee meeting. Ron Pedee is the Chair and Marylou Pauly is the vice chair. Sammamish needs to appoint an official alternate to this committee. He attended the Nourishing Network meeting. He announced that the Hope Festival last weekend was very successful.

Deputy Mayor Valderrama attended the Regional Law Justice and Safety meeting. The Public Safety Committee will add Emergency Preparedness to their agenda as well as how the City works with Issaquah and King County police. The committee will also be considering a part-time or full-time position.

Councilmember Malchow reported that Chief Elledge will be bringing new traffic regulations to Council. Administrative Services Director Beth Goldberg will give the committee an update on Court Services at the next Public Safety meeting. She reported on the activities of the Communications Committee. They will be concentrating on updating the website as well as developing more social media opportunities.

Mayor Gerend attended the North end Mayors meeting. Puget Sound Regional Council Executive Board meeting. He announced that the light rail to University Station will open soon.

City Manager Report

- **Mars Hill Property Update** – Mayor Gerend, Deputy Mayor Valderrama and Councilmember Odell have been working to recruit a four-year college to rent the property. One college is very interested and several others are interested. There will be a meeting tomorrow with one potential renter. The City has also received several inquiries to purchase the property. Councilmember Hornish would like to have a firm fair market appraisal as to the rental value of the property. Deputy Mayor Valderrama thinks the City should sell or lease the property now. Councilmember Huckabay thinks that the City should take their time to decide what to do with the building. Councilmember Keller thinks the City should go through a formal process to get community input before the City sells the building. Councilmember Malchow thinks that a short term lease would be a good compromise to get some return on investment and still have time to encourage higher education on the plateau. Mayor Gerend does not think the City should be averse to being in the real estate business. Councilmember Odell thinks that the City has time to wait for a tenant for several more years.

MOTION: Deputy Mayor Valderrama moved to direct the City Manager to move toward trying to enter into a five year lease of the building. Councilmember Malchow seconded.

Councilmember Hornish does not agree with the City maintaining ownership of this building. He thinks that the City should spend a little more time in trying to bring in a college. Councilmember Huckabay does not support the motion because she thinks that the City would need an additional four months to decide if it should enter into a short term (5 year) lease. Councilmember Keller thinks the motion is too restrictive. Councilmember Odell does not think that the maintenance cost of the building should drive the use of the building.

MOTION: Mayor Gerend moved to postpone this decision to the next regular meeting. Councilmember Odell seconded. Motion carried unanimously 7-0.

- **Energize Eastside Recommendation** – Mr. Thomas and David Pyle, Deputy Director of Community Development, gave the staff report. They explained the significance of the proposed letter, the process and the timeline. Puget Sound Energy is proposing to bring a new line and substation to provide for the energy needs of the eastside. There are three proposed alternatives. Initially, the City of Sammamish was not involved in this process because the location of the line was not in the City. Sammamish became involved when a new alternative was proposed to put a new line through Sammamish in the beginning of February. The comment period is over on March 14, 2016. The Utility Committee was brought up to speed on this issue. By filing a comment on the draft environmental impact statement, the City will be able to remain involved in the process. Staff is recommending that the Committee sign this letter and submit it.

MOTION: Councilmember Hornish moved to extend the meeting to 10:30 pm. Councilmember Keller seconded. Motion carried unanimously 7-0.

MOTION Councilmember Odell moved to extend the meeting to 11:00 pm. Councilmember Malchow seconded. Motion carried unanimously 7-0.

MOTION: Councilmember Hornish moved to delete item 1 in the letter and delete any references to support of Alternative 1. Councilmember Huckabay seconded.

AMENDMENT: Councilmember Huckabay moved to amend the motion in paragraph 1 by stating that Sammamish supports PSE’s efforts in researching, designing and utilizing emerging technologies and removing the first part of the paragraph regarding support for any of the alternatives. (no second for this motion).

AMENDMENT: Councilmember Keller moved to amend by adding the following: Sammamish suggests further design and review of Alternate 1. Strike the next sentence. Remove the next sentence. This suggestion remains with the caveat that implementation of this system does not cause PSE to diminish efforts in researching, designing and utilizing emerging technologies. Deputy Mayor Valderrama seconded. Motion carried 6-1 with Councilmember Huckabay dissenting.

MAIN MOTION: Main motion carried as amended 6-1 with Councilmember Huckabay dissenting.

(Excerpt of letter as amended to read as follows: Sammamish suggests further design and review of Alternative 1 (230 kV wired transmission system improvement from roughly Renton to Redmond). This suggestion is accompanied with the caveat that implementation of this system upgrade does not cause for PSE to diminish efforts in researching, designing, or utilizing emerging alternative technologies to account for a growing portion of its system capacity.)

- Select Alternate for the Eastside Fire & Rescue Finance and Administrative Committee

MOTION: Councilmember Huckabay moved to appoint Councilmember Hornish as the Alternate Member. Councilmember Malchow seconded. Motion carried unanimously 7-0

Councilmember Huckabay asked when Metro would be coming to meet with the Council regarding additional bus service Mr. Lyman said he will get back to Council on a meeting date.

Executive Session – Litigation pursuant to RCW 42.30.110(1)(i) and Real Estate Acquisition pursuant to RCW 42.30.110(1)(i)

Council retired to Executive Session at 10:44 pm and returned at 11:00 pm. Councilmember Hornish did not attend the Executive Session

MOTION: Deputy Mayor Valderrama moved to file an appeal to the Shoreline Hearings Board regarding the Hearing Examiner’s decision on the East Lake Sammamish Trail (ELS) drainage issue. Councilmember Malchow seconded. Motion carried unanimously 6—0 (Councilmember Hornish was not present for the vote).

MOTION: Deputy Mayor Valderrama moved to file an appeal to the Shoreline Hearing Board regarding the Hearing Examiner’s decision on the ELS Trail location of the stop sign placement. Councilmember Odell seconded. Motion carried 5-1 with Councilmember Huckabay dissenting (Councilmember Hornish was not present for the vote).

Councilmember Huckabay was in agreement with the Hearing Examiner’s recommendation for placement of the stop sign.

Meeting adjourned at 11:03 pm.

Melonie Anderson, City Clerk

Donald J. Gerend, Mayor

COUNCIL  *MINUTES*

Regular Meeting
March 15, 2016

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

Councilmembers present:

Councilmember Don Gerend
Councilmember Tom Hornish
Councilmember Bob Keller
Councilmember Christie Malchow
Councilmember Tom Odell (late; arrived at 7:33 pm)
Councilmember Ramiro Valderrama

Excused: Councilmember Kathy Huckabay

MOTION: Councilmember Malchow moved to excuse Councilmember Huckabay from the meeting. Councilmember Keller seconded. Motion was approved unanimously 5-0

Staff present:

Lyman Howard, City Manager
Beth Goldberg, Administrative Services Director
Jeff Thomas, Community Development Director
David Pyle, Deputy Community Development Director
Evan Maxim, Senior Planner
Robin Proebstring, Associate Planner
Joe Guinasso, Finance and Technical Services Director
John Cunningham, Interim Public Works Director
Andrew Zagars, City Engineer
Jessi Bon, Parks & Recreation Director
Mike Sugg, Management Analyst
Mike Kenyon, City Attorney
Lita Hachey, Deputy City Clerk

Roll Call/Pledge of Allegiance

Roll was called. Councilmember Hornish led the pledge.

Approval of Agenda

MOTION: Deputy Mayor Valderrama moved to approve the Agenda including the Consent Agenda. Councilmember Malchow seconded. Motion carried unanimously 5-0.

Student Liaison Report - None

Presentations/Proclamations

Arts Commission Update

Due to illness, Arts Commissioner, Ann Schaefer is unavailable and the presentation will be rescheduled to the April 5, 2016 Special Meeting.

Introduction of Eastside Fire & Rescue Fire Chief Jeff Clark

Councilmember Bob Keller introduced the new Fire Chief Jeff Clark

Republic Services presentation of Teddy Bears to Eastside Fire & Rescue

Jeff Borgida from Republic Services made a presentation of teddy bears to Fire Chief Jeff Clark.

Transition Plan for New Solid Waste Contract

Director of Administrative Services, Beth Goldberg introduced Janet Prichard of Republic Services, who gave a presentation relating to the transition and communication plans. *(Presentation available on the Sammamish website at www.sammamish.us)*

Deputy Mayor Valderrama would like to know which committee would receive the monthly reports from Republic with regards to monitoring and tracking of the information from the Outreach events. Ms. Goldberg stated that this will be shared with the entire Council or to a selected committee.

Public Comment

Larry Crandall, 4335 Issaquah Pine Lake Rd SE, spoke about the calendar of events happening this week in Sammamish.

Mary Wictor, 408 208th Ave SE, showed a PowerPoint presentation promoting the use of the Mars Hill Church property for further educational programs *(Presentation available upon request of the City Clerk, Melonie Anderson manderson@sammamish.us).*

Stephen Tyzzer, 21318 NE 1st Street, spoke regarding the proposed Carrier subdivision, located at SE 8th and 214th Ave SE. Mr. Tyzzer noted the cultural tribal history and his desire to save over twenty three Douglas fir trees in the right of way. *(Submitted written report, available upon request to the City Clerk Melonie Anderson manderson@sammamish.us).*

Deputy Mayor Valderrama requested a briefing from City Manager about this proposed Carrier project. He would like to know if this is at the headwaters of Ebright Creek. He also requested a Council update on the Thompson sub-basin plan.

Kevin Alexander, Life Scout in Troop 677, spoke regarding the deforestation in Sammamish and the destruction on natural habitats. He feels developers in Sammamish should be held to stricter standards.

Nancy LeSueur, 21720 SE 8th Street, spoke and showed a slide about the proposed Carrier Development. *(Presentation available upon request of the City Clerk).* She would like to preserve the integrity of her neighborhood and requests that the Council review this project before approval.

Jason Williams, 625 218th Ave SE, also spoke and showed a slide show regarding the proposed Carrier subdivision *(Presentation available upon request of the City Clerk).* He requests a review of the wetland

studies and the location of the sewer in the project. He is also concerned about losing the trees along the ROW.

John Friend, 707 218th Ave SE, spoke regarding the Carrier subdivision and the many issues. Sewer, wetlands, traffic impacts and the existing integrity of the neighborhood.

Roisin O'Farrell, Sammamish resident, spoke regarding the World Autism Day on April 2, 2016 and the campaign called "Light it up Blue". Famous landmarks around the world will be lit up on April 2 in recognition of World Autism Day.

Zachary Hockman, attends Beaver Lake Middle School, Troop 636, Star Scout, he would like to thank the Council for having this meeting and letting him join.

Rep. Chad Magendanz, Issaquah, 5th Legislative District, gave an update on the budget and various activities in the legislature this year.

Susan Stockman, 21315 SE 8th Street, spoke about the proposed Carrier subdivision and the loss of old growth trees.

Evole O'Farrell, Laurels subdivision, she would like to see new and improved playgrounds in neighborhood and around Sammamish.

Consent Calendar

Payroll for period ending February 29, 2016 for pay date March 4, 2016 in the amount of \$343,470.44

Approval: Claims For Period Ending March 15, 2016 In The Amount Of \$2,321,217.52 For Check No. 42870 Through 43909

Resolution: Accepting The 2013 Pavement Program – Overlays as Complete (R2016-672)

Resolution: Accepting The 2015 Pavement Program – Overlays as Complete (R2016-673)

Resolution: Accepting The 2015 "Inglewood Glen Repair" As Complete (R2016-674)

Resolution: Providing For Temporary Speed Limit Changes And Parking Restrictions To Enhance Public Safety During The KPMG Women's PGA Championship Golf Tournament (R2016-675)

Resolution: Writing Off Unpaid Invoices For Wetland Review On Property Subsequently Purchased By The City (R2016-676)

Contract: 228th Ave SE & Issaquah Pine Lake Road Intersection Design/DEA

Contract: 2016-17 Engineering Support Services/HDR

Proclamation: World Autism Day - April 2, 2016

WHEREAS, autism is a pervasive developmental disorder affecting the social, communication and behavioral skills of those affected by it, and,

WHEREAS, as more health professionals become proficient in diagnosing autism, more children are being diagnosed on the autism spectrum, resulting in rates as high as 1 in 68 children nationally and,

WHEREAS, while there is no cure for autism, it is well-documented that if individuals with autism receive early and intensive treatment throughout their lives, they lead significantly improved lives, and,

WHEREAS, individuals with autism often require a lifetime of specialized and community support services to ensure their health and safety and to support families' resilience as they

manage the psychological and financial burdens autism can present,
WHEREAS, Autism Speaks.org is spearheading an awareness effort in order to educate parents, professionals and the general public about autism and its effects,
NOW, THEREFORE BE IT RESOLVED that I, Mayor Donald Gerend, do hereby proclaim **April 2, 2016** as **WORLD AUTISM AWARENESS DAY** in the **City of Sammamish**, and urge all employees and residents to participate in our municipality's National Autism Awareness Month activities, in order to become better educated about autism and create a better community for individuals with autism.

Public Hearing

Ordinance: Second Reading Adopting Provisions Related To Land Use Compatibility In The Residential Zones And Resulting In Changes To Chapters 5 And 15 Of Title 20 And Chapters 30 And 40 Of Title 21a Of The Sammamish Municipal Code (R2016-406)

Jeff Thomas, Director of Community Development and Evan Maxim, Senior Planner gave a staff report and PowerPoint presentation (*available on the City's website at www.sammamish.wa*).

Public Hearing reopened at 7:47 pm and closed at 7:48 pm with no public comment.

Councilmember Malchow suggested to address more specific types of lights rather than forcing every household to remove their lights. Councilmember Hornish discussed the proposed language # 9 from slide. He agrees that it should be "shall" but instead of minimizing light (page 3, Ex. 2) state shall be adjusted in a way that would cause minimal or no light trespass. For non-compliance (Ex. 2, item 14); the fines are implemented on a case to case basis.

Councilmember Keller questioned the "should" vs "shall" on the enforcement process. Mayor Gerend asked if service stations now comply with this standard? He feels offensive lighting of a few neighbor's, like flood or spot lights, does not affect the entire City.

Council proposes that Staff bring this back at the Special Meeting on April 5th with the changes to the lighting portion of this ordinance. Councilmember Hornish feels we need to focus on the offensive lighting in the short term and the aging flood lighting in a ten year period.

Ordinance: First Reading Amending Chapters 21A.15, 21B.15, 21A.20, 21B.20 And 21A.65 Of The Sammamish Municipal Code Relating To Regulation Of Medical And Recreational Marijuana; Providing For Severability; And Establishing An Effective Date.

Mike Sugg, Management Analyst and Frank Blau, Planning Commissioner, gave the staff report and PowerPoint presentation (*available on the City's website at www.sammamish.wa*).

Councilmember Hornish questioned what the revenue implications are for Sammamish? City Manager Howard indicated that it is a tiered approach, the first being that any marijuana sold in the City would have a share of the sales tax and secondly, the State revenue from marijuana sales. Those two tiers would bring in an estimate of \$110,000 to \$120,000 per year starting in 2018.

Councilmember Odell questioned on why we are focusing on concentrates (Exhibit 1 – A; page 15 of 15). Mike Sugg stated that this is an addition to the code, the other definitions have not changed.

Public Hearing opened at 8:12 pm with no comments and continued to the March 22, 2016 meeting.

Ordinance: First Reading Adopting Provisions Related To Dimensional Standards In The R-4 And R-6 Residential Zoning Designations And Resulting In Changes To Chapters 15 And 25 Of Title 21A Of The Sammamish Municipal Code

Planning Commissioner, Frank Blau and Evan Maxim, Senior Planner gave the staff report and PowerPoint presentation (*available on the City's website at www.sammamish.wa*).

A handout was given to Council regarding Policy Option Evaluation Form F- Lot Coverage/ Setback/ Pervious & Landscaping requirement.

Public Hearing opened at 8:49 pm and was continued to March 22, 2016.

Mary Wictor, 408 208th Ave NE, spoke about the Tamarack neighborhood and her concerns with the impervious surface restrictions.

Council called a five minute recess.

Unfinished Business - None

New Business

Resolution: In Support Of The Issaquah School District No. 411, April 2016 Bond - Proposition No. 1, General Obligation Bonds - \$533,500,000 (R2016-677)

Public Comment - None

MOTION: Councilmember Malchow moved to approve the resolution (R2016-677) supporting the Issaquah School District No. 422 April 2016 Bond, Proposition No. 1, General Obligation Bond - \$533,500,000. Deputy Mayor Valderrama seconded. Motion carried unanimously 6-0.

Council Reports and Council Committee Reports

Councilmember Hornish attended a seminar with All Cities on Human Services and discussed ideas on how to help the homeless in our community.

Deputy Mayor Valderrama attended the Eastside Fire and Rescue (EF&R) board meeting on Thursday, March 10th. He travelled to Washington, DC with Mayor Gerend and Councilmember Keller to attend the National League of Cities (NLC) conference.

Councilmember Malchow reported on the Citizens for Sammamish monthly meeting on March 7th. Chris Ross did a presentation on Executive Sessions. She also attended a Public Involvement Committee (PIC) meeting. She submitted a written report. (*available upon request to the City Clerk*)

Councilmember Keller reported on the Nation League of Cities (NLC) conference in Washington, DC. He chaired the EF&R personal meeting yesterday. He attended an "Influence the Choice" monthly meeting which discuss items with a positive community norm. He also attended the Eastside Youth Forum with Nancy Anderson.

Councilmember Odell reported on the Eastside Transportation Partnership (ETP) meeting on March 11, 2016. The Transportation Committee Meeting will meet on Monday, March 21st. On March 3rd, he, Beth Goldberg and Fire Chief Jeff Clark attended the Emergency Medical System Advisory Task Force Meeting.

Mayor Gerend attended the Eastside Transportation Partnership meeting on March 11th. He reported on the NLC meeting in Washington, DC. On Sunday afternoon there was a 3 hour Information, Technology and Communications Committee meeting. He mentioned a new drug for heroin overdose which is being used by simply spraying in the nose. He would recommend this for our Police and Fire Departments.

Executive Session – Litigation pursuant to RCW 42.30.110(1)(i) and Real Estate Negotiations pursuant to RCW 42.30.110(1)(c)

Council retired to Executive Session at 9:35 pm and returned at 10:15 pm

City Manager Lyman Howard extended the Executive Session and Council Meeting until 10:15 pm

City Manager Report

Mars Hill Property Update and Discussion

City Manager Lyman Howard reported that they have made modest progress on the Mars Hill property with higher level education facilities. There will be a meeting this Friday, March 18th and he will report back to Council with the outcome.

MOTION: Councilmember Valderrama moved to delay the motion to direct the City Manager to move toward trying to enter into a five year lease of the building until the March 22nd Special Meeting.

Councilmember Hornish would like to have a traffic study done on the effect on 228th Ave NE and SE to determine the impact this facility would have.

Councilmember Odell feels strongly that this should be an accredited, four year higher education facility. Councilmember Keller agrees that this should be higher education facility. He hopes to continue the search until a tenant can be found.

Deputy Mayor Valderrama would like to keep students here in Sammamish and not draw more traffic on to the plateau.

Councilmember Malchow supports the idea of a higher education facility but would like to see it filled soon and not be addressing this issue for the next few years.

Meeting adjourned at 10:21 pm.

Lita Hachey, Deputy City Clerk

Donald J. Gerend, Mayor



Meeting Date: April 5, 2016

Date Submitted: 4/1/2016

Originating Department: Finance IT

Clearances:

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

Subject: A resolution for the purpose of executing an updated *Money Purchase Plan and Trust Adoption Agreement* with the ICMA Retirement Corporation.

Action Required: Adoption of Resolution

Exhibits:

1. Resolution
2. Governmental Money Purchase Plan and Trust Adoption Agreement

Budget: Not Applicable

Summary Statement:

This resolution updates the City's existing *Money Purchase Plan and Trust Adoption Agreement* with ICMA-RC to incorporate amendments for legislative and regulatory changes and to ensure the City's plan continues to be operated in accordance with IRS regulations. This is a housekeeping item.

Background:

ICMA-RC is our current trustee and administrator for the base 401(a) plan. This plan serves as a Social Security Replacement Plan. The IRS has a six-year review schedule for types of 401 plans ICMA-RC makes available for its clients, ICMA-RC last submitted plan documents for review and approval in 2012. In 2014, ICMA-RC received a favorable opinion after the IRS review.

What has changed?

1. In the past, ICMA-RC utilized a negative election process in relation to plan updates. This time around, however, the IRS is requiring each plan sponsor to execute a new adoption agreement.
2. This new agreement incorporates amendments for legislative and regulatory changes enacted since the prior restatement in 2006. The old document included separate amendments for ***post-EGTRRA legislative and regulatory changes*** and for the ***Heroes Earnings Assistance and Relief Tax Act of 2008 (HEART)***. The provisions of these amendments are now part of the standard document.

Financial Impact:

None.

Recommended Motion:
Approve the resolution.

**CITY OF SAMMAMISH
WASHINGTON
RESOLUTION No. R2016-_____**

**A RESOLUTION OF THE CITY OF SAMMAMISH,
WASHINGTON, RELATING TO AN UPDATE OF ICMA
RETIREMENT PLAN.**

WHEREAS, the City has employees rendering valuable services; and

WHEREAS, the City has established a qualified retirement plan for such employees that serves the interest of the City by enabling it to provide reasonable retirement security for its employees, by providing increased flexibility in its personnel management system, and by assisting in the attraction and retention of competent personnel; and

WHEREAS, the City has determined that the continuance of the qualified retirement plan will serve these objectives;

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

Section 1. The City of Sammamish hereby amends and restates the qualified retirement plan (the “Plan”) in the form of the ICMA Retirement Corporation Governmental Money Purchase Plan and Trust Adoption Agreement.

Section 2. The assets of the Plan shall be held in trust, with the City serving as trustee (the “Trustee”), for the exclusive benefit of the Plan participants and their beneficiaries, and the assets shall not be diverted to any other purpose. The Trustee’s beneficial ownership of the Plan assets held in VantageTrust shall be held for the further exclusive benefit of the Plan participants and their beneficiaries.

Section 3. The City of Sammamish hereby agrees to serve as Trustee under the Plan

**PASSED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF ON
THE _____ DAY OF APRIL, 2016.**

CITY OF SAMMAMISH

Mayor Donald J. Gerend

Exhibit 1

ATTEST/AUTHENTICATED:

Melonie Anderson, City Clerk

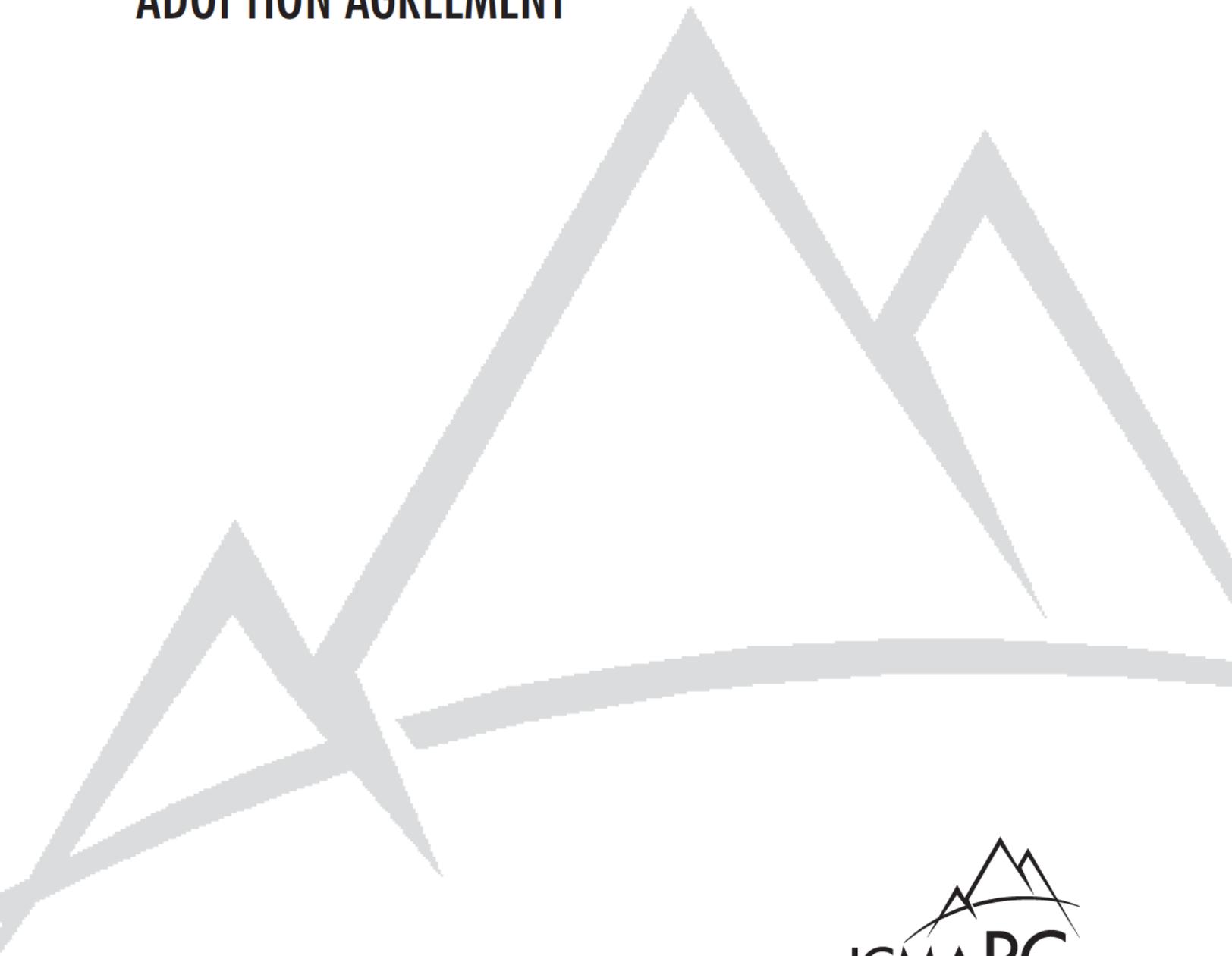
Approved as to form:

Michael R. Kenyon, City Attorney

Filed with the City Clerk: April 1, 2016
Passed by the City Council:
Resolution No.: R2016-_____

ICMA RETIREMENT CORPORATION

GOVERNMENTAL MONEY PURCHASE PLAN & TRUST ADOPTION AGREEMENT



**ICMA RETIREMENT CORPORATION
GOVERNMENTAL MONEY PURCHASE PLAN & TRUST
ADOPTION AGREEMENT**

Plan Number 10- _____

The Employer hereby establishes a Money Purchase Plan and Trust to be known as _____
_____ (the "Plan") in the form of the ICMA Retirement Corporation Governmental Money Purchase
Plan and Trust.

This Plan is an amendment and restatement of an existing defined contribution money purchase plan.

- Yes No

If yes, please specify the name of the defined contribution money purchase plan which this Plan hereby amends and restates:

I. Employer: _____

II. Effective Dates

1. **Effective Date of Restatement.** If this document is a restatement of an existing plan, the effective date of the Plan shall be January 1, 2007 unless an alternate effective date is hereby specified: _____

(Note: An alternate effective date can be no earlier than January 1, 2007.)

2. **Effective Date of New Plan.** If this is a new Plan, the effective date of the Plan shall be the first day of the Plan Year during which the Employer adopts the Plan, unless an alternate Effective Date is hereby specified:

3. **Special Effective Dates.** Please note here any elections in the Adoption Agreement with an effective date that is different from that noted in 1. or 2. above.

(Note provision and effective date.)

III. Plan Year will mean:

- The twelve (12) consecutive month period which coincides with the limitation year. (See Section 5.03(f) of the Plan.)
- The twelve (12) consecutive month period commencing on _____ and each anniversary thereof.

IV. Normal Retirement Age shall be age _____ (not to exceed age 65).

Important Note to Employers: Normal Retirement Age is significant for determining the earliest date at which the Plan may allow for in-service distributions. Normal Retirement Age also defines the latest date at which a Participant must have a fully vested right to his/her Account. There are IRS rules that limit the age that may be specified as the Plan's Normal Retirement Age. The Normal Retirement Age cannot be earlier than what is reasonably representative of the typical retirement age for the industry in which the covered workforce is employed. An age under 55 is presumed not to satisfy this requirement, unless the Commissioner of Internal Revenue determines that the facts and circumstances show otherwise.

Exhibit 2

Whether an age between 55 and 62 satisfies this requirement depends on the facts and circumstances, but an Employer's good faith, reasonable determination will generally be given deference. A special rule, however, applies in the case of a plan where substantially all of the participants in the plan are qualified public safety employees within the meaning of section 72(t)(10)(B) of the Code, in which case an age of 50 or later is deemed not to be earlier than the earliest age that is reasonably representative of the typical retirement age for the industry in which the covered workforce is employed.

V. ELIGIBILITY REQUIREMENTS

1. The following group or groups of Employees are eligible to participate in the Plan:

- All Employees
- All Full Time Employees
- Salaried Employees
- Non union Employees
- Management Employees
- Public Safety Employees
- General Employees
- Other Employees (Specify the group(s) of eligible employees below. Do not specify employees by name. Specific positions are acceptable.) _____

The group specified must correspond to a group of the same designation that is defined in the statutes, ordinances, rules, regulations, personnel manuals or other material in effect in the state or locality of the Employer. The eligibility requirements cannot be such that an Employee becomes eligible only in the Plan Year in which the Employee terminates employment. **Note:** As stated in Sections 4.07 and 4.08, the Plan may, however, provide that Final Pay Contributions or Accrued Leave Contributions are the only contributions made under the Plan.

2. The Employer hereby waives or reduces the requirement of a twelve (12) month Period of Service for participation. The required Period of Service shall be (write N/A if an Employee is eligible to participate upon employment) _____.

If this waiver or reduction is elected, it shall apply to all Employees within the Covered Employment Classification.

3. A minimum age requirement is hereby specified for eligibility to participate. The minimum age requirement is _____ (not to exceed age 21. Write N/A if no minimum age is declared.)

VI. CONTRIBUTION PROVISIONS

1. **The Employer shall contribute as follows:** (Choose all that apply, but at least one of Options A or B. If Option A is not selected, Employer must pick up Participant Contributions under Option B.)

Fixed Employer Contributions With or Without Mandatory Participant Contributions. (If Option B is chosen, please complete section C.)

- A. Employer Contributions. The Employer shall contribute on behalf of each Participant _____% of Earnings or \$ _____ for the Plan Year (subject to the limitations of Article V of the Plan).
Mandatory Participant Contributions
 are required are not required
to be eligible for this Employer Contribution.

- B. Mandatory Participant Contributions for Plan Participation.

Required Mandatory Contributions. A Participant is required to contribute (subject to the limitations of Article V of the Plan) the specified amounts designated in items (i) through (iii) of the Contribution Schedule below:

- Yes No

Exhibit 2

Employee Opt-In Mandatory Contributions. Each Employee eligible to participate in the Plan shall be given the opportunity to irrevocably elect to participate in the Mandatory Participant Contribution portion of the Plan by electing to contribute the specified amounts designated in items (i) through (iii) of the Contribution Schedule below for each Plan Year (subject to the limitations of Article V of the Plan):

Yes No

Contribution Schedule.

- (i) _____ % of Earnings,
(ii) \$ _____ , or
(iii) a whole percentage of Earnings between the range of _____ (*insert range of percentages between 1% and 20% inclusive (e.g., 3%, 6%, or 20%; 5% to 7%)*), as designated by the Employee in accordance with guidelines and procedures established by the Employer for the Plan Year as a condition of participation in the Plan. A Participant must pick a single percentage and shall not have the right to discontinue or vary the rate of such contributions after becoming a Plan Participant.

Employer "Pick up". The Employer hereby elects to "pick up" the Mandatory Participant Contributions¹ (pick up is required if Option A is not selected).

Yes No (*"Yes" is the default provision under the Plan if no selection is made.*)

C. Election Window (Complete if Option B is selected):

Newly eligible Employees shall be provided an election window of _____ days (no more than 60 calendar days) from the date of initial eligibility during which they may make the election to participate in the Mandatory Participant Contribution portion of the Plan. Participation in the Mandatory Participant Contribution portion of the Plan shall begin the first of the month following the end of the election window.

An Employee's election is irrevocable and shall remain in force until the Employee terminates employment or ceases to be eligible to participate in the Plan. In the event of re-employment to an eligible position, the Employee's original election will resume. In no event does the Employee have the option of receiving the pick-up contribution amount directly.

2. The Employer may also elect to contribute as follows:

A. Fixed Employer Match of Voluntary After-Tax Participant Contributions. The Employer shall contribute on behalf of each Participant _____ % of Earnings for the Plan Year (subject to the limitations of Article V of the Plan) for each Plan Year that such Participant has contributed _____ % of Earnings or \$ _____. Under this option, there is a single, fixed rate of Employer contributions, but a Participant may decline to make the required Participant contributions in any Plan Year, in which case no Employer contribution will be made on the Participant's behalf in that Plan Year.

B. Variable Employer Match of Voluntary After-Tax Participant Contributions. The Employer shall contribute on behalf of each Participant an amount determined as follows (subject to the limitations of Article V of the Plan):

_____ % of the Voluntary Participant Contributions made by the Participant for the Plan Year (not including Participant contributions exceeding _____ % of Earnings or \$ _____);

¹ Neither an IRS advisory letter nor a determination letter issued to an adopting Employer is a ruling by the Internal Revenue Service that Participant contributions that are "picked up" by the Employer are not includable in the Participant's gross income for federal income tax purposes. Pick-up contributions are not mandated to receive private letter rulings; however, if an adopting employer wishes to receive a ruling on pick-up contributions they may request one in accordance with Revenue Procedure 2012-4 (or subsequent guidance).

Exhibit 2

PLUS _____% of the contributions made by the Participant for the Plan Year in excess of those included in the above paragraph (but not including Voluntary Participant Contributions exceeding in the aggregate _____% of Earnings or \$ _____).

Employer Matching Contributions on behalf of a Participant for a Plan Year shall not exceed \$ _____ or _____% of Earnings, whichever is _____ more or _____ less.

3. Each Participant may make a voluntary (unmatched), after tax contribution, subject to the limitations of Section 4.05 and Article V of the Plan:

Yes No (*"No" is the default provision under the Plan if no selection is made.*)

4. Employer contributions for a Plan Year shall be contributed to the Trust in accordance with the following payment schedule (no later than the 15th day of the tenth calendar month following the end of the calendar year or fiscal year (as applicable depending on the basis on which the Employer keeps its books) with or within which the particular Limitation year ends, or in accordance with applicable law):

5. Participant contributions for a Plan Year shall be contributed to the Trust in accordance with the following payment schedule (no later than the 15th day of the tenth calendar month following the end of the calendar year or fiscal year (as applicable depending on the basis on which the Employer keeps its books) with or within which the particular Limitation year ends, or in accordance with applicable law):

6. In the case of a Participant performing qualified military service (as defined in Code section 414(u)) with respect to the Employer:

- A. Plan contributions will be made based on differential wage payments:

Yes No (*"Yes" is the default provision under the Plan if no selection is made.*)

If yes is selected, this is effective beginning January 1, 2009 unless another later effective date is filled in here:

- B. Participants who die or become disabled will receive Plan contributions with respect to such service:

Yes No (*"No" is the default provision under the Plan if no selection is made.*)

If yes is selected, this is effective for participants who died or became disabled while performing qualified military service on or after January 1, 2007, unless another later effective date is filled in here:

**VII. Exhibit 2
EARNINGS**

Earnings, as defined under Section 2.09 of the Plan, shall include:

1. Overtime
 Yes No
2. Bonuses
 Yes No
3. Other Pay (specifically describe any other types of pay to be included below)

VIII. ROLLOVER PROVISIONS

1. The Employer will permit rollover contributions in accordance with Section 4.12 of the Plan:
 Yes No (*“Yes” is the default provision under the Plan if no selection is made.*)
2. Direct rollovers by non-spouse beneficiaries are effective for distributions after 2006 unless the Plan delayed making them available. If the Plan delayed making such rollovers available, check the box below and indicate the later effective date in the space provided.
 Effective Date is _____
(Note: Plans must offer direct rollovers by non-spouse beneficiaries no later than plan years beginning after December 31, 2009.)

IX. LIMITATION ON ALLOCATIONS

If the Employer maintains or ever maintained another qualified plan in which any Participant in this Plan is (or was) a participant or could possibly become a participant, the Employer hereby agrees to limit contributions to all such plans as provided herein, if necessary in order to avoid excess contributions (as described in Section 5.02 of the Plan).

1. If the Participant is covered under another qualified defined contribution plan maintained by the Employer, the provisions of Section 5.02(a) through (e) of the Plan will apply unless another method has been indicated below.
 Other Method. (Provide the method under which the plans will limit total Annual Additions to the Maximum Permissible Amount, and will properly reduce any excess amounts, in a manner that precludes Employer discretion.)
2. The Limitation Year is the following 12 consecutive month period: _____
3. Unless the Employer elects a delayed effective date below, Article 5 of the Plan will apply to limitations years beginning on or after July 1, 2007. _____
(The effective date listed cannot be later than 90 days after the close of the first regular legislative session of the legislative body with authority to amend the plan that begins on or after July 1, 2007.)

Exhibit 2

X. VESTING PROVISIONS

The Employer hereby specifies the following vesting schedule, subject to (1) the minimum vesting requirements and (2) the concurrence of the Plan Administrator. (For the blanks below, enter the applicable percent – from 0 to 100 (with no entry after the year in which 100% is entered), in ascending order.)

Period of Service Completed	Percent Vested
Zero	%
One	%
Two	%
Three	%
Four	%
Five	%
Six	%
Seven	%
Eight	%
Nine	%
Ten	%

XI. WITHDRAWALS AND LOANS

1. In-service distributions are permitted under the Plan after a participant attains (select one of the below options):

- Normal Retirement Age
- Age 70½ (***“70½” is the default provision under the Plan if no selection is made.***)
- Alternate age (after Normal Retirement Age): _____
- Not permitted at any age

2. A Participant shall be deemed to have a severance from employment solely for purposes of eligibility to receive distributions from the Plan during any period the individual is performing service in the uniformed services for more than 30 days.

- Yes
- No (***“Yes” is the default provision under the plan if no selection is made.***)

3. Tax-free distributions of up to \$3,000 for the direct payment of qualifying insurance premiums for eligible retired public safety officers are available under the Plan.

- Yes
- No (***“No” is the default provision under the Plan if no selection is made.***)

4. In-service distributions of the Rollover Account are permitted under the Plan, as provided in Section 9.07.

- Yes
- No (***“No” is the default provision under the Plan if no selection is made.***)

5. Loans are permitted under the Plan, as provided in Article XIII of the Plan:

- Yes
- No (***“No” is the default provision under the Plan if no selection is made.***)

**XII. Exhibit 2
SPOUSAL PROTECTION**

The Plan will provide the following level of spousal protection (select one):

- 1. Participant Directed Election. The normal form of payment of benefits under the Plan is a lump sum. The Participant can name any person(s) as the Beneficiary of the Plan, with no spousal consent required.
- 2. Beneficiary Spousal Consent Election (Article XII). The normal form of payment of benefits under the Plan is a lump sum. Upon death, the surviving spouse is the Beneficiary, unless he or she consents to the Participant's naming another Beneficiary. (*"Beneficiary Spousal Consent Election" is the default provision under the Plan if no selection is made.*)
- 3. QJSA Election (Article XVII). The normal form of payment of benefits under the Plan is a 50% qualified joint and survivor annuity with the spouse (or life annuity, if single). In the event of the Participant's death prior to commencing payments, the spouse will receive an annuity for his or her lifetime. (If C is selected, the spousal consent requirements in Article XII also will apply.)

XIII. FINAL PAY CONTRIBUTIONS

The Plan will provide for Final Pay Contributions if either 1 or 2 below is selected.

The following group of Employees shall be eligible for Final Pay Contributions:

- All Eligible Employees
- Other: _____

Final Pay shall be defined as (select one):

- A. Accrued unpaid vacation
- B. Accrued unpaid sick leave
- C. Accrued unpaid vacation and sick leave
- D. Other (*insert definition of Final Pay – must be leave that Employee would have been able to use if employment had continued and must be bona fide vacation and/or sick leave*):

- 1. **Employer Final Pay Contribution.** The Employer shall contribute on behalf of each Participant _____ % of Final Pay to the Plan (subject to the limitations of Article V of the Plan).
- 2. **Employee Designated Final Pay Contribution.** Each Employee eligible to participate in the Plan shall be given the opportunity at enrollment to irrevocably elect to contribute ____ % (insert fixed percentage of final pay to be contributed) or up to _____% (insert maximum percentage of final pay to be contributed) of Final Pay to the Plan (subject to the limitations of Article V of the Plan).

Once elected, an Employee's election shall remain in force and may not be revised or revoked.

Exhibit 2
XIV. ACCRUED LEAVE CONTRIBUTIONS

The Plan will provide for accrued unpaid leave contributions annually if either 1 or 2 is selected below.

The following group of Employees shall be eligible for Accrued Leave Contributions:

- All Eligible Employees
- Other: _____

Accrued Leave shall be defined as (select one):

- A. Accrued unpaid vacation
- B. Accrued unpaid sick leave
- C. Accrued unpaid vacation and sick leave
- D. Other (insert definition of accrued leave that is bona fide vacation and/or sick leave):

1. **Employer Accrued Leave Contribution.** The Employer shall contribute as follows (choose one of the following options):

- For each Plan Year, the Employer shall contribute on behalf of each Eligible Participant the unused Accrued Leave in excess of _____ (insert number of hours/days/weeks (circle one)) to the Plan (subject to the limitations of Article V of the Plan).
- For each Plan Year, the Employer shall contribute on behalf of each Eligible Participant _____% of unused Accrued Leave to the Plan (subject to the limitations of Article V of the Plan).

2. **Employee Designated Accrued Leave Contribution.**

Each eligible Participant shall be given the opportunity at enrollment to irrevocably elect to contribute _____% (insert fixed percentage of accrued unpaid leave to be contributed) or up to _____% (insert maximum percentage of accrued unpaid leave to be contributed) of Accrued Leave to the Plan (subject to the limitations of Article V of the Plan). Once elected, an Employee's election shall remain in force and may not be revised or revoked.

XV. The Employer hereby attests that it is a unit of state or local government or an agency or instrumentality of one or more units of state or local government.

XVI. The Employer understands that this Adoption Agreement is to be used with only the ICMA Retirement Corporation Governmental Money Purchase Plan and Trust. This ICMA Retirement Corporation Governmental Money Purchase Plan and Trust is a restatement of a previous plan, which was submitted to the Internal Revenue Service for approval on April 2, 2012, and received approval on March 31, 2014.

The Plan Administrator hereby agrees to inform the Employer of any amendments to the Plan made pursuant to Section 14.05 of the Plan or of the discontinuance or abandonment of the Plan. The Employer understands that an amendment(s) made pursuant to Section 14.05 of the Plan will become effective within 30 days of notice of the amendment(s) unless the Employer notifies the Plan Administrator, in writing, that it disapproves of the amendment(s). If the Employer so disapproves, the Plan Administrator will be under no obligation to act as Administrator under the Plan.

XVII. The Employer hereby appoints the ICMA Retirement Corporation as the Plan Administrator pursuant to the terms and conditions of the ICMA RETIREMENT CORPORATION GOVERNMENTAL MONEY PURCHASE PLAN & TRUST.

The Employer hereby agrees to the provisions of the Plan and Trust.

Exhibit 2

XVIII. The Employer hereby acknowledges it understands that failure to properly fill out this Adoption Agreement may result in disqualification of the Plan.

XIX. An adopting Employer may rely on an advisory letter issued by the Internal Revenue Service as evidence that the Plan is qualified under section 401 of the Internal Revenue Code to the extent provided in applicable IRS revenue procedures and other official guidance.

In Witness Whereof, the Employer hereby causes this Agreement to be executed on this _____ day of _____, 20_____.

EMPLOYER

ICMA RETIREMENT CORPORATION
777 North Capitol St., NE Suite 600
Washington, DC 20002
800-326-7272

By: _____

By: _____

Print Name: _____

Print Name: _____

Title: _____

Title: _____

Attest: _____

Attest: _____



ICMA RETIREMENT CORPORATION
777 NORTH CAPITOL STREET, NE | WASHINGTON, DC 20002-4240
800-669-7400
WWW.ICMARC.ORG
BRC000-214-21268-201405-W1303

Exhibit 2



Meeting Date: April 5, 2016

Date Submitted: March 25, 2016

Originating Department: Community Development

Clearances:

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

Subject: Resolution Submitting the Question - Renewal of the Beaver Lake Management District

Action Required: Public Hearing and Motion to adopt Resolution

Exhibits: 1. Resolution to renew the Beaver Lake Management District with Attachment A and B

Budget: N/A

Summary Statement: On March 1, 2016, the City Council passed the Resolution of Intent (R2016-669) to renew the Beaver Lake Management District. With passage of the Resolution of Intent, the City set a public hearing date for April 5, 2016 and formally began the public process to establish a Beaver Lake Management District from 2017 to 2026. Following the public hearing, the Council should approve the resolution submitting the question of creating the lake management district to the property owners.

Presuming the Council approves the Resolution Submitting the Question, a mailed ballot will be sent to all property owners within the lake management district. The ballot will allow each property that will be subject to the new tax, to cast a vote in favor, or in opposition of the formation of the Lake Management District. Votes are weighted to reflect the relative taxing amount for lakefront and non-lakefront property owners. The votes are publicly tallied by the City and the results are reported to the City Council. If the vote is favorable to the formation of a Lake Management District, the next step would be the passage of an ordinance creating the new Lake Management District.

Background: Staff provided an overview of the Beaver Lake Management District renewal process on December 1, 2015. The current Beaver Lake Management District (BLMD), which finances a water quality monitoring program on Beaver Lake, expires in December of 2016. City of Sammamish citizens living within the lake management district pay additional taxes each year to support the BLMD; consequently, the BLMD may only be created pursuant to a state mandated process established under the Revised Code of Washington (RCW) 36.61 – Lake Management Districts.

The BLMD was last renewed by the City in 2006 for a 10-year period, which expires at the end of 2016.

The current BLMD funds an interlocal agreement with King County to: A) conduct water quality monitoring of Beaver Lake; B) generate bi-annual newsletter reports on the water quality of the lake; and C) prepare periodic updates to the Beaver Lake Management Plan. In general, the Lake Management Report assists the City in identifying new measures that may or may not be necessary to protect the water quality of Beaver Lake. The current BLMD will generate an update to the Beaver Lake Management Plan by the end of calendar year 2016.

The BLMD Board, an advisory board to the City Council, has recommended renewal of the BLMD with a slightly updated scope, as reflected in attachment A to the Resolution of Intent.

Financial Impact: N/A

Recommended Motion:

Conduct Public Hearing.

Approve the attached resolution and authorize staff to continue the Beaver Lake Management District renewal process.

**CITY OF SAMMAMISH
WASHINGTON
Resolution No. R2016-___**

A RESOLUTION SUBMITTING THE QUESTION OF CREATING THE LAKE MANAGEMENT DISTRICT TO THE OWNERS OF LAND WITHIN THE PROPOSED BEAVER LAKE MANAGEMENT DISTRICT NO. 1 BY THE CITY OF SAMMAMISH, WASHINGTON, IN THE BEAVER LAKE WATERSHED.

WHEREAS, King County completed and adopted, by ordinance, the first lake-specific management plan, the Beaver Lake Management Plan in August of 1995; and

WHEREAS, the Plan was initiated because of citizen interest in the long-term protection of Beaver Lake; and

WHEREAS, the City of Sammamish renewed the Beaver Lake Management District in 2001 and 2006; and

WHEREAS, the current Beaver Lake Management District and associated activities will end on December 31, 2016; and

WHEREAS, the current Beaver Lake Management District Board has recommended that the City Council renew the Beaver Lake Management District for an additional 10 years, with a new expiration date of 2026; and

WHEREAS, Beaver Lake Basin (Attachment B) contains many significant resources, including the highest quality of wetlands, streams, and lakes; and

WHEREAS, the existing lake quality supports fishing, wildlife habitat, swimming, boating, visual aesthetics, waterfront property values, and other beneficial uses; and

WHEREAS, pursuant to RCW 35.21.403 and RCW Chapter 36.61, a lake management district can be formed to generate funds for financing water quality monitoring, lake improvement and maintenance projects recommended in the Beaver Lake Management Plan; and

WHEREAS, the proposed Beaver Lake Management District boundary is based upon the basin surrounding Beaver Lake; and

WHEREAS, the City of Sammamish is committed to a good faith effort of continuing these activities; and

WHEREAS, the City of Sammamish Council, following a 30-day public hearing notice and mailed notice to property owners, held a public hearing on April 5, 2016 regarding the proposed Beaver Lake Management District Number 1; and

WHEREAS, the hearing and notice requirements of RCW 36.61 will provide an opportunity to evaluate property owner interest in lake management district activities.

NOW THEREFORE, BE IT RESOLVED THAT:

1. The City of Sammamish Council declares, by passing this resolution, its intention to conduct the activities required by RCW 36.61 for the establishment of Lake Management District Number 1 (Beaver Lake) (The “District”).
2. The nature of the proposed activities to be undertaken by the District is the continued implementation of the Beaver Lake Management Plan and removal of invasive aquatic plants (Attachment A).
3. Special assessments totaling approximately \$64,326 will be collected annually to finance the District activities, with the total amount to be collected during the life of the District being \$643,260.
4. The proposed duration of the District is ten years from the date such District is actually formed by ordinance.
5. The proposed boundaries of the District are depicted on the attached map (Attachment B) and incorporated herein.
6. The proposed rate structure is based on two zones with equal charges for each parcel within a zone. Zone One, comprised of parcels located directly on Beaver Lake, will contribute a total of fifty-five percent of the Lake Management District revenues. Each parcel will be charged approximately \$306.00 per year. Zone Two, comprised of parcels not located directly on Beaver Lake, will contribute a total of forty-five percent of the Lake Management District revenues. Each parcel will be charged approximately \$31.00 per year.
7. A Public Hearing on the formation of the proposed District has been held by the City of Sammamish City Council:

DATE: April 5, 2016
TIME: 6:30pm
PLACE: City of Sammamish City Hall
801 –228th Avenue SE
Sammamish, WA 98075

8. If Lake Management District Number 1 is formed, the City of Sammamish Council will establish a non-paid Advisory Board of watershed property owners representative of the diversity among property owners within the Beaver Lake watershed to oversee the implementation of the Lake Management District (LMD) program and to assist the City of Sammamish in establishing annual budgets and work plans for the use of LMD revenues and expenditures. The Advisory Board will meet regularly as determined by the Board, propose annual budgets for LMD expenditures to the City of Sammamish, educate its neighbors on LMD issues, and submit annual reports of LMD activities to the City of Sammamish.

The City of Sammamish Clerk is hereby directed to publish and mail notices as required by RCW 36.61.

**PASSED BY THE CITY COUNCIL OF THE CITY OF SAMMAMISH,
WASHINGTON, ON THIS 5th DAY OF APRIL 2016.**

CITY OF SAMMAMISH

Mayor Donald J. Gerend

ATTEST/AUTHENTICATED:

Melonie Anderson, City Clerk

Approved as to form:

Michael R. Kenyon, City Attorney

Filed with the City Clerk: March 25, 2016
Passed by the City Council:
Resolution No.: R2016-_____

Exhibit 1

Exhibit 1 - Attachment A

Beaver Lake Management District Proposal (2017-2026)

The Beaver Lake Management District will raise \$643,260 from 2017-2026 to fund a series of lake management actions. This revenue will be raised through annual assessments of waterfront and non-waterfront parcel owners inside the proposed district boundary.

Water front property owners (Zone 1, 116 parcels) will pay \$306 per year, while non-waterfront parcels (Zone 2, 930 parcels) will be assessed \$31 per year. The number of Zone 2 parcels is expected to increase slightly over the life of the LMD. The expected parcel increase over the life of the LMD is thought to be 20-30 parcels. Parcels will begin to be charged the LMD fee as they receive individual addresses during the life of the LMD; however, owners of multiple parcels will be charged only one fee. As new parcels become available to assess, the annual fee per parcel may decrease.

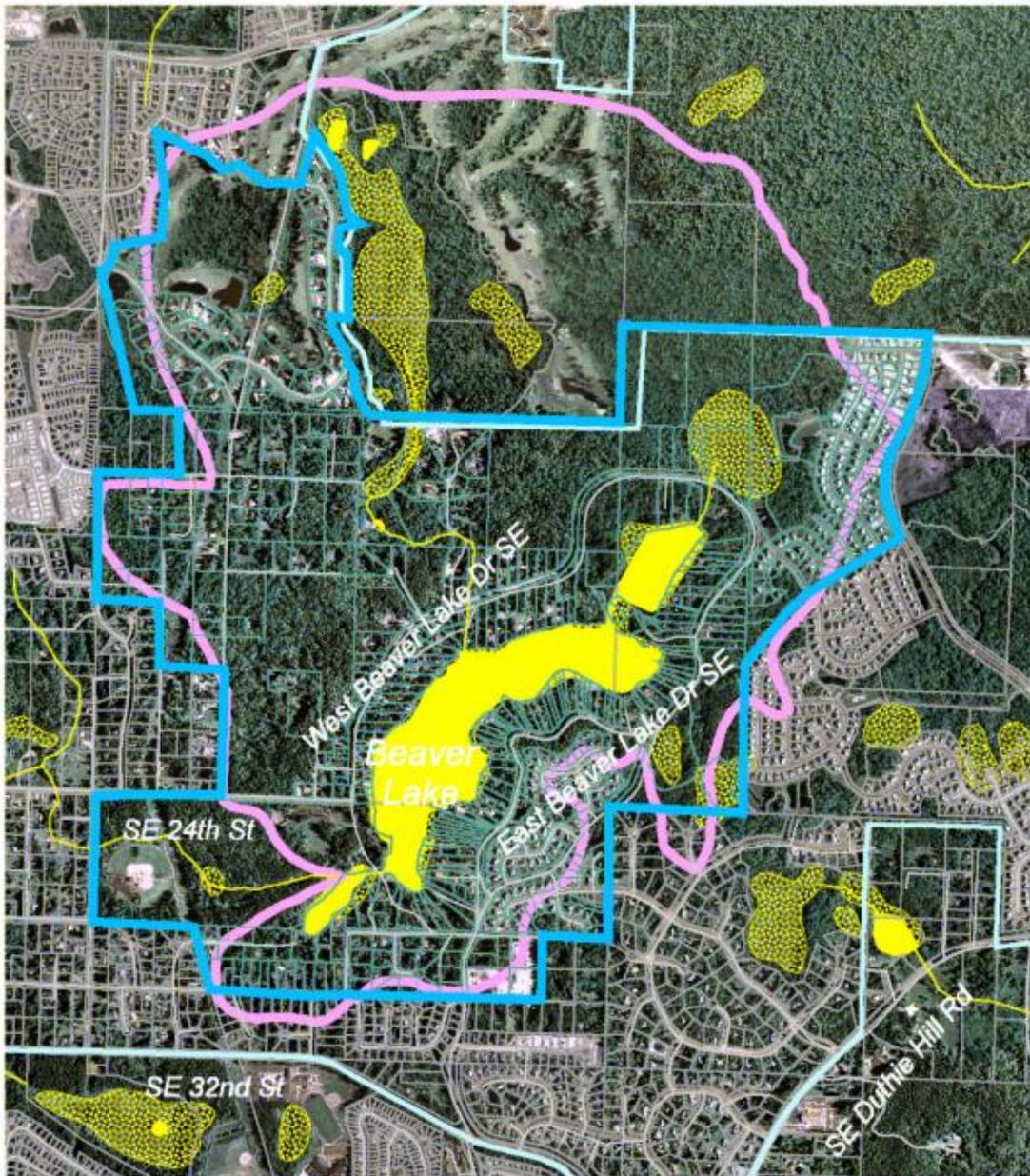
Through these assessments, the district will fund the following activities:

1. Monthly stream monitoring; annual stormwater quality monitoring sampling to assess development impacts; specific sampling as directed by the Board for unusual events or new concerns
2. Comprehensive lake monitoring in 2021 and 2026 to evaluate whole-lake water quality, with appropriate updates to the Lake Management Plan
3. Semi-annual newsletters and community outreach as directed by the Board
4. Administrative support, including facilitation of Board meetings and management of the work program.
5. Invasive plant management, including a potential herbicide treatment plan for invasive aquatic plants, within Beaver Lake (e.g. fragrant water lilies removal).

The following table contains a breakdown of the LMD budget by general tasks with annual estimated revenue:

BLMD Estimated Costs	Year 1 2017	Year 2 2018	Year 3 2019	Year 4 2020	Year 5 2021	Year 6 2022	Year 7 2023	Year 8 2024	Year 9 2025	Year 10 2026
Monitoring										
Labor	\$16,060	\$16,863	\$17,706	\$22,394	\$31,500	\$20,497	\$21,522	\$22,598	\$28,581	\$40,203
Lab Costs	\$7,571	\$7,874	\$8,189	\$14,020	\$31,545	\$9,212	\$9,580	\$9,963	\$19,563	\$38,380
Equipment and materials	\$1,000	\$1,050	\$1,103	\$1,158	\$1,216	\$1,276	\$1,340	\$1,407	\$1,477	\$1,551
Noxious Weed Treatment	\$6,300	\$6,300	\$551	\$6,300	\$551	\$6,300	\$551	\$6,300	\$551	\$6,300
Lake Management Technical Appendix Update					\$22,183					\$27,442
Community Outreach										
Labor	\$3,300	\$3,465	\$3,638	\$3,820	\$4,011	\$4,212	\$4,422	\$4,643	\$4,876	\$5,119
Materials and Postage	\$3,500	\$3,588	\$3,677	\$3,769	\$3,863	\$3,960	\$4,059	\$4,160	\$4,264	\$4,371
LMD Support	\$1,460	\$1,533	\$1,610	\$1,690	\$1,775	\$1,863	\$1,957	\$2,054	\$2,157	\$2,265
Assessment Charges	\$4,200	\$4,326	\$4,456	\$4,589	\$4,727	\$4,869	\$5,015	\$5,165	\$5,320	\$5,480
Annual Total Cost	\$43,391	\$44,999	\$40,930	\$57,740	\$101,371	\$52,189	\$48,446	\$56,292	\$66,791	\$131,111
Accumulative Costs	\$43,391	\$88,390	\$129,320	\$187,060	\$288,431	\$340,620	\$389,066	\$445,358	\$512,149	\$643,260
Accumulative Funds	\$64,326	\$128,652	\$192,978	\$257,304	\$321,630	\$385,956	\$450,282	\$514,608	\$578,934	\$643,260

Beaver Lake Management District 2016



- Proposed LMD Boundary
- Basin Boundary
- Streams
- Roads
- Lakes
- Wetlands
- Parcels
- City of Sammamish
- LMD Parcels



KING COUNTY
Department of Natural Resources

Map produced by:
King County Lake Stewardship Program
March 2001
Filename: Beaver/arcview/2001lmd.apr





Meeting Date: April 5, 2016

Date Submitted: March 25, 2016

Originating Department: Community Development

Clearances:

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

Subject: An Ordinance amending the Sammamish Municipal Code related to Dimensional Standards for the R-4 / R-6 zones

Action Required: Third Reading and adopt Ordinance

- Exhibits:**
1. Ordinance with Attachment A
 2. Table of Amendments to Attachment A

Budget: N/A

Summary Statement:

On January 28, 2016, the Planning Commission completed their review of the Dimensional Standards for the R-4 and R-6 zoning designations, and generated a recommended code amendment of the Sammamish Municipal Code (SMC) to City Council. The proposed code amendments will replace the current impervious surface limits with new standards related to lot coverage and minimum pervious surface requirements, and amend the City's current standards related to setbacks.

Background:

The Planning Commission was directed by the City Council to evaluate the impervious surface standards of SMC 21A.25 in the R-4 and R-6 zoning designations. Zoning regulations in this chapter typically address aspects related to the physical form (e.g. bulk, massing, and design), privacy, and other factors that affect the compatibility of land uses. During its review, the Planning Commission evaluated several different approaches to the regulation of bulk, massing, and aesthetics, and concluded that an impervious surface limit was the wrong regulatory tool to address this policy goal.

Consequently, the Planning Commission has recommended that the City Council replace the impervious surface limits in the R-4 and R-6 zoning designation with a combination of regulations related to lot coverage and required pervious surface (e.g. yard). The Planning Commission has also recommended that the City Council modify the interior setbacks to require a combination of 5, 7, and 15 foot setbacks. The proposed amendments will result in changes to the regulations contained in Chapters 15 and 25 of Title 21A of the SMC.

Financial Impact:

There is no financial impact directly associated with adoption of this ordinance.

Recommended Motion:

Adopt the ordinance included as Exhibit 1 as amended related to Dimensional Standards for the R-4 and R-6 zoning designations, thereby amending Chapters 15 and 25 of Title 21A of the SMC.

**CITY OF SAMMAMISH
WASHINGTON
ORDINANCE NO. O2016 - _____**

AN ORDINANCE OF THE CITY OF SAMMAMISH, WASHINGTON, ADOPTING PROVISIONS RELATED TO DIMENSIONAL STANDARDS IN THE R-4 AND R-6 RESIDENTIAL ZONING DESIGNATIONS AND RESULTING IN CHANGES TO CHAPTERS 15 AND 25 OF TITLE 21A OF THE SAMMAMISH MUNICIPAL CODE

WHEREAS, pursuant to the provisions of state law, Chapter 35A.63 of the Revised Code of Washington (RCW) and Chapter 36.70A RCW, the Sammamish City Council has adopted the Sammamish Municipal Code (SMC), including Title 21A, Development, which regulates land use and Title 23, Civil Code Compliance, which regulates procedures and mechanisms for land use related code enforcement matters; and

WHEREAS, the City Council adopted the City of Sammamish Comprehensive Plan which contains goals, objectives and policies regarding land use compatibility and environmental considerations; and

WHEREAS, it is the intent of the City Council to ensure the development of fair and reasonable regulations; and

WHEREAS, the City of Sammamish Planning Commission, pursuant to SMC 2.60.040(2), “shall review and make recommendations to the City Council relating to the City’s land use ordinances and regulations”; and

WHEREAS, the Planning Commission considered proposed amendments to Chapters 15 and 25 of Title 21A, concerning dimensional standards in the R-4 and R-6 zoning designations, during its November 5, 2015, December 3, 2015, January 14, 2016, and January 28, 2016 meetings; and

WHEREAS, the Planning Commission held a public hearing on January 28, 2016 to consider the proposed amendments to the SMC; and

WHEREAS, after providing 30 days public notice, the City Council held a public hearing on March 15 and 22, and received public testimony related to the adoption of the ordinance and the proposed amendment; and

WHEREAS, a State Environmental Policy Act (SEPA) Determination of Non Significance for the proposed development regulations was issued on March 1, 2016; and

WHEREAS, in accordance with RCW 36.70A, a request for expedited review was received by the State of Washington Department of Commerce on February 19, 2016 and was granted expedited review on March 2, 2016; and

WHEREAS, the City Council considered the Planning Commission's recommendation, public comment, and other available information.

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

Section 1. Adoption of the development regulations. The "Dimensional standards for R-4 and R-6 zoning designations" regulations as set forth in Attachment "A" to this ordinance is hereby adopted.

Section 2. Codification of the development regulations. The City Council authorizes the Community Development Director and City Clerk to codify the regulatory provisions of this ordinance into Titles 21A of the Sammamish Municipal Code for ease of use and reference.

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

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

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

ADOPTED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF ON THE ____ DAY OF APRIL 2016.

CITY OF SAMMAMISH

Mayor Donald J. Gerend

ATTEST/AUTHENTICATED:

Melonie Anderson, City Clerk

Exhibit 1

Approved as to form:

Michael R. Kenyon, City Attorney

Filed with the City Clerk: March 17, 2016
Public Hearing: March 15, 2016
First Reading: March 15, 2016
Public Hearing: March 22, 2016
Second Reading: March 22, 2016
Passed by the City Council:
Date of Publication:
Effective Date:

Exhibit 1

1 **Dimensional Standards in Residential Zones:**

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Sammamish Municipal Code (SMC)

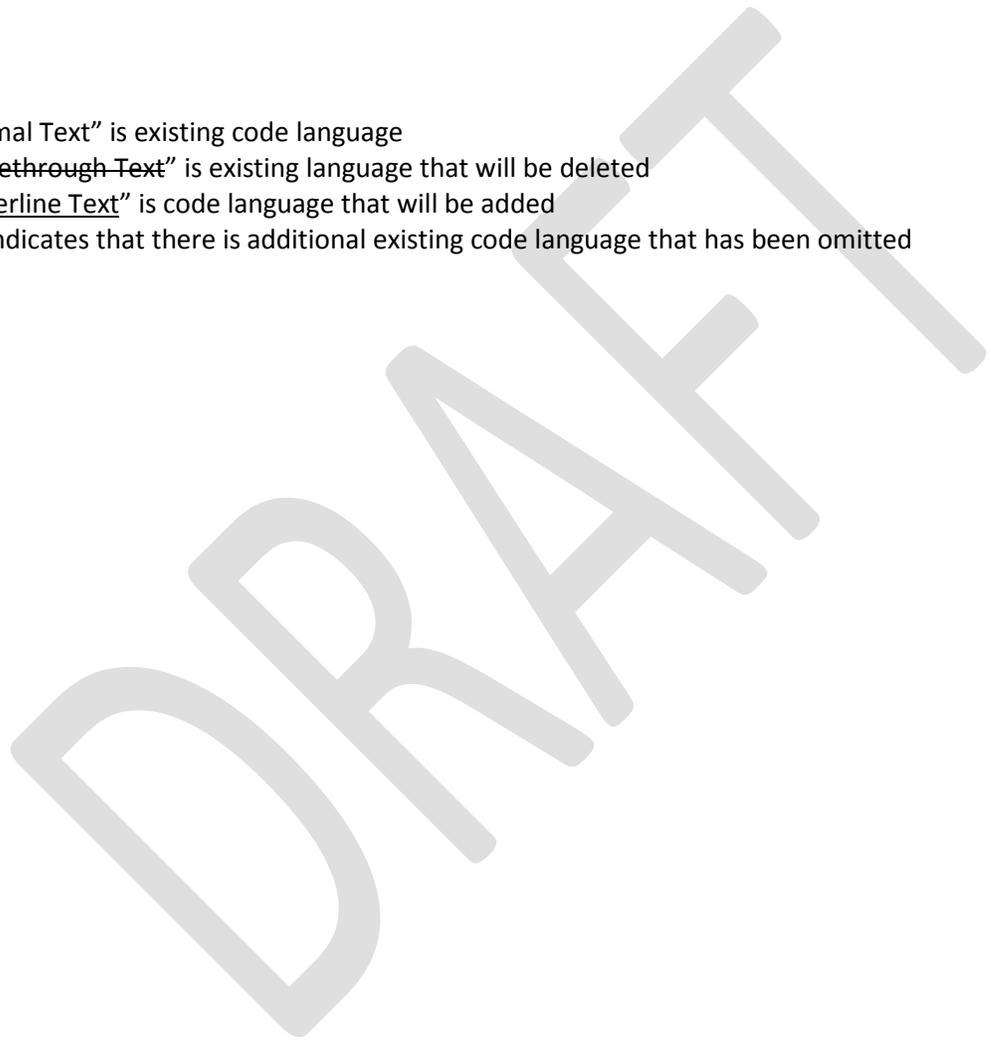
- 21A.15.727 Definition - Lot Coverage. *(Add definition)*
- 21A.25.010 Purpose *(Amend purpose to address bulk, aesthetics, dimension)*
- 21A.25.030 Densities and dimensions – Residential Zones. *(Add lot coverage standard, amend setbacks and pervious requirements for R-4 and R-6)*
- 21A.25.070 Calculations – Allowable dwelling units, lots or floor area. *(Add lot coverage calculation)*

“Normal Text” is existing code language

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

“Underline Text” is code language that will be added

“...” indicates that there is additional existing code language that has been omitted



1 **21.15.727 Lot coverage.**

2 "Lot coverage" is the amount of a lot that a building footprint may cover. Lot coverage is expressed as a
3 percent of the total lot area that a building or buildings may cover; for example a 45% lot coverage
4 standard indicates that 45% of the area of a lot may be covered by a building or combination of
5 buildings.

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DRAFT

1 **21A.25.010 Purpose.**

2 The purpose of this chapter is to establish basic dimensional standards for development, generally related to
3 relative to residential density and commercial intensity, setbacks, height, individual building bulk and variation,
4 and as well as specific rules for general application. The standards and rules are established to provide
5 flexibility in project design, and regulate some of the effects of density and intensity of development and
6 maintain privacy between adjacent uses.

7

DRAFT

Exhibit 1 - Attachment A

1 **21A.25.030 Densities and dimensions – Residential zones.**

2 A. Residential Zones.

	Z O N E S	RESIDENTIAL					
		URBAN RESIDENTIAL					
STANDARDS		R-1 ⁽¹³⁾	R-4	R-6	R-8	R-12	R-18
Maximum Density DU/Acre (11)		1 du/ac	4 du/ac (5)	6 du/ac	8 du/ac	12 du/ac	18 du/ac
Minimum Density (2)					85% (14)	80% (14)	75% (14)
Minimum Lot Width		35 ft (7)	30 ft	30 ft	30 ft	30 ft	30 ft
Minimum Street Setback		20 ft (6)	10 ft (7) <u>(16)</u>	10 ft (7) <u>(16)</u>	10 ft (7) (8)	10 ft (7)	10 ft (7)
Minimum Interior Setback (2)(12)		5 ft (7)	5 / 7 / 15 ft (17)	5 / 7 / 15 ft (17)	5 ft	5 ft	5 ft
Base Height (3)(15)		35 ft	35 ft	35 ft 45 ft (10)	35 ft 45 ft (10)	60 ft	60 ft 80 ft (10)
Maximum Impervious Surface: Percentage (4)		30% (9)	55%	70%	75%	85%	85%
<u>Minimum Pervious Surface</u> Percentage (18)			<u>45%</u>	<u>35%</u>			
<u>Lot Coverage</u>			<u>35%</u>	<u>45%</u>			

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Exhibit 1 - Attachment A

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4. Applies to each individual lot. Impervious surface area standards for:

a. Regional uses shall be established at the time of permit review;

b. Nonresidential uses in residential zones shall comply with SMC [21A.25.130](#);

~~c. Individual lots in the R-4 through R-6 zones which are less than 9,076 square feet in area shall be subject to the applicable provisions of the nearest comparable R-6 or R-8 zone;~~

~~cd. Lot may be increased beyond the total amount permitted in this chapter subject to approval of a conditional use permit.~~

...

16. Thirty percent of the area contained within the street setback shall be landscaped and part of the area used to comply with the minimum pervious surface percentage.

17. Lots with three or more interior lot lines shall provide a combination of 5 foot, 7 foot, and 15 foot interior setbacks. Lots with two interior lot lines shall provide a combination of two interior setback widths. For example, a lot with two interior lot lines could provide a 5 foot and a 7 foot interior setback from interior lot lines.

18. For the purposes of this section, pervious surface is any surface area that is not structured or hardened. Pervious surfaces may be landscaped, but do not include areas covered by pervious concrete or other similar materials.

1 **21A.25.070 Calculations – Allowable dwelling units, lots or floor area, lot coverage.**

2 Permitted number of units, or lots or floor area shall be determined as follows:

3 (1) The allowed number of dwelling units or lots (base density) shall be computed by multiplying the site area
4 specified in SMC [21A.25.080](#) by the applicable residential base density number;

5 (2) The maximum density (unit or lot) limits shall be computed by adding the bonus or transfer units authorized
6 by Chapter [21A.75](#) or [21A.80](#) SMC to the base units computed under subsection (1) of this section;

7 (3) The allowed floor area, which excludes structured or underground parking areas and areas housing
8 mechanical equipment, shall be computed by applying the floor-to-lot area ratio to the project site area
9 specified in SMC [21A.25.080](#); and

10 (4) The allowed lot coverage shall be computed by dividing the total building footprint area by the total lot area.
11 The total building footprint area is computed by adding the horizontal land area covered by a building or
12 combination of buildings on the subject lot. The total building footprint does not include building eaves of up to
13 eighteen inches; eaves of more than eighteen inches are included within the building footprint area.

14 ~~(5)~~ (4) When calculations result in a fraction, the fraction shall be rounded to the nearest whole number as
15 follows:

16 (a) Fractions of 0.50 or above shall be rounded up; and

17 (b) Fractions below 0.50 shall be rounded down.

Proposed Amendments to the PC-recommended Draft Code Dimensional Standards for the R-4 / R-6 zone

Summary of amendments proposed through March 22, 2016

“Normal Text” is existing code language

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

“Underline Text” is code language that will be added

“...” indicates that there is additional code language that has been omitted

#	Commenter	Code Section	PC Recommended Draft Language	Proposed Amendment
1	Master Builders Association	21A.25.030(A)	R-4 Lot Coverage is 35% R-6 Lot Coverage is 45%	<p>Comment: Allow for an increased lot coverage of 5% when the proposed house includes covered outdoor living areas or Accessory Dwelling Units.</p> <p>Staff recommends: Add a new footnote to the table referencing footnote “19”.</p> <p>New footnote “19” to read: “The maximum lot coverage may be increased by five percentile points once, if a covered outdoor living space or an Accessory Dwelling Unit is built on site. For the purposes of this section, a covered outdoor living space includes any structure with a roof that is not fully enclosed by walls.”</p>
2	Master Builders Association	21A.25.030(16)	(16) Thirty percent of the area contained within the street setback shall be landscaped and part of the area used to comply with the minimum pervious surface percentage.	<p>Proposed amendment: “(16) <u>Except for panhandle lots, cul-de-sac lots, flag lots, homes on joint use driveways, and alley loads, or other such lots where it is infeasible,</u> thirty percent of the area contained within the street setback shall be landscaped and part of the area used to comply with the minimum pervious surface percentage.”</p> <p>Staff comment: Following additional analysis with the Master Builders Association, the City understands that this amendment is not necessary.</p>

Proposed Amendments to the PC-recommended Draft Code Dimensional Standards for the R-4 / R-6 zone

#	Commenter	Code Section	PC Recommended Draft Language	Proposed Amendment
3	Master Builders Association	21A.25.030(17)	(17) Lots with three or more interior lot lines shall provide a combination of 5 foot, 7 foot, and 12 foot interior setbacks. Lots with two interior lot lines shall provide a combination of two interior setback widths. For example, a lot with two interior lot lines could provide a 5 foot and a 7 foot interior setback from interior lot lines.	<p>Proposed amendment: “(17) Lots with three or more interior lot lines shall provide a combination of 5 foot, 7 foot, and 1215 foot interior setbacks. Lots with two interior lot lines shall provide a combination of two interior setback widths. For example, a lot with two interior lot lines could provide a 5 foot and a 7 foot interior setback from interior lot lines.”</p> <p>Staff comment: This was a typographical error in the initial Planning Commission Recommended draft, which has been corrected in the April 5, 2016 Council packet.</p>
4	Master Builders Association	21A.25.030(18)	(18) For the purposes of this section, pervious surface is any surface area that is not structured or hardened. Pervious surfaces may be landscaped, but do not include areas covered by pervious concrete or other similar materials.	<p>Proposed amendment: “(18) For the purposes of this section, pervious surface is any surface area that is not structured or hardened. Pervious surfaces may be landscaped, but do not include areas covered by pervious concrete or other similar materials. <u>Areas covered by pervious concrete or other similar materials, and decks, shall receive 50 percent credit</u>”.</p> <p>Staff comment: The “pervious” nature of decks or pervious concrete is not necessarily relevant in evaluating the bulk, aesthetic, and dimensional regulations for this chapter. Council has directed the staff to also prepare an alternate terminology for this section (see item 5 below).</p>
5	Council	21A.25.030(A) and 21A.25.030(18)	<p>21A.25.070(A) “Minimum Pervious Surface Percentage”</p> <p>(18) For the purposes of this section, pervious surface is any surface area that is not structured or hardened. Pervious surfaces may be landscaped, but do not</p>	<p>Proposed amendment: Replace the “Minimum Pervious Surface Percentage” with the term “Yard” in 21A.25.070(A).</p> <p>“(18) For the purposes of this section, pervious surface <u>yard</u> is any surface area that is not structured or hardened. Pervious surfaces <u>Yard areas</u> may be landscaped <u>and contain uncovered decks of less than 18</u></p>

Proposed Amendments to the PC-recommended Draft Code Dimensional Standards for the R-4 / R-6 zone

#	Commenter	Code Section	PC Recommended Draft Language	Proposed Amendment
			include areas covered by pervious concrete or other similar materials.	<p><u>inches above grade</u>, but do not include areas covered by pervious concrete or other similar materials.”</p> <p>Staff comment: The proposed amendment removes language that is normally tied to drainage review, and does not address bulk, dimension, or aesthetics. Uncovered decks that are less than 18 inches above grade are not normally considered structures.</p>
6	Council	21A.25.070(4)	(4) The allowed lot coverage shall be computed by dividing the total building footprint area by the total lot area. The total building footprint area is computed by adding the horizontal land area covered by a building or combination of buildings on the subject lot. The total building footprint does not include building eaves of up to eighteen inches; eaves of more than eighteen inches are included within the building footprint area.	Proposed amendment: “(4) The allowed lot coverage shall be computed by dividing the total building footprint area by the total lot area. The total building footprint area is computed by adding the horizontal land area covered by a building or combination of buildings on the subject lot. The total building footprint does not include building eaves <u>or overhangs</u> of up to eighteen inches; eaves <u>or overhangs</u> of more than eighteen inches are included within the building footprint area.”
7	Master Builders Association	21A.25.070(4)	(4) The allowed lot coverage shall be computed by dividing the total building footprint area by the total lot area. The total building footprint area is computed by adding the horizontal land area covered by a building or combination of buildings on the subject lot. The total building footprint does not include building eaves of up to eighteen inches; eaves of more than eighteen inches are included within the building footprint area.	Proposed amendment: “(4) The allowed lot coverage shall be computed by dividing the total building footprint area by the total lot area. The total building footprint area is computed by adding the horizontal land area covered by a building or combination of buildings on the subject lot. The total building footprint does not include building eaves of up to eighteen inches; eaves of more than eighteen inches are included within the building footprint area <u>for eaves greater than 18 inches, that portion of the eaves which extends beyond 18 inches shall count toward the building footprint.</u> ”

Proposed Amendments to the PC-recommended Draft Code
Dimensional Standards for the R-4 / R-6 zone



Meeting Date: April 5, 2016

Date Submitted: March 25, 2016

Originating Department: Community Development

Clearances:

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

Subject: An ordinance amending the Sammamish Municipal Code related to Land Use Compatibility in Residential Zones

Action Required: Adopt Ordinance

Exhibits:

1. Ordinance with Attachment A
2. Table of amendments to Attachment A

Budget: N/A

Summary Statement:

On March 15, the City Council closed the public hearing on the proposed “Land Use Compatibility in Residential Zones” code amendment and provided direction to staff for the April 5, 2016 City Council meeting. The proposed amendment is intended to address a number of challenges within the residential zones, related to more intense uses (e.g. schools, daycares, adult family homes, etc.) and single family homes.

Background:

The Planning Commission was directed by the City Council to review zoning regulations pertaining to group homes, religious uses, daycares, and schools, and to address identified impacts generated by these uses. The Planning Commission evaluated several different policy options, including some initially identified in the City Council discussion, and ultimately recommended adoption of all but one option. On February 9, 2016, during the Planning Commission handoff, and prior to the opening of the public hearing, the City Council identified a number of possible changes to the draft code amendment, which are summarized in Exhibit 2 – Table of possible amendments to Attachment A. This table was further updated to reflect the City Council direction of March 15, 2016.

On March 15, 2016, the City Council provided direction to modify draft code changes on outdoor lighting. Staff have changed the draft code language to target nuisance flood and spotlighting, while removing changes to lighting standards throughout the City. Staff also changed the date by which lighting standards would take effect to be sooner than the ten year horizon.

The proposed amendments will result in changes to the regulations contained in Chapters 5 and 15 of Title 20, and Chapters 30 and 40 of Title 21A of the Sammamish Municipal Code.

Financial Impact:

There is no financial impact directly associated with adoption of this ordinance.

Recommended Motion:

Adopt ordinance included as Exhibit 1 to amend Chapters 5 and 15 of Title 20, and Chapters 30 and 40 of Title 21A of the Sammamish Municipal Code as detailed in Attachment A as amended.

**CITY OF SAMMAMISH
WASHINGTON**

ORDINANCE NO. O2016 - ____

AN ORDINANCE OF THE CITY OF SAMMAMISH, WASHINGTON, ADOPTING PROVISIONS RELATED TO LAND USE COMPATIBILITY IN THE RESIDENTIAL ZONES AND RESULTING IN CHANGES TO CHAPTERS 5 AND 15 OF TITLE 20 AND CHAPTERS OF 30 AND 40 OF TITLE 21A OF THE SAMMAMISH MUNICIPAL CODE

WHEREAS, pursuant to the provisions of state law, Chapter 35A.63 of the Revised Code of Washington (RCW) and Chapter 36.70A RCW, the Sammamish City Council has adopted the Sammamish Municipal Code (SMC), including Title 21A, Development, which regulates land use and Title 23, Civil Code Compliance, which regulates procedures and mechanisms for land use related code enforcement matters; and

WHEREAS, the City Council adopted the City of Sammamish Comprehensive Plan which contains goals, objectives and policies regarding land use compatibility and environmental considerations; and

WHEREAS, it is the intent of the City Council to ensure the development of fair and reasonable regulations; and

WHEREAS, the City of Sammamish Planning Commission, pursuant to SMC 2.60.040(2), “shall review and make recommendations to the City Council relating to the City’s land use ordinances and regulations”; and

WHEREAS, the Planning Commission considered proposed amendments to Chapters 5 and 15 of Title 20 and Chapters 30 and 40 of Title 21A, concerning land use compatibility in residential zoning designations, during its October 1, 2015, October 29, 2015, and November 19, 2015, and December 3, 2015, and January 14, 2016 meetings; and

WHEREAS, the Planning Commission held a public hearing on December 3, 2015 to consider the proposed amendments to the SMC; and

WHEREAS, after providing 30 days public notice, the City Council held a public hearing on March 1 and March 15, 2016 and received public testimony related to the adoption of the ordinance and the proposed amendment; and

WHEREAS, a State Environmental Policy Act (SEPA) Determination of Non Significance for the proposed development regulations was issued on March 1, 2016; and

WHEREAS, in accordance with RCW 36.70A, a request for expedited review was received by the State of Washington Department of Commerce on January 29, 2016 and was granted expedited review on February 18, 2016; and

WHEREAS, the City Council considered the Planning Commission's recommendation, public comment, and other available information.

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

Section 1. Adoption of the development regulations. The Land Use Compatibility in Residential Zones regulations as set forth in Attachment "A" to this ordinance is hereby adopted.

Section 2. Codification of the development regulations. The City Council authorizes the Community Development Director and City Clerk to codify the regulatory provisions of this ordinance into Titles 20 and 21A of the Sammamish Municipal Code for ease of use and reference.

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

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

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

ADOPTED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF ON THE ____ DAY OF APRIL 2016.

CITY OF SAMMAMISH

Mayor Donald J. Gerend

ATTEST/AUTHENTICATED:

Melonie Anderson, City Clerk

Exhibit 1

Approved as to form:

Michael R. Kenyon, City Attorney

Filed with the City Clerk: February 19, 2016
Public Hearing: March 1, 2016
First Reading: March 1, 2016
Public Hearing: March 15, 2016
Second Reading: March 15, 2016
Passed by the City Council:
Date of Publication:
Effective Date:

Exhibit 1

Exhibit 1 - Attachment A

1 **Non-Residential Uses in Residential Zones:**

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Sammamish Municipal Code (SMC)

- 20.05.085 Reasonable Accommodation. *(Add new section for Reasonable Accommodation)*
- 20.15.040 Categorical exemptions and threshold determinations. *(Amend SEPA exemption threshold for parking lots)*
- 21A.15.687 Lighting, Security or Flood. *(Add a new definition for Security or Flood Lighting)*
- 21A.30.010 Purpose. *(Amend purpose to address garbage, lighting, and non-residential design standards)*
- 21A.30.185 Garbage and trash enclosures. *(Add new section regulating garbage and trash storage)*
- 21A.30.230 Outdoor lighting. *(Add new section regulating outdoor lighting for single family homes)*
- 21A.30.240 Non-residential use design standards. *(Add new section regulating the design and location of daycares, schools, and religious uses)*
- 21A.40.110 Off-street parking plan design standards. *(Amend section to add cross reference, Daycare I requirements)*
- 23.100.010 Assessment Schedule. *(Amend table of Code Enforcement Penalties)*

“Normal Text” is existing code language

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

“Underline Text” is code language that will be added

“Highlighted Text” is code language that was added following the March 15, 2016 Council direction on lighting

“...” indicates that there is additional existing code language that has been omitted

1 **20.05.085 Reasonable Accommodation**
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3 (1) Purpose and Intent: The Federal Fair Housing Act (FFHA) requires that reasonable
4 accommodations be made in rules, policies, practices, or services, when such accommodations
5 may be necessary to afford persons with disabilities equal opportunity to use and enjoy a
6 dwelling. The Community Development Director is therefore authorized to make
7 accommodations in the provisions of this Code as applied to dwellings occupied or to be
8 occupied by persons with disabilities as defined in the Federal Fair Housing Act, when the
9 Director determines that such accommodations reasonably may be necessary in order to comply
10 with such Act.

11 (2) Applicability. The Director may grant reasonable accommodation to individuals with disabilities
12 as defined by the Fair Housing Amendments Act (FHAA), 42 U.S.C. 3602(h) or the Washington
13 Law Against Discrimination (WLAD), Chapter 49.60 RCW.

14 (3) Procedure. If modification of a standard or regulation in the Sammamish Municipal Code is
15 sought, the Director shall make a written determination within 45 days and either grant, grant
16 with modifications, or deny a request for reasonable accommodation in accordance with the
17 following:

18 (a) Application. Requests for reasonable accommodation by any eligible person or entity
19 described in Section 20.05.085(1) shall be submitted on an application form provided by
20 the Community Development Department, or in the form of a letter, to the Director of
21 Community Development and shall contain the following information:

22 i. The applicant's name, address, email, and telephone number.

23 ii. Address of the property for which the request is being made.

24 iii. The property owner's name, address and telephone number and the owner's
25 written consent.

26 iv. The current actual use of the property.

27 v. The basis for the claim that the individual that resides or will reside at the
28 property is considered disabled under the Acts.

29 vi. The provision, regulation or policy from which reasonable accommodation is
30 being requested.

31 vii. Why the reasonable accommodation is necessary to make the specific property
32 accessible to the individual.

33 viii. Copies of emails, correspondence, pictures, plans or background information
34 reasonably necessary to reach a decision regarding the need for the
35 accommodation.

36 (b) No fee shall be charged to the applicant for a response to a reasonable accommodation
37 request.

38 (c) The Director shall determine what adverse land use impacts, including cumulative
39 impacts, if any, would result from granting the proposed accommodation. This
40 determination shall take into account the size, shape and location of the dwelling unit
41 and lot; the traffic and parking conditions on adjoining and neighboring streets; vehicle
42 usage to be expected from the residents, staff and visitors; and any other circumstances
43 determined to be relevant.

44 (d) A grant of reasonable accommodation permits a dwelling to be inhabited only according
45 to the terms and conditions of the applicant's proposal and the Director's decision. If it
46 is determined that the accommodation has become unreasonable because
47 circumstances have changed or adverse land use impacts have occurred that were not
48 anticipated, the Director shall rescind or modify the decision to grant reasonable
accommodation.

Exhibit 1 - Attachment A

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(e) Appeals of reasonable accommodation decisions made by the Director must be filed within 21 days of the decision issuance date.

Exhibit 1 - Attachment A

1 **20.15.040 Categorical exemptions and threshold determinations.**

2 (1) The City of Sammamish adopts the standards and procedures specified in WAC 197-11-300 through
3 197-11-390 and 197-11-800 through 197-11-890 for determining categorical exemptions and making
4 threshold determinations subject to the following:

5 (a) The following exempt threshold levels are hereby established pursuant to WAC 197-11-
6 800(1)(c) for the exemptions in WAC 197-11-800(1)(b):

7 (i) The construction or location of any residential structures of up to 20 dwelling units;

8 (ii) The construction of an office, school, commercial, recreational, service, or storage
9 building with up to 12,000 square feet of gross floor area, and with associated parking
10 facilities designed for up to 40 automobiles;

11 (iii) The construction of a parking lot designed for up to ~~40~~20 automobiles;

12 (iv) Any fill or excavation of up to 500 cubic yards throughout the total lifetime of the fill or
13 excavation.

14 (b) The determination of whether a proposal is categorically exempt shall be made by the
15 department.

16 (c) The construction of an individual battery charging station or an individual battery exchange
17 station.

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1 **21A.15.685 Lighting Fixtures, Security or Flood.**

2 “Security or flood lighting fixtures” are intended to provide lighting that is designed and used to
3 discourage crime and undesirable activity. Security or flood lighting fixtures are characterized by a
4 broad intense beam of artificial light directed to illuminate a large area of a site.

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Exhibit 1 - Attachment A

1 **21A.30.010 Purpose.**

2 The purpose of this chapter is to improve the quality of development by providing building and site
3 design standards that:

4 (1) Reduce the visual impact of large residential buildings from adjacent streets and properties;

5 (2) Enhance the aesthetic character of large residential buildings;

6 (3) Contain sufficient flexibility of standards to encourage creative and innovative site and building
7 design;

8 (4) Meet the on-site recreation needs of project residents;

9 (5) Enhance aesthetics and environmental protection through site design; ~~and~~

10 (6) Allow for continued or adaptive re-use of historic resources while preserving their historic and
11 architectural integrity;-

12 (6) Reduce the health and aesthetic impact of waste containers adjacent to streets;

13 (7) Promote compatibility between residential and non-residential uses; and,

14 (8) Promote health, safety, and security by minimizing glare and light trespass from outdoor lighting on
15 to adjacent properties.

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21A.30.185 Garbage and trash storage design.

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- (1) Single family detached homes shall provide a designated location for the storage of garbage, recycling, and other waste containers. The designated location shall either be placed in an enclosure or garage, or screened so that the garbage, recycling, and other waste containers are not visible from public streets. The director may authorize an alternate storage location that will meet the purpose of SMC 21A.30.010.
- (2) Residents shall return garbage, recycling, and other waste containers to their designated storage location within 24 hours after collection, or as soon as is feasible.
-

1
2 **21A.30.230 Outdoor Lighting.**

3 (1) Applicability. This section applies to the following types of lighting:

- 4 (a) All new and replacement exterior light fixtures in parking lots, and associated with
5 commercial, institutional, and mixed-use buildings; and,
6 (b) All existing, new, or replacement security or flood lighting associated with residential
7 uses exterior light fixtures in operation after January 1, 2027.

8 (2) Exemptions. The following types of lighting are exempt from the provisions of this section:

- 9 (a) Seasonal decorations;
10 (b) Lighting used under emergency conditions (e.g. searchlights, law enforcement vehicles);
11 (c) Moving vehicle lights;
12 (d) Underwater lighting in swimming pools;
13 (e) Lighting for signs, if permitted under SMC 21A.45;
14 (f) Traffic control devices;
15 (g) Lights required by state or federal law (e.g. wireless communication facility towers);
16 (h) Temporary lighting for construction sites, special events (e.g. theatrical performances,
17 community events); and,
18 (i) Other lighting of a similar nature as approved by the Director.

19 (3) Standards:

20 (a) Security or flood lighting fixtures associated with single family residences and
21 townhouses:

- 22 (i) Lighting fixtures shall be properly aimed and installed in a manner that causes
23 minimal or no light trespass on to adjacent properties;
24 (ii) Security or flood lighting light shall not be visible from adjacent properties;
25 (iii) Lighting fixtures shall not exceed 1,260 lumens, unless the lighting fixture is fully
26 shielded; and,
27 (iv) Motion sensors associated with security or flood lighting shall not be activated
28 by off-site movement.
29 ~~(v) Outdoor light fixtures shall be fully shielded, pointed downward, and shall be~~
30 ~~installed and maintained in a way that causes minimal or no light trespass on to~~
31 ~~adjacent properties.~~
32 ~~(vi) Outdoor light fixtures shall not exceed 1,260 lumens per light fixture, provided~~
33 ~~that the following is allowed:~~
34 ~~(A) One partially shielded light fixture or sconce is allowed if it is located~~
35 ~~beneath a building overhang and will generate less than 630 lumens;~~
36 ~~(B) Landscape/accent lighting, provided that the combined output of the~~
37 ~~light fixtures does not exceed 2,100 lumens;~~
38 ~~(C) Motion sensor lighting that extinguishes the light no more than 15~~
39 ~~minutes after the area is vacated.~~
40 ~~(vii) Site light fixtures shall be designed to use shall be metal halide or LED light~~
41 ~~sources unless otherwise approved by the director.~~
42 ~~(viii) Solar powered and high energy efficient lighting is encouraged. The director~~
43 ~~may allow flexibility with outdoor lighting standards for solar-powered lights.~~

44 (b) Parking lots:

- 45 (i) Lighting fixtures shall be partially shielded so that minimal light is emitted above
46 a horizontal 90 degrees, and shall be installed and maintained in a way that
47 causes minimal or no light trespass on to adjacent properties.

- (ii) Outdoor lighting shall not exceed 5.0 lumens per square foot of parking lot surface and pedestrian walkway. Requests for additional lighting may be considered with the approval of the Director.
- (iii) Lighting fixtures shall be no more than 25 feet tall, with lower light fixtures preferable so as to maintain a human scale. Requests for higher light fixtures may be considered with the approval of the Director.
- (iv) Site light fixtures shall be designed to use metal halide or LED light sources unless an alternative is approved by the Director.
- (v) Solar-powered and high-energy-efficient lighting is encouraged. The Director may allow flexibility level standards for solar-powered lights.
- (vi) Motion-sensing lighting is encouraged. The Director may allow flexibility with outdoor lighting standards when motion-sensing technology is used.

(c) Commercial, institutional, and mixed-use buildings

- (i) Outdoor light fixtures shall be fully shielded, pointed downward, and should be maintained in a way that causes minimal or no light trespass on to adjacent properties.
- (ii) Outdoor lighting shall not exceed 5.0 lumens per square foot of hardscape outside the building structure. Requests for additional lighting may be considered with the approval of the director.
- (iii) Exceptions:
 - (A) One partially shielded light fixture or sconce is allowed if it is located beneath a building overhang and will generate less than 630 lumens;
 - (B) Landscape/accent lighting, provided that the combined output of the light fixture does not exceed 2,100 lumens;
 - (C) Motion-sensor lighting that extinguishes the light no more than 15 minutes after the area is vacated.
- (iv) Outdoor lighting shall not exceed 5.0 lumens per square foot of hardscape. Requests for additional lighting may be considered with the approval of the director. Except:
 - (A) Drive-up windows may add 8,000 lumens per drive-up window. In order to use this allowance, light fixtures must be within 20 feet horizontal distance of the center of the window.
 - (B) Vehicle service stations may add lighting that results in a total of 16,000 lumens per fuel pump.
- (v) Site lighting shall be metal halide or LED unless an alternative is approved by the director.

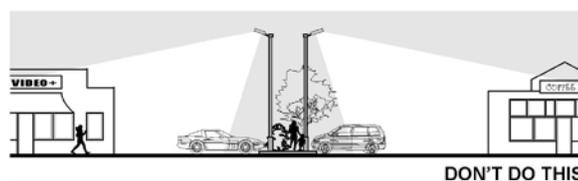
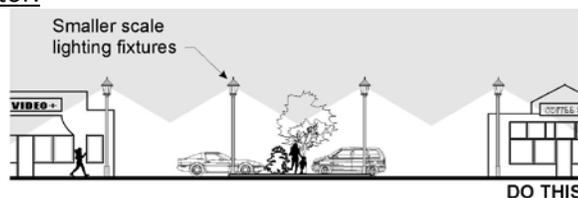


Exhibit 1 - Attachment A

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1 **21A.30.240 Non-Residential use design standards.**

- 2 1. Applicability. This section applies to new non-residential uses or improvements within the R-1,
3 R-4, R-6, and R-8 zoning designations. Non-residential uses and improvements include, but are
4 not limited to, those uses specified in SMC 21A.20.050 through 21A.20.080 and 21A.20.100 and
5 supporting improvements (e.g. parking lots), or other similar uses or improvements as
6 determined by the Director.
- 7 2. Location. New non-residential uses and improvements shall be located with direct access to a
8 neighborhood collector or arterial street, as defined in the adopted Public Works Standards.
- 9 3. Traffic demand management. New non-residential uses shall prepare and adhere to a traffic
10 demand management plan to reduce traffic generation during the AM and PM peak hours. The
11 traffic demand management plan shall be reviewed and approved by the City.
- 12 4. Parking Lots. New parking lots for non-residential uses, or parking lots that are expanded by
13 more than 50% of the original parking lot area, shall:
- 14 a. Incorporate the following low impact development design into the parking lot design as
15 follows:
- 16 i. Infiltration of all storm water generated from the proposed parking lot is
17 required. The director may authorize a reduction in infiltration required if the
18 applicant demonstrates that infiltration is not feasible due to site-specific soil
19 and/or geologic conditions.
- 20 ii. Required landscaping shall incorporate soil amendments. Soil amendments
21 shall be comprised of a compost or soil amendment mix consistent with the
22 adopted Sammamish Surface Water Design Manual.
- 23 iii. Incorporate any other low impact development technique required by
24 Sammamish Surface Water Design Manual.
- 25 a-b. Incorporate a berm around the perimeter of the parking lot where adjacent to public
26 right of way and neighboring properties, designed such that the berm height is no less
27 than 3 feet above the highest elevation of the parking lot. The berm shall be maintained
28 as needed to ensure the berm height is not diminished over time due to erosion or
29 other causes. The director may authorize an alternative design to the berm that will
30 provide an equivalent amount of screening for vehicle headlights and follow Crime
31 Prevention Through Environmental Design (CPTED) principles.
- 32
- 33

1 **21A.40.110 Off-street parking plan design standards.**

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4 (7) Lighting shall be provided for safety of traffic and pedestrian circulation on the site. It shall be
5 designed to minimize direct lighting of abutting properties and adjacent streets and pursuant to the
6 provisions of SMC 21A.30.230. The director shall have the authority to waive the requirement to provide
7 lighting.

8 ...

9 (15) Parking lot design for non-residential uses located in the R-1, R-4, R-6, and R-8 zoning designations
10 shall be designed pursuant to the provisions of SMC 21A.30.240.

11

12 (16) Daycare I facilities shall provide sufficient area for the loading and unloading of passengers. This
13 area shall:

14 (a) Allow access to the entrance of the Daycare I without crossing a street or travelway, and one
15 of the following, in order of preference:

16 (i) Be located off-street, i.e. not within a public right of way or access easement; or

17 (ii) Be located on-street, outside of travel lanes, and adjacent to the Daycare I, provided
18 that on-street loading and unloading of passengers is only allowed on local streets.

19 (b) All off-street loading spaces shall be designed and constructed consistent with SMC 21A.40.

20 All on-street loading spaces shall be designed consistent with the on-street parking space requirements
21 of the adopted Public Works Standards.

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Exhibit 1 - Attachment A

1 **23.100.010 Assessment schedule.**

Code Enforcement Penalties:	
Infraction	up to \$500
Stop Work Order	up to \$500
Noncompliance:	
1 – 15 days	\$100 up to \$250 per day
16 – 31 days	\$250 up to \$500 per day
31+ days	\$500 up to \$1,000 per day (up to \$50,000 maximum)
Environmental Damage/Critical Areas Violations:	
Up to \$25,000 plus the cost of restoration	
Unlawful Tree Removal or Damage:	
\$1,500 per inch of diameter at breast height of tree removed or damaged	

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Exhibit 1 - Attachment A

Proposed Amendments to the PC-recommended Draft Code Land Use Compatibility in R-zones

Summary of amendments proposed through March 4, 2016

“Normal Text” is existing code language

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

“Underline Text” is code language that will be added

“...” indicates that there is additional code language that has been omitted

#	Commenter	Code Section	PC Recommended Draft Language	Proposed Amendment
1	Staff	20.05.085 (3) Reasonable Accommodation	“Procedure. If modification of a standard in the Sammamish Municipal Code is sought:...”	“Procedure. If modification of a standard <u>or regulation</u> in the Sammamish Municipal Code is sought:...”
2	Staff	20.05.085 (3) Reasonable Accommodation	“Procedure. If modification of a standard in the Sammamish Municipal Code is sought:...”	“Procedure. If modification of a standard in the Sammamish Municipal Code is sought, <u>the Director shall make a written determination within 45 days and either grant, grant with modifications, or deny a request for reasonable accommodation in accordance with the following:</u>
3	Staff	20.05.085 (3) Reasonable Accommodation	“a. The applicant for reasonable accommodation must provide verifiable documentation of an applicable disability and describe the proposed accommodation”	Specify application materials noted in (3)(a): <u>“a. The applicant for reasonable accommodation must provide verifiable documentation of an applicable disability and describe the proposed accommodation Application. Requests for reasonable accommodation by any eligible person or entity described in Section 20.05.085(1) shall be submitted on an application form provided by the Community Development Department, or in the form of a letter, to the Director of Community Development and shall contain the following information:</u> <u>1. The applicant's name, address, email, and telephone number.</u>

Proposed Amendments to the PC-recommended Draft Code Land Use Compatibility in R-zones

#	Commenter	Code Section	PC Recommended Draft Language	Proposed Amendment
				<p><u>2. Address of the property for which the request is being made.</u></p> <p><u>3. The property owner’s name, address and telephone number and the owner’s written consent.</u></p> <p><u>4. The current actual use of the property.</u></p> <p><u>5. The basis for the claim that the individual that resides or will reside at the property is considered disabled under the Acts.</u></p> <p><u>6. The zoning code provision, regulation or policy from which reasonable accommodation is being requested.</u></p> <p><u>7. Why the reasonable accommodation is necessary to make the specific property accessible to the individual.</u></p> <p><u>8. Copies of emails, correspondence, pictures, plans or background information reasonably necessary to reach a decision regarding the need for the accommodation.”</u></p>
4	Staff	20.05.085 (3) Reasonable Accommodation	“(d) A grant of reasonable accommodation permits a dwelling to be inhabited only according to the terms and conditions of the applicant’s proposal and the Planning Director/Manager’s decision. [...] the Planning Director/Manager shall rescind[...].”	“(d) A grant of reasonable accommodation permits a dwelling to be inhabited only according to the terms and conditions of the applicant’s proposal and the Planning Director/Manager’s <u>Director’s</u> decision. [...] the Planning Director/Manager’s <u>Director’s</u> shall rescind[...].”
5	Mayor Gerend	21A.30.010(5)	“(5) Enhance aesthetics an environmental protection through site design; and ”	“(5) Enhance aesthetics <u>and</u> environmental protection through site design; and ”
6	Mayor Gerend	21A.30.230(3)(a)(ii)(A)	“One partially shielded light fixture... less than 630 lumens.”	Comment: A large house might have front entrance, back entrance and garage with desire for partially shielded light fixtures, not just one.

Proposed Amendments to the PC-recommended Draft Code Land Use Compatibility in R-zones

#	Commenter	Code Section	PC Recommended Draft Language	Proposed Amendment
				Staff suggest: “One partially shielded light fixture or sconce per building entrance is allowed if it is located beneath a building overhang and will generate less than 630 lumens;”
7	Mayor Gerend	21A.30.230(3)(a)(ii)(A)	“One partially shielded light fixture... less than 630 lumens.”	<p>Comment: Less than 630 lumens is like a traditional 40 watt bulb; not very good lighting in some instances.</p> <p>Staff response: This standard is intended for outdoor lighting, which is normally used at night. 630 lumens of outdoor lighting will appear much brighter at night than in an indoor office.</p> <p>Higher level of lumens may result in less safe outdoor lighting conditions, because it creates a high contrast (light to dark) situation making it harder to see anything in the area un-illuminated.</p>
8	Mayor Gerend	21A.30.230(3)(a)(iii)	“Site light fixtures shall be designed to use shall be metal halide or...”	“Site light fixtures shall be designed to use shall be metal halide or...”
9	Mayor Gerend	21A.30.230(3)(b)(i)	“...so that no light is emitted above 90 degrees, and shall be installed and ...causes no light trespass on to adjacent properties.”	“...so that no light is emitted above <u>a horizontal plane</u> 90 degrees, and shall be installed and ...causes no light trespass on to adjacent properties.”
10	Mayor Gerend Councilmember Hornish	21A.30.230(3)(b)(i) & 21A.30.230 (3)(c)(i)	“...causes no light trespass on to adjacent properties.”	<p>Comment: No light trespass may not be realistic— consider alternate language.</p> <p>Staff suggest, “Luminaires [...]shall be installed and maintained in a way that causes <u>minimal or</u> no light trespass on to adjacent properties” matching language in 21A.30.230 (3)(a).</p>

Proposed Amendments to the PC-recommended Draft Code Land Use Compatibility in R-zones

#	Commenter	Code Section	PC Recommended Draft Language	Proposed Amendment
11	Councilmember Huckabay	21A.30.240 (4) Non-Residential use design standards	“New parking lots for non-residential uses, or parking lots that are expanded by more than 50% of the original parking lot area, shall:[...] Incorporate a berm around the perimeter of the parking lot where adjacent to public right of way and neighboring properties, designed such that the berm height is no less than 3 feet above the highest elevation of the parking lot.”	<p>Comment: Consider flexibility on berms. The prescribed 3-foot height may not be appropriate in all cases, for example where there is a grade change between the parking lot and adjacent uses.</p> <p>Staff response: There is flexibility included in the code in the last line of the subject paragraph, “The director may authorize an alternative design to the berm that will provide an equivalent amount of screening for vehicle headlights.”</p>
12	Councilmember Hornish	21A.40.110	“All off-street loading spaces shall be designed and constructed consistent with SMC 21A.40. All on-street loading spaces shall be”	<p>Comment: There appears to be a typo—the sentence ends after “shall be”</p> <p>Staff Suggests: “All off-street loading spaces shall be designed and constructed consistent with SMC 21A.40. All on-street loading spaces shall be <u>designed consistent with the on-street parking space requirements of the adopted Public Works Standards.</u>”</p>
13	Councilmember Odell	21A.40.110(16)(a)	“(a) Allow access to the entrance of the Daycare I without crossing a street or travelway, and one of the following, in order of preference: (i) Be located off-street, i.e. not within a public right of way or access easement; or (ii) Be located on-street, outside of travel lanes, and adjacent to the Daycare I.”	<p>Comment: Consider limiting on-street drop off (section “(ii)”) to local roads.</p> <p>Staff Suggests: “(a) Allow access to the entrance of the Daycare I without crossing a street or travelway, and one of the following, in order of preference: (i) Be located off-street, i.e. not within a public right of way or access easement; or (ii) Be located on-street, outside of travel lanes, and adjacent to the Daycare I, <u>provided that on-street loading and unloading of passengers is only allowed on local streets.</u>”</p>

Proposed Amendments to the PC-recommended Draft Code Land Use Compatibility in R-zones

#	Commenter	Code Section	PC Recommended Draft Language	Proposed Amendment																						
14	Councilmember Odell	23.100.010	No amendment proposed	<p>Comment: Consider increasing civil enforcement penalties to ensure swift resolution of code compliance situations.</p> <p>Staff suggests:</p> <table border="1" style="width: 100%;"> <tr> <td colspan="2">Code Enforcement Penalties:</td> </tr> <tr> <td>Infraction</td> <td>up to \$500</td> </tr> <tr> <td>Stop Work Order</td> <td>up to \$500</td> </tr> <tr> <td colspan="2">Noncompliance:</td> </tr> <tr> <td>1 – 15 days</td> <td>\$100 <u>up to \$250</u> per day</td> </tr> <tr> <td>16 – 31 days</td> <td>\$250 <u>up to \$500</u> per day</td> </tr> <tr> <td>31+ days</td> <td>\$500 <u>up to \$1,000</u> per day (up to \$50,000 maximum)</td> </tr> <tr> <td colspan="2">Environmental Damage/Critical Areas Violations:</td> </tr> <tr> <td colspan="2">Up to \$25,000 plus the cost of restoration</td> </tr> <tr> <td colspan="2">Unlawful Tree Removal or Damage:</td> </tr> <tr> <td colspan="2">\$1,500 per inch of diameter at breast height of tree removed or damaged</td> </tr> </table>	Code Enforcement Penalties:		Infraction	up to \$500	Stop Work Order	up to \$500	Noncompliance:		1 – 15 days	\$100 <u>up to \$250</u> per day	16 – 31 days	\$250 <u>up to \$500</u> per day	31+ days	\$500 <u>up to \$1,000</u> per day (up to \$50,000 maximum)	Environmental Damage/Critical Areas Violations:		Up to \$25,000 plus the cost of restoration		Unlawful Tree Removal or Damage:		\$1,500 per inch of diameter at breast height of tree removed or damaged	
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15	Councilmember Malchow	21A.30.230(3)(a)	[Outdoor lighting standards for single family residences]	<p>Comment: The PC recommended draft code will create many nonconformances in the City, and bringing light fixtures into conformance would present an undue hardship and expense to homeowners. The code should be written narrowly, in order to only address the</p>																						

Proposed Amendments to the PC-recommended Draft Code Land Use Compatibility in R-zones

#	Commenter	Code Section	PC Recommended Draft Language	Proposed Amendment
				<p>nuisance caused by floodlights pointed at neighboring residences.</p> <p>Staff suggest: Remove 21A.30.230(3)(a), replace with: “ <u>(a) Security or flood lighting fixtures associated with single family residences and townhouses:</u> <u>(i) Lighting fixtures shall be properly aimed and installed in a manner that causes minimal or no light trespass on to adjacent properties;</u> <u>(ii) Security or flood lighting light shall not be visible from adjacent properties;</u> <u>(iii) Lighting fixtures shall not exceed 1,260 lumens, unless the lighting fixture is fully shielded; and,</u> <u>(iv) Motion sensors associated with security or flood lighting shall not be activated by off-site movement.”</u></p> <p><u>New definition of security or flood lighting:</u> <u>“21A.15.685 Lighting Fixtures, Security or Flood. “Security or flood lighting fixtures” are intended to provide lighting that is designed and used to discourage crime and undesirable activity. Security or flood lighting fixtures are characterized by a broad intense beam of artificial light directed to illuminate a large area of a site.”</u></p>