

**NOTICE OF DECISION / NOTICE OF SEPA  
THRESHOLD DETERMINATION  
TRIDCO SHORT SUBDIVISION – PSHP2015-00065**

**Project Description:** The applicant proposes to subdivide a 3.063-acre lot into 8-lots. The property is located within the R-4 zoning district. The proposal meets the density requirements of the R-4 zoning district. There are critical areas on the property. Access is proposed from SE 24<sup>th</sup> Street, and the access will not connect to SE 22<sup>nd</sup> Place.

On April 8, 2015, an application for an eight (8) lot short subdivision was submitted by the applicant. The application was deemed complete for the purpose of review on April 15, 2015. On April 28, 2015, the City issued a Notice of Application/SEPA Exemption by the following means: mailed notice to property owners within 500 feet of the subject site, a sign posted on the subject site, and a legal notice placed in the local newspaper. The public comment period for this proposal was April 28, 2015 through May 19, 2015.

**Project Location:** 20902 SE 24<sup>th</sup> Street, Sammamish, WA

**Tax Parcel:** 0524069023

**Applicant:** Cory and Cindy Brandt, 3038 198<sup>th</sup> Ave SE, Sammamish WA 98075

**Engineer:** D.R. Strong, c/o Maher Joudi, P.E. Principal, 620 7th Avenue, Kirkland, WA 98033

**Other Permits:** Clear and Grade Permit, Right-of-Way Permits, and Future Building Permits

**SEPA Review:** The proposed short subdivision is exempt from the provisions of SEPA pursuant to WAC 197-11-800(6)(d). Furthermore, the lead agency has determined that the proposed project does not create a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). The decision was made after review of a completed environmental checklist and other information on file with the lead agency.

**Public Hearing:** A Public Hearing is not required for this proposal.

**Appeal Period:** October 20, 2016 through November 10, 2016.

**Documents:** Critical Areas Affidavit; Critical Area Study by Altmann Oliver Associates; Arborist Report; SEPA Checklist; Preliminary Technical Information Report by DR Strong; Geotechnical Engineering Study by Earth Solutions NW; Conceptual Development Plans (preliminary short plat, grading/drainage plans) by DR Strong.

**Staff Contact:** Ryan Harriman, AICP, Senior Planner, (425) 295-0529,  
[rharriman@sammamish.us](mailto:rharriman@sammamish.us)





**REVISION**

**Department of Community Development**

801 228<sup>th</sup> Avenue SE, Sammamish, Wa 98075 425.295.0500 FAX 425.295.0600

**TRIDCO 8-LOT SHORT SUBDIVISION  
PRELIMINARY APPROVAL  
CASE NUMBER: PSHP2015-00065**

**File Name:** Tridco 8-Lot Short Subdivision – PSHP2015-00065

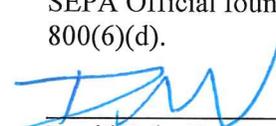
**Proposal:** The applicant proposes to subdivide a 3.063-acre lot into 8-lots. The property is zoned R-4. There are critical areas on the property. Access is proposed from SE 24<sup>th</sup> Street. Site access will not connect to SE 22<sup>nd</sup> Place

**Applicant:** Cory and Cindy Brandt, 3038 198<sup>th</sup> Ave SE, Sammamish WA 98075

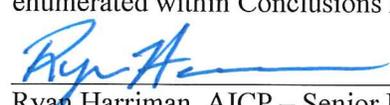
**Engineer:** D.R. Strong, c/o Maher Joudi, P.E. Principal, 620 7th Avenue, Kirkland, WA 98033

**Project Location:** The proposed action is located at 20902 SE 24<sup>th</sup> Street, Sammamish. WA 98075, within the SE1/4, of Section 5, Township 24 North, Range 6 East, W.M. The property is further identified as King County Assessor Tax Parcel Number 0524069023.

**Decisions/Recommendations Included:** Short Subdivision Approval (Type II Permit)

**State Environmental Policy Act Threshold Determination:** Project level SEPA analysis has been completed for this project and the SEPA Official found the project to be exempt pursuant to WAC 197-11-800(6)(d).  
 10/20/2016  
David Pyle, Deputy Director, SEPA Official

**Planner:** Ryan Harriman, AICP, Senior Land Use Planner

**Decision:** The City of Sammamish Department of Community Development Director **Approves with Conditions** the Tridco 8-lot preliminary Short Subdivision as the applicant has demonstrated that the criteria enumerated within Conclusions have been met.  
 10/20/2016  
Ryan Harriman, AICP – Senior Planner for Jeff Thomas, Director

Application: April 8, 2015  
Determination of Completeness: April 15, 2015.  
Notice of Application: April 28, 2015

Public Comment Period: April 28, 2015-May 19, 2015  
Appeal Deadline: November 9, 2016

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**TRIDCO 8-LOT SHORT SUBDIVISION  
PRELIMINARY APPROVAL  
CASE NUMBER: PSHP2015-00065**

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# I. REQUEST AND REVIEW PROCESS

## 1.1 Request

The applicant proposes to subdivide a 3.063-acre lot into 8-lots. The property is located within the R-4 zoning district. The proposal meets the density requirements of the R-4 zoning district (see Exhibit 6). There are critical areas located on the property. Access is proposed from SE 24<sup>th</sup> Street. Site access will not connect to SE 22<sup>nd</sup> Place

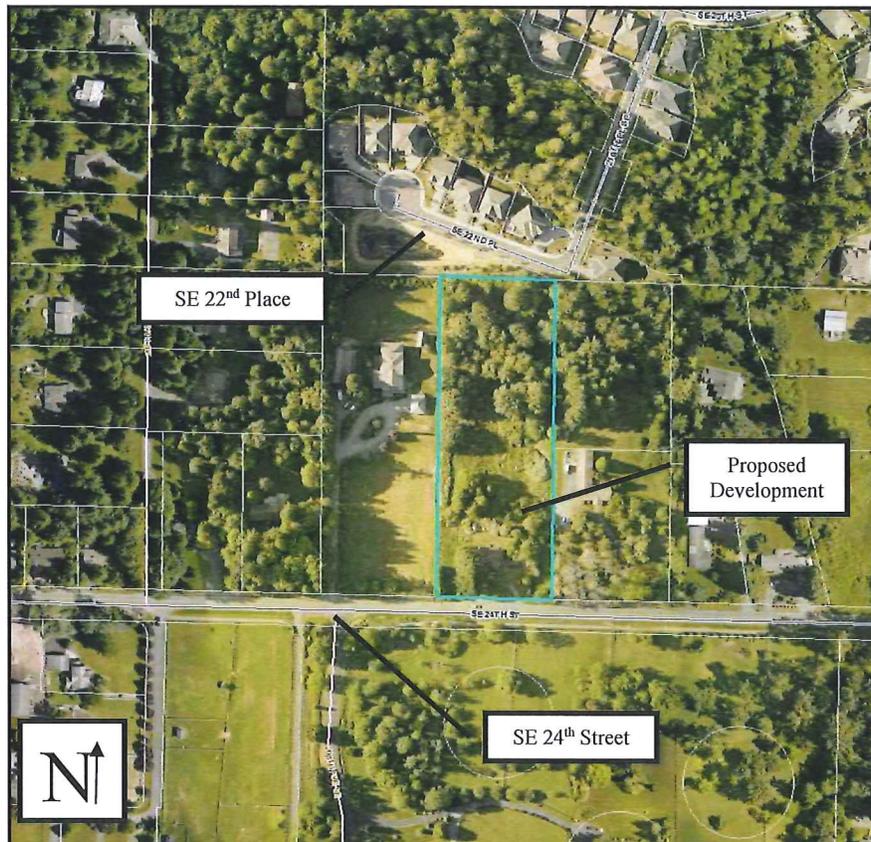
## 1.2 Zoning:

Residential-4 units to the acre (R-4). The purpose of the urban residential (R) zone is to implement comprehensive plan goals and policies for housing quality, diversity, and affordability and to efficiently use urban residential land, public services, and energy. The R-1 through R-8 zones are a mix of predominantly single detached dwelling units and other development types, with a variety of densities and sizes in locations appropriate for urban densities. The R-4 through R-8 zones on urban lands that are predominantly environmentally unconstrained and are served at the time of development, by adequate public sewers, water supply, streets, and other needed public facilities and services.

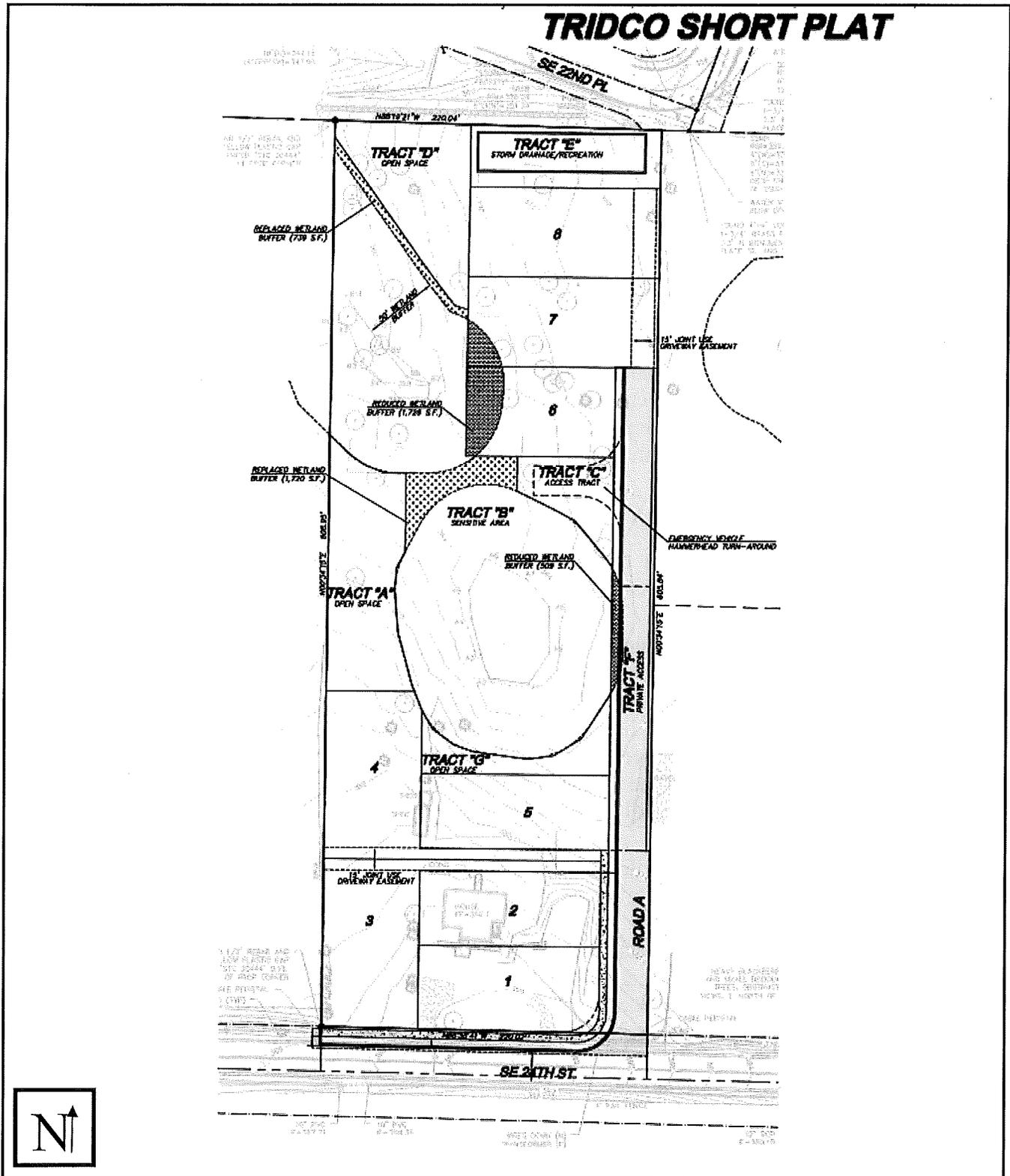
## 1.3 Comprehensive Plan Designation:

The Future Land Use Map indicates the property is designated as R-4.

## 1.4 Vicinity Map



1.5 Proposed Subdivision



### **1.6 Existing Environmental Documents:**

Critical Areas Affidavit; Critical Area Study by Sewall Consulting; SEPA Checklist; Preliminary Technical Information Report by Encompass Engineering; Geotechnical Study by Terra Associates; Conceptual Development Plans (preliminary short plat, grading/drainage plans) by Encompass Engineering; Arborist Report by AFM.

### **1.7 Other Permits Required:**

Building permits, Site Development Permit, and Final Plat.

### **1.8 Review:**

On April 8, 2015, an application for an eight (8) lot short subdivision was submitted by the applicant. The application was deemed complete for the purpose of review on April 15, 2015. On April 28, 2015, the City issued a Notice of Application/SEPA Exemption by the following means: mailed notice to property owners within 500 feet of the subject site, a sign posted on the subject site, and a legal notice placed in the local newspaper. The public comment period for this proposal was April 28, 2015 through May 19, 2015.

## **II. FINDINGS:**

- 2.1 The decision was issued on October 20, 2016 and is formally incorporated into the exhibit list as Exhibit 1.
- 2.2 On April 8, 2015, an application (See Exhibit 2) was submitted by the applicant and was deemed complete for the purposes of review on April 15, 2015 (See Exhibit 3).
- 2.3 On April 28, 2015, the City issued a Notice of Application/SEPA Exemption by the following means: mailed notice to property owners within 500 feet of the subject site, a sign posted on the subject site, and by placing a legal notice in the local newspaper. The public comment period ran from April 28, 2015 through May 19, 2015. See Exhibit 4.
- 2.4 The city received multiple comments on the proposal and they are attached to this decision as Exhibit 5.
- 2.5 The property is located within the R-4 zoning district. The proposal meets the density requirements of the R-4 zoning district. There are critical areas located on the property. The density calculation worksheet indicates a gross area of 3.063-acres. With the removal of critical areas and associated buffers, and street surface area, the net site area for the property is 1.894-acres. With a density maximum of 4 dwelling units per acre, the maximum units allowed is 8-units. See Exhibit 6.
- 2.6 Access is proposed from SE 24<sup>th</sup> Street, and the access will not connect to SE 22<sup>nd</sup> Place. The proposed layout is illustrated in the preliminary plan set contained within Exhibit 7.
- 2.7 The proposed action is located at 20902 SE 24<sup>th</sup> Street, Sammamish. WA 98075, within the SE1/4, of Section 5, Township 24 North, Range 6 East, W.M. The property is further

identified as King County Assessor Tax Parcel Number 0524069023.

2.8 Pursuant to the Preliminary Technical Information Report (TIR) (See Exhibit 9), the Project is required to meet the drainage requirements of the 2009 King County Surface Water Design Manual and the City of Sammamish Addendum (Manual). The Site will adhere to Level 3 Flow Control Standards. A combined detention/water quality vault facility will provide the necessary flow control for the developed Site. The Project is required to “match developed discharge durations to predeveloped durations for the range of predeveloped discharge rates from 50% of the two-year peak flow up to the full 50-year peak flow. The Project will also match developed peak discharge rates to predeveloped peak discharge rates for the 2-, the 10- and 100-year periods,” (KCSWDM, Sec. 1.2).

2.9 The subject property is zoned Urban Residential Four (R-4). The short subdivision is vested to those regulations in effect on April 15, 2015, which are provided below.

REVISION

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

STANDARDS	RESIDENTIAL					
	URBAN RESIDENTIAL					
	R-1 <sup>(13)</sup>	R-4	R-6	R-8	R-12	R-18
Maximum Density DU/Acre (1)	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 (7)	35 ft	30 ft	30 ft	30 ft	30 ft	30 ft
Minimum Street Setback (6)	20 ft	10 ft (7)	10 ft (7)	10 ft (7) (8)	10 ft (7)	10 ft (7)
Minimum Interior Setback (2)(12) (7)	5 ft	5 ft	5 ft	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%

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

- Regional uses shall be established at the time of permit review;
- Nonresidential uses in residential zones shall comply with SMC 21A.25.130;
- 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;
- Lot may be increased beyond the total amount permitted in this chapter subject to approval of a conditional use permit.

2.10 The proposed plat lies within the Pine Lake subbasin and is subject to Flood Area Flow Control (Level 3) and Sensitive Lake Water Quality Treatment.

2.11 The proposed subdivision is within Issaquah School District #411. The following schools shall serve the students within this subdivision:

- Creekside Elementary – 20777 SE 16th Street Sammamish, WA 98075

- Pine Lake Middle – 3200 228th Avenue SE, Sammamish, WA 98075
- Skyline High School - 1122 228th Avenue SE, Sammamish, WA 98075

Bus service is provided to all three of these schools. Students attending Creekside Elementary will walk north through the proposed subdivision and walk on the sidewalks in Crossings at Pine Lake north approximately 0.66 miles to the school. Students attending Pine Lake Middle and Skyline High School will walk east approximately 0.08 miles towards the bus stop at 21018 SE 24th Street. They will have to cross SE 24th Street to walk on the gravel path located on the south side. A copy of the School Walkway Analysis is attached as Exhibit 10.

- 2.12** The proposed plat will meet stormwater flow control and water quality treatment with the use of a combined detention/water quality vault and StormFilter located in Tract B. Discharge from the facility will be to the northeast corner of the project site into an existing catch basin at the intersection of SE 22<sup>nd</sup> Place and 210<sup>th</sup> Place SE and thence via storm drain to Pine Lake Creek which outlets into Lake Sammamish.
- 2.13** A neighborhood meeting was held on February 11, 2015 to discuss the proposed development with the neighboring property owners. The meeting agenda and attendance sheet is attached to this report as Exhibit 11.
- 2.14** The access to the tract containing the storm facility will be from SE 22<sup>nd</sup> Place, in a yet to be determined location. Per the provided preliminary design there is sufficient access width for this purpose, therefore more specifics will be addressed during the final engineering phase.
- 2.15** The project proposes to delay to final engineering the design of flow control best management practices to meet the individual lot flow control BMP requirements in the 2009 King County Surface Water Design Manual.
- 2.16** Traffic concurrency was issued for an eight (8) lot short subdivision with one (1) existing residence on March 6, 2015. Upon issuance of traffic concurrency, a deposit of ten percent (10%) of the traffic impact fees was made (on April 8, 2015) in the amount of \$9,942.99. See Exhibit 12.
- 2.17** Earth Solutions NW, LLC examined the geological conditions of the site. The study indicates that the proposed residential short subdivision is feasible from a geological standpoint. See Exhibit 13.
- 2.18** Wetland A consists of a topographic depression that contains seasonal ponding. Overflow runoff from the wetland drains northwest into Wetland B. Vegetation within Wetland A was dominated by reed canarygrass (*Phalaris arundinacea*) and smaller amounts of creeping buttercup (*Ranunculus repens*). In addition, a few clumps of Himalayan blackberry (*Rubus armeniacus*) and spirea (*Spiraea douglasii*) were observed along the wetland perimeter. See Exhibit 14.
- 2.19** Wetland B is located within a topographic swale that drains to the northwest and is considered a Sloped Hydrogeomorphic Class. Vegetation within the wetland consisted a Palustrine Forested plant community that contained a mix of hydrophytic and more mesic species and included big-leaf maple (*Acer macrophyllum*), red alder (*Alnus rubra*), black cottonwood (*Populus trichocarpa*), Himalayan blackberry, evergreen blackberry (*Rubus*

*laciniatus*), spirea, hazelnut (*Corylus cornuta*), and mountain ash (*Sorbus sp.*). Wetland B appears to meet the criteria for a Category IV wetland and requires a standard 50-foot buffer plus 15-foot building setback.

**2.20** A Certificate of Water Availability and a Certificate of Sewer Availability were issued on April 7, 2015 for the proposed 8 lot short subdivision. See Exhibit 15.

**2.21** An environmental checklist has been prepared and provided with the submittal and it was determined by the SEPA Official that the proposed short subdivision is exempt from the provisions of SEPA pursuant to WAC 197-11-800(6)(d). The SEPA checklist is attached as Exhibit 16.

**2.22** An arborist report was submitted with the application. The report was prepared by Susan Prince, Creative Landscape Solutions, and is dated December 30, 2015. The report is consistent with the vested tree retention standards of Ordinance O2014-00375. See Exhibit 17. The site is a gently sloping property from the road (SE 24th) to the center of the site where it continues in a relatively flat manner northward. It has a small house located close to SE 24th. The site has a hedge of *Leylandii cypress* on the western edge of the property and the trees on the northeastern offsite side include several large Douglas firs, however the majority of the site trees are pioneer species: Cottonwood and red alder.

Total number of onsite trees	71
Total number of not significant (dead) trees(one within critical area)	2
Total number of viable trees	17
Total number of significant onsite trees(69-17=52)	52
<b>35% required retention (52X .35)</b>	<b>18</b>
<b>Proposed retention</b>	<b>18</b>
Mitigation for removed trees	0

### **III. ANALYSIS/CONCLUSIONS:**

The following conclusions are based on the findings set forth herein above; applicant provided information and the contents of the project file. Accordingly, the City of Sammamish Department of Community Development concludes:

**3.1 RCW 58.17.110: Approval or disapproval of subdivision and dedication -- Factors to be considered -- Conditions for approval -- Finding -- Release from damages.** A proposed subdivision and dedication shall not be approved unless the city, town, or county legislative body makes written findings that: (a) Appropriate provisions are made for the public health, safety, and general welfare and for such open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary 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 (b) the public use and interest will be served by the platting of such subdivision and dedication.

If it finds that the proposed subdivision and dedication make such appropriate provisions and that the public use and interest will be served, then the legislative body shall approve the proposed subdivision and dedication. Dedication of land to any public body, provision of public improvements to serve the subdivision, and/or impact fees imposed

under RCW 82.02.050 through 82.02.090 may be required as a condition of subdivision approval. Dedications shall be clearly shown on the final plat. No dedication, provision of public improvements, or impact fees imposed under RCW 82.02.050 through 82.02.090 shall be allowed that constitutes an unconstitutional taking of private property. The legislative body shall not as a condition to the approval of any subdivision require a release from damages to be procured from other property owners.

Staff Analysis: Compliance with SMC 19A.08.060 will bring the short subdivision into compliance with state law and city codes.

### **3.2 SMC Chapter 14A.15 Street Impact Fees**

The City shall collect impact fees, based on the rates in SMC 14A.15.110, from any applicant seeking development approval from the City for any development within the City, where such development requires the issuance of a building permit.

Staff Analysis: The applicant paid 10% of the impact fee on April 8, 2015. The applicant will be required to pay 10% of the required fee at the time of the submittal of any required construction permits and 10% of the fees prior to final plat recording for a total of 30%. The balance will be due at the time of building permit issuance. The applicant or subsequent owner(s) shall comply with City of Sammamish Municipal Code, which contains provisions for payment of Street Impact Fees as a recommended condition of approval on this preliminary short plat.

### **3.3 SMC Chapter 14A.20.110 Parks and recreational facilities impact fee rates**

The park and recreational facilities impact fees are based upon a schedule of impact fees which is adopted for each type of development activity that is subject to impact fees and which specifies the amount of the impact fee to be imposed for each type of system improvement.

Staff Analysis: Newly created vacant residential lots will be required to pay the park impact fee in effect at the time of residential building permit issuance.

### **3.4 SMC Chapter 15.05.050 Surface water system development charge authorized**

The director of community development is authorized to collect a surface water system development charge.

Staff Analysis: The new residential dwelling units will be required to pay the surface water development charge at the time of building permit submittal.

### **3.5 SMC Chapter 16.05 Construction Codes**

The purpose of the codes and regulations adopted by this title is to regulate building and construction within the City and to protect the public health, safety, and welfare of the general public.

Staff Analysis: Building plans will be reviewed at the time of permit submittal for compliance with this code.

### 3.6 SMC Chapter 19A.08.060 Review for conformity with other codes, plans and policies

Applications for approvals pursuant to this title shall be reviewed in accordance with the applicable procedures set forth in this title and SMC Title 20. A preliminary subdivision, short subdivision or binding site plan may be approved, approved with conditions or denied based on findings in accordance with City, special district and state rules, regulations, plans and policies including, but not limited to:

- a. Chapter 43.21C RCW (SEPA).

Staff Analysis: A SEPA checklist was prepared for this project and it was determined by the SEPA Official that the proposed short subdivision is exempt from the provisions of SEPA per WAC 197-11-800(6)(d). See Exhibit 16.

- b. Chapter 58.17 RCW (Subdivisions), including sidewalks and other planning features that assure safe walking conditions for students who walk to and from school.

Staff Analysis: The proposed short subdivision complies with all requirements set forth in RCW 58.17. All public health and safety requirements have been met with adequate road sizing and sight triangles. A traffic impact analysis has been conducted, water and sewer concurrency has been granted. All legal descriptions provided are accurate.

- c. Chapters 36.70A and 36.70B RCW (Growth Management and Project Review).

Staff Analysis: RCW 36.70A ensures that all developments shall adhere to the City's Comprehensive Plan. This short subdivision follows the City of Sammamish's Comprehensive Plan requirements. RCW 36.70B outlines the requirements that the City of Sammamish must adhere to when accepting application materials for developments. These requirements will be met when the project is submitted to the City.

- d. SMC Titles 14 and 14A (Public Works and Transportation, Public Facilities).

Staff Analysis: Traffic Concurrency was issued for this proposal on March 6, 2015. See Exhibit 12

- e. SMC Title 15 (Environment).

Staff Analysis: The proposed project does not reside within a flood hazard area, therefore Title 15 of the SMC is not applicable to this short subdivision.

- f. SMC Title 16 (Buildings and Construction).

Staff Analysis:

1. Construction permits have not yet been applied for. This project will adhere to all construction codes once construction permits have been applied for and processed. Hours of construction will be limited from Monday through Friday from 7:00 am to 8:00 pm, Saturdays 9:00 am to 6:00 pm with no construction occurring on Sundays or Holidays (16.05.030).

2. Additionally, the International Building Code, International Residential Code, mechanical code, national fuel gas code, liquefied petroleum gas code, international fuel gas code, international fire code, uniform plumbing code, and international energy conservation code will all be adhered to as per SMC 16.05.070-150.
3. Upon application for a construction permit, “at least one copy of the codes, regulations, and standards adopted by reference in this chapter, in the form in which they were adopted, shall be filed in the office of the City clerk and shall be available for use and examination by the public pursuant to RCW 35A.12.140.”

g. SMC Title 20 (Administrative Procedures/Environmental Policy).

Staff Analysis:

1. Pursuant to SMC 20.05.030, there has already been a pre-application conference (PRA2014-00105 and PRA2013-00068) “to review and discuss the application requirements with the applicant and provide comments on the development proposal.”
2. A neighborhood meeting was held on February 11, 2015 (See Exhibit 11) “to discuss the proposed development prior to submission of the development proposal to the City,” as required by SMC 20.05.035.
3. An environmental checklist has been prepared and provided with the submittal and it was determined by the SEPA Official that the proposed short subdivision is exempt from the provisions of SEPA pursuant to WAC 197-11-800(6)(d). The SEPA checklist is attached as Exhibit 16.

h. SMC Title 21A (Development Code).

Staff Analysis:

1. The proposed short subdivision has been designed to be consistent with the provisions of SMC Title 21A.
2. The site area is 3.063 acres. The property is zoned R-4, which has a density of four units per acre. With the removal of critical areas and associated buffers, and street surface area, the net site area for the property is 1.894-acres. With a density maximum of 4 dwelling units per acre, the maximum units allowed is 7.58-units, which rounds up to 8-units. The density calculation allows for the proposed density of the dwelling units. See Exhibit 6.
3. SMC 21A.30.140 states that “all single-family [...] developments of more than four units [...] shall provide recreation space excluding environmentally sensitive areas”. The proposal is for 8-lots and meets the provisions of SMC 21A.30.140
4. The proposed development relies on buffer averaging and buffer reduction. A mitigation plan will need to be completed as part of the site development process that addresses the mitigation measures used to offset any buffer impacts.

5. An arborist report was submitted with the application. The report was prepared by Susan Prince, Creative Landscape Solutions, and is dated December 30, 2015. The report is consistent with the vested tree retention standards of Ordinance O2014-00375. See Exhibit 17.
6. SMC 21A.40.030 states that single detached residences shall have 2.0 parking spaces per dwelling unit. The driveways will be designed to accommodate two (2) cars. Shared parking is not required – total parking area exceeds 5,000 SF (SMC 21A.40.040). Pedestrians have access to the site via the sidewalks; bicyclists have access to the site via sidewalks and road (SMC 21A.40.100).
7. A geotechnical report prepared by Earth Works Solutions NW, LLC., dated January 16, 2015, was provided as part of the Application, attached as Exhibit 13. Pursuant to the report, construction of the residential short subdivision as proposed is feasible from a geotechnical standpoint. The primary geotechnical considerations associated with the proposal include foundation support, slab-on-grade subgrade support, and the suitability of using on-site soils as structural fill. The residential structures may be supported by ion conventional continuous and spread footing foundations bearing on competent native soils of structural fill. The geotechnical report also states that native soils should not be considered feasible for infiltration.
8. A preliminary Critical Areas Report by Altmann Oliver Associates, LLC, dated March 3, 2015, was provided with the application, attached as Exhibit 14. On April 22, 2013 a wetland reconnaissance was conducted on the subject property to review the previous delineation and classification of Wetland “A,” delineate the additional wetland areas identified by the City, and rate any new wetlands per the municipal code. During the site visit wetland “A” was re-delineated in its entirety due to the lack of persistent flagging. Additionally, a second wetland (wetland “B”) was identified and delineated to the northwest of wetland “A”. Both Wetlands A and B are lower value wetlands that will continue to have protective buffer functions following implementation of the plan. The primary focus of the buffer averaging plan is to connect the buffers of the two wetlands to create a larger habitat corridor. In addition, since no untreated runoff from pollution generating surfaces will be directed into the buffers, there should be no loss in the water quality maintenance function of the buffer.
9. School, traffic and park impact fees will be required to be paid as appropriate.

- i. SMC Title 21B (Town Center).

Staff Analysis: The proposed short subdivision is not located within the designated Town Center and is not part of the Town Center plan. This section is not applicable to this proposal.

- j. SMC Title 23 (Code Enforcement).

Staff Analysis: There are no Civil Code violations on the subject property. If any code violations should arise in the future, they shall be dealt with pursuant to SMC Title 23.

- k. Applicable shoreline master program, including SMC Title [25](#).

Staff Analysis: The proposed short subdivision is not located near a shoreline environment regulated by SMC Title 25. This section is not applicable to this proposal.

- l. City of Sammamish public works standards.

Staff Analysis: By complying with all subdivision requirements as set forth by the City of Sammamish, the proposed short subdivision will meet the Public Works Standards.

All applicable permits have been applied for (at this time) and no work shall begin until permitted to do so. Construction will be conducted pursuant to the requirements listed and as-builts will be provided post-construction.

- m. Administrative rules adopted pursuant to Chapter [2.55](#) SMC.

Staff Analysis: This title is relevant to City departments only. Rules shall be regulated by City departments; the short subdivision will follow the rules set forth by the departments, but the rules shall be enforced by the City.

- n. King County board of public health rules and regulations.

Staff Analysis: The short subdivision will require approval from the King County Department of Public Health. All rules and regulations will be addressed upon that approval.

- o. Applicable water/sewer district requirements.

Staff Analysis: Sewer and water certificates of availability were issued on April 7, 2015. Final engineering of the plat will determine compliance with sewer/water requirements. See Exhibit 15.

- p. City of Sammamish comprehensive plan.

Staff Analysis: The City of Sammamish comprehensive plan is a forward-looking plan for the development of the City of Sammamish and also fulfills the Washington Growth Management Act requirements. It is focused on “land use capacity to meet project growth, compatibility, environmental protection, sense of community, community character.” The proposed short subdivision is zoned R-4 and the proposed subdivision meets the required density. The subdivision meets all GMA requirements and, as a small subdivision with ample recreational space, has both a sense of community and community character.

- q. City of Sammamish stormwater comprehensive plan.

Staff Analysis: The proposed short subdivision is consistent with the provisions of the stormwater comprehensive plan as the proposed development is designed to discharge stormwater at the natural discharge location and it was designed to meet flow control and water quality requirements. Final review will take place during the side construction permit review.

- r. SMC Title 27A (Financial Guarantees).

Staff Analysis: All costs and financial guarantees for drainage improvements, restoration, rights-of-way, site development, short subdivision, landscaping, and sensitive areas shall be paid as required per SMC Title 27A.

Staff Conclusion: The proposed short subdivision of land is consistent with the provisions of SMC Chapter 19A.08 and the aforementioned statutes. The short subdivision has been reviewed for conformance with the applicable regulations and, as conditioned, meets all requirements.

**3.7 SMC Chapter 19A.08.100 Public street rights-of-way.** The City engineer shall have the authority to make determinations under this section whether dedication or deeding of right-of-way is required. Right-of-way widths shall comply with current public works standards. Dedication or deeding to the City of right-of-way or a portion thereof for public streets shall be required within or along the boundaries of all binding site plans, subdivisions and short subdivisions or of any lot or lots within them, under the following circumstances, where facts support that such dedication is reasonably necessary as a result of the impact created by the proposed development.

Staff Analysis: The current right of way width for SE 24<sup>th</sup> Street along the frontage of this project is 60 feet. Tridco Short Plat is vested to its application date, when SE 24<sup>th</sup> Street was designated as a local road, since then updated in October 2015 to a collector arterial. Therefore no right of way dedication is provided along the frontage of SE 24<sup>th</sup> Street as it already matches the required local road width.

### **3.8 SMC Chapter 19A.08.110 Limitations within future road corridors**

In order to allow for the development of future road corridors that would complete the public circulation system or that would provide a sole source of access for an abutting property, the City may limit improvements within specific areas of a proposed binding site plan, subdivision or short subdivision. These limitations may preclude the construction of buildings, driveways, drainage facilities or other improvements within the specified areas.

Staff Analysis: The Traffic Engineer for the City of Sammamish evaluated the possibility of connecting SE 24<sup>th</sup> Street to SE 22<sup>nd</sup> Place. He identified that this connection is acceptable for pedestrian traffic and that should be provided in order to allow safe route to schools. On the other hand, the connection between these two roads should not be provided for vehicular traffic, as SE 22<sup>nd</sup> Place is not capable of handling any additional traffic, with no available room for widening or extending said road.

### **3.9 SMC Chapter 19A.08.120 Public trail rights-of-way**

In conformance with SMC 21A.30.200, a dedication, deeding or easement to the City for public trail purposes shall be required where a binding site plan, subdivision, or short subdivision or portion thereof is located on properties that include trail corridors shown within an adopted City parks or trails plan. The trail corridor dedication, deeding, or easement shall be in an appropriate location and of sufficient width and dimension to meet the requirements of SMC 21A.30.210 and the trails, bikeways and paths plan.

Staff Analysis: There is no existing trail corridor on the property. A pedestrian connection will be required along the roadway running north to south if the pedestrian

access on the adjacent plat to the east is not dedicated or constructed.. The connection will provide a safe pedestrian path between SE 22<sup>nd</sup> Place and SE 24<sup>th</sup> Street.

### **3.10 SMC Chapter 19A.08.130 Adequacy of access**

Each lot within the subdivision, short subdivision, or binding site plan shall have acceptable access conforming to the current public works standards.

Staff Analysis: All proposed lots will have access off SE 24<sup>th</sup> Street and the supporting subdivision roads and shared driveways. A site distance evaluation was completed for the proposed short subdivision and is attached as Exhibit 18.

### **3.11 SMC Chapter 19A.12.020 Preliminary approval of short subdivisions and subdivisions – Filing of final plat or final short plat** Preliminary short subdivision approval shall be effective for a period of 60 months. If any condition is not satisfied and/or the final plat or short plat is not recorded within the approval period, the subdivision or short subdivision shall be null and void.

Staff Analysis: The plat shall be conditioned to require the recording of the final short plat within 60 months of preliminary approval.

### **3.12 SMC Chapter 20.15.040 SEPA Categorical exemptions and threshold determinations**

The City of Sammamish adopts the standards and procedures specified in WAC 197-11-300 through 197-11-390 and 197-11-800 through 197-11-890 for determining categorical exemptions and making threshold determinations.

Staff Analysis: The development is exempt from SEPA review as specified in WAC 197-11-800(6)(d).

### **3.13 SMC Chapter 21A.25.070 Density Calculations**

The allowable number of dwelling units or lots (base density) shall be computed by multiplying the net site area by the applicable residential density of the zone. Site area used for base density excludes sensitive areas and their buffers, as well as property to be used as streets.

Staff Analysis: The site area is 3.063 acres. The property is zoned R-4, which has a density of four units per acre. With the removal of critical areas and associated buffers, and street surface area, the net site area for the property is 1.894-acres. With a density maximum of 4 dwelling units per acre, the maximum units allowed is 7.58-units, which rounds up to 8-units. The density calculation allows for the proposed density of the dwelling units. See Exhibit 6.

### **3.14 SMC Chapter 21A.50.225 Erosion hazards near sensitive water bodies overlay**

The purpose of this chapter is to provide a means to designate sloped areas posing erosion hazards that drain directly to lakes or streams of high resource value that are particularly sensitive to the impacts of increased erosion and the resulting sediment loads from development.

Staff Analysis: The applicant has complied with the general development standards of this chapter. The development project will not subject downstream channels to increased risk of landslide or erosion or subject the nearest sensitive water body to additional hazards resulting from erosion. Preliminary drainage plans propose infiltration for all improvements in the development, which meet flow control requirements.

### **3.15 SMC Chapter 21A.60 Development Standards-Adequacy of Public Facilities and Services**

All new development proposals including any use, activity, or structure allowed by SMC 21A.20 that require City approval shall be adequately served by the following facilities and services prior to the time of occupancy, recording, or other land use approval, as further specified in this chapter:

- (a) Sewage disposal (21A.60.030)
- (b) Water supply (21A.60.040)
- (c) Surface water management (21A.60.050)
- (d) Streets and access (21A.60.060 and 070)
- (e) Fire protection service 21A.60.080)
- (f) Schools (21A.60.090)

All new development proposals shall include a certificate of water availability and/or certificate of sewer availability to demonstrate compliance with this chapter and other provisions of the SMC, the City of Sammamish interim comprehensive plan, and the Growth Management Act.

Staff Analysis: The applicant submitted water and sewer certificates of availability from Sammamish Plateau Water & Sewer District on June 16, 2015.

### **3.16 SMC Chapter 21A.105 School Impact Fees**

The provisions of this chapter for the assessment and collection of impact fees are adopted pursuant to Chapter 82.02 RCW to ensure that adequate public school facilities and improvements are available to serve new development.

Staff Analysis: The applicant will be required to pay one half the school impact fees per lot for the Issaquah School District for new lots prior to final plat recording, plus an administrative fee. The remaining one half of the school impact fees will be due at building permit issuance.

## **IV. DECISION**

Short subdivisions receive approval by the City only in instances in which the applicant demonstrates consistency with the criteria enumerated in:

- 19A.12.020 Preliminary approval of short subdivisions and subdivisions – Filing of final plat or final short plat
- 19A.12.030 Limitations for short subdivisions.
- 19A.12.040 Revisions of preliminary short subdivisions and subdivisions.

Preliminary short subdivision approval shall be considered the basis upon which the applicant may proceed toward development of the short subdivision and preparation of the final short plat subject to all the conditions of the preliminary approval. A preliminary short subdivision approval shall be effective for a period of 60 months. If any condition is not satisfied and/or the final plat or short plat is not recorded within the approval period the subdivision or short subdivision shall be null and void. If all conditions have been satisfied and all required documents have been submitted within the approval period, the department may grant a single extension of up to 90 days to obtain additional information or for the processing and recording of the final documents.

The Director of Community Development does hereby **CONDITIONALLY APPROVE** the Tridco 8-lot Short Subdivision, **PSHP2015-00065**, subject to the **CONDITIONS OF APPROVAL** contained within **SECTION V.** of this Decision.

Jeff Thomas, Director  
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 Signature

  
 Date of Issuance

Ryan Harriman - Senior Planner for Jeff Thomas – Director

**V. CONDITIONS OF APPROVAL:**

The City of Sammamish Department of Community Development recommends preliminary plat approval with the following conditions

***General Conditions:***

1. For the purpose of ensuring compliance with all conditions of approval and the standard requirements of the SMC, the Applicant shall provide financial guarantees in conformance with SMC Chapter 27A, and PWS Chapter 10.050(K). All improvements required pursuant to the PW standards, SMC, or other applicable regulations, must be installed and approved, or bonded as specified for plats in SMC 19A, Land Division.
2. The applicant or subsequent owner(s) shall comply with the payment of traffic impact fees in accordance to City of Sammamish Ordinance No 2006-208.
3. The applicant shall provide a five (5) foot asphalt public pedestrian connection between SE 22nd Pl and SE 24<sup>th</sup> Street. The pedestrian access shall only be required if there is not one recorded on

the face of the short plat and constructed on the adjacent plat to the east that is accessible by the residents of the Tridco development. The intent of this corridor is to provide a walking route for school children accessing the nearby elementary school, and potential future access to Ebright Creek Park.

4. All reports associated with the proposed development shall be updated to reflect any changes required during the preliminary short plat approval process.
5. Construction permits are required. The Plator must demonstrate compliance with applicable technical requirements and standards.
6. For the purpose of ensuring compliance with all conditions of approval and the standard requirements of the SMC, the Plator shall provide financial guarantees in conformance with SMC Chapter 27A, and PWS Chapter 10.050(K). All improvements required pursuant to the PW standards, SMC, or other applicable regulations, must be installed and approved, or bonded as specified for plats in SMC 19A, Land Division.
7. A final mitigation plan and critical areas study shall be reviewed and approved prior to issuance of the site development permit.

***Site Development Permit Special Conditions:***

8. Half street improvements shall be provided on SE 24<sup>th</sup> Street consistent with a connector or as approved by the City Engineer during final engineering.
9. The internal plat road serving more than 4 dwelling units shall be consistent with the local road standards in accordance with PWS Table 1, PWS Figure 01-05, and City Ordinance 2005-191, and per any approved variation from street standards for right-of-way width, or as approved by the City Engineer during final engineering.
10. Illumination shall be provided on SE 24<sup>th</sup> Street and the internal plat road consistent with the City's standards for average foot candles and uniformity. Luminaires shall be full cut off. Pole type and style shall be approved by Public Works.
11. Drainage plans, Technical Information Reports, and analysis shall comply with the municipal code Title 13, the applicable municipal code subsections of Chapter 21A.50, the *2009 King County Surface Water Design Manual* (KCSWDM), the City of Sammamish Surface Water Design Manual Addendum, and the City of Sammamish Stormwater Management Comprehensive Plan.
12. All wetland and stream hydrology affected by the development shall be maintained in accordance to the 2009 KCSWDM. Specifically, maintenance of the offsite wetland on the adjacent parcel to the south and the onsite stream hydrology shall be required.

***Concurrent with or Prior to Final Plat:***

13. Frontage improvements on SE 24<sup>th</sup> Street shall be fully installed and approved.

14. At a minimum, all stormwater facilities shall be constructed and online and operational. This includes construction of road ATB, curb, gutter, and other stormwater related facilities. Final lift of asphalt may be bonded unless otherwise directed by Public Works.
15. A licensed surveyor shall survey and stake all storm drain facilities and conveyance lines that are not located within the public right-of-way with associated easements and dedications. Public Works Inspector shall inspect and approve locations prior to final plat and easement recording.
16. All new signs required in the public right-of-way must be installed by the City of Sammamish Public Works Department or at the direction of the City of Sammamish Traffic Engineer. Procurement and installation shall be paid for by the Developer. Contractor shall contact the Public Works Inspector to initiate signage installation a minimum of 6 WEEKS PRIOR TO FINAL PLAT. Temporary street signs may be required for internal plat roads for emergency vehicle access. *No Parking – Fire Lane* signs shall be installed prior to final plat. *No Parking – Fire Lane* signs shall be required on all proposed street and private roads with clear widths of 20-ft or less.
17. Any offsite improvements shall be fully constructed.
18. *No Parking – Fire Lane* signs shall be permanently installed.
19. Illumination shall be fully installed or as approved by the City Engineer.
20. Soil amendments shall be provided or bonded for all common areas of the plat consistent with the requirements of the *City of Sammamish Surface Water Design Manual Addendum*.
21. A licensed surveyor shall survey and stake all storm drain facilities and conveyance lines with associated easements and dedications not located within the public right-of-way. Public Works Inspector shall inspect and approve locations prior to final plat and easement recording.
22. A Public Works surety bond shall be posted consistent with the *2009 King County Surface Water Design Manual*.
23. A performance financial surety for landscaping, recreation, and critical areas shall be posted to the City for all required improvements that remain at the time of final plat. A bond quantities worksheet shall be provided by the Plator for City review and approval of performance bond amount. A maintenance and defect financial surety shall be required following acceptance of required landscaping, recreation, and critical area improvements.
24. A maximum 4-foot high, split rail or similar fence shall be installed along the outer boundary of proposed open space and critical area tracts. Permanent critical area signage shall be placed on this fencing at an interval of one (1) per lot or every 50 feet, whichever is less. Critical areas signs shall be a City-approved type designed for high durability and must be maintained by the property owner or homeowner association in perpetuity.

***Conditions to appear on the face of the final plat (italicized words verbatim):***

25. Trees retained in accordance with SMC 21A.35.210 shall be identified on the face of the final plat for retention. Trees shall be tagged in the field and referenced on the face of the final plat with the applicable tag number.

26. *“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, and may be 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.”*
27. The Plator shall include a note regarding the payment of all traffic impact fees on the subject site consistent with the provisions of the City of Sammamish Ordinance No 2006-208. Specific language related to the payment of street impact fees shall be reviewed and approved by the City prior to final plat approval.
28. The plator shall include a note regarding the payment of school impact fees in accordance with SMC Chapter 21A.105. Specific language related to the payment of school impact fees shall be reviewed and approved by the City prior to final plat approval.
29. The applicant shall include a note regarding the payment of all traffic impact fees on the subject site consistent with the provisions of the City of Sammamish Ordinance No 2006-208.
30. Covenant and easement language pertaining to individual lots and tracts with flow control BMPs shall be shown on the face of the final plat. Public Works shall approve the specific language prior to the final plat.
31. Unless located within a recreation tract and public easements provided, all Surface Water Management Facilities required for this subdivision shall be contained within a separate tract of land and shall be dedicated to the City of Sammamish for maintenance and operation. Language to this effect shall be shown on the face of the final plat.
32. *“Maintenance of all landscape strips along the internal plat road, SE 22<sup>nd</sup> Place, and SE 24<sup>th</sup> Street shall be the responsibility of the Homeowners Association or adjacent property owners. Under no circumstances shall the City bear any maintenance responsibilities for landscaping strips created by the plat.”*
33. *“All landscaped areas of the plat and individual lots shall include a minimum of 8-inches of composted soil amendment.”*
34. *“Maintenance of illumination along all local and private roads shall be the responsibility of the Homeowners Association or jointly shared by the owners of the development.”*
35. *“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.”*
36. *“All lots containing or adjacent to infiltration or dispersion trenches/facilities shall be graded such that the flow path is directed away from the building foundation.”*
37. *“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. All connections of the drains shall be constructed and approved prior to final building inspection approval.”*

38. *In accordance to the City of Sammamish Ordinance No. 02002-112, a surface water system development charge shall be paid at the time of building permit issuance, for each new residential dwelling unit.*
39. *Illicit discharge of stormwater pollutants from pressure washing, car washing, and other routine maintenance of household appurtenances such as siding, roof, and windows shall be prevented from entering the storm drain system. Measures such as directing water to a green, vegetated area or covering the downstream catch basins shall be required and enforced pursuant to SMC 13.30.020.*

**Prior to City Acceptance of Improvements:**

40. Prior to acceptance into the Maintenance and Defect period, any installed storm drain system shall be jetted, cleaned, and vactored and the system shall be televised for inspection.
41. Prior to acceptance into the Maintenance and Defect period, project close-out documents including as-builts and final corrected TIR shall be submitted to Public Works for approval.
42. The Plattor shall purchase from the City and install drain markers on each catch basin within the short plat (Only Rain Down the Drain) Installation instructions are provided with drain markers. Avoid placement on roadway asphalt.

**VI. Appeal Information**

Per SMC 20.10.080 and 20.15.130, Appeals must be submitted in writing with the appropriate filing fee (\$250.00) and received by 5pm on the last day of the appeal period at City Hall, located at 801 228th Ave SE, Sammamish, WA, 98075. Appeal instructions are available at City Hall, or are available upon request at (425) 295-0500. Appeals must be received at the address above by: November 10, 2016 at 5:00PM per SMC 20.15.130.

**Exhibit List:**

1. Staff Report;
2. Application;
3. Determination of Complete Application;
4. Notice of Application;
5. Public Comments;
6. Density Calculation Worksheet;
7. Preliminary Plan Set;
8. Project Reviews;
9. Technical Information Report;
10. School Designation and Walkability Analysis;
11. Neighborhood Meeting notes and attendance list,
12. Traffic Concurrency;
13. Geotechnical Report – Earthwork Solutions;
14. Critical Areas Study;
15. Certificates of Water and Sewer Availability;
16. SEPA Checklist;

17. Arborist Report;
18. Sight Distance Evaluation; and
19. Notice of Decision, affidavit and mailing list.