

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

DECISION

FILE NUMBER: PLN2011-00040

APPLICANT: Murray Franklyn Companies
ATTN: Mike Miller
14410 Bel-Red Road
Bellevue, WA 98007

TYPE OF CASE: Preliminary subdivision (*Stirling Manor*)

STAFF RECOMMENDATION: Approve subject to conditions

EXAMINER DECISION: GRANT subject to conditions

DATE OF DECISION: May 4, 2012

INTRODUCTION ¹

Murray Franklyn Companies (Murray Franklyn) seeks preliminary approval of *Stirling Manor*, a 16 lot single-family residential subdivision of a 4.24 acre site zoned R-4.

Murray Franklyn filed a Base Land Use Application on October 7, 2011. (Exhibit 1 ²) On October 26, 2011, the Sammamish Department of Community Development (the Department) deemed the application to have been complete when filed. (Exhibit 9 and testimony)

The subject property occupies the northeast quadrant of the 236th Avenue NE/NE 22nd Street intersection.

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.

The Sammamish Hearing Examiner (Examiner) viewed the subject property on May 3, 2012.

The Examiner held an open record hearing on May 3, 2012. The Department gave notice of the hearing as required by the Sammamish Municipal Code (SMC). (Exhibit 9)

Subsection 20.05.100(1) SMC requires that decisions on preliminary subdivision applications be issued within 120 net review days after the application is found to be complete. The open record hearing was held on net review day 119. (Testimony) This Decision, being issued on net review day 120, meets SMC decision issuance requirements.

The following exhibits were entered into the hearing record during the hearing:

- Exhibits 1 - 18: As enumerated in the Exhibit List in the case file
- Exhibit 19: Departmental revision to Recommended Condition 6

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.

ISSUES

Does the application meet the criteria for preliminary subdivision approval as established within the SMC?

No testimony or evidence was entered into the record by the general public either in support of or in opposition to the application.

FINDINGS OF FACT

1. The *Stirling Manor* site is Lot B of a two-lot short subdivision recorded in 2004. Lot A of that short subdivision is the small "exception" in the southeast corner of the *Stirling Manor* site. The *Stirling Manor* site is undeveloped, exhibits a very gentle slope towards the southwest, is covered with overstory vegetation much of which has grown since the property was cleared in 1992, and is located within a Class 2 Critical Aquifer Recharge Area (CARA), but is otherwise unconstrained by environmentally critical areas. (Exhibits 2, 4, and 18)
2. The site is rectangular in shape, has approximately 640 feet of frontage on 236th Avenue NE, and 150 feet of frontage on NE 22nd Street. (Exhibits 2 and 15)
3. The site is bordered on its east by a tract which is about half the width of the subject property. (Exhibit 16) That tract has also been short subdivided. The two short subdivisions, which were

apparently processed concurrently, are mirror images of one another: Each has a small lot abutting NE 22nd Street near their common boundary line and a large residual lot to its north which abuts NE 22nd Street by a 30 foot wide panhandle, apparently encumbered by an easement benefiting the smaller lot. Each panhandle has a 30 foot radius return where it intersects NE 22nd Street. Each small lot contains a single-family residence which faces towards and takes access from a private road in the panhandles. The result is a 60 foot wide panhandle centered along their common boundary containing a short, shared private street, designed to facilitate construction of a standard public street at such time as the large residual lots are further subdivided. The City deferred frontage improvements to NE 22nd Street (apparently for up to about 10 years) when those short subdivisions were approved. The frontage improvements will have to be completed before the end of the deferral period. (Exhibit 7, p. 3, Finding of Fact 2.D)

4. The residual acreage tract to the east is the subject of a current short subdivision application (PLN2012-00066, *Cheetowoga*).³ (Exhibit 18, p. 2, Finding 6, and testimony)

To the east of the *Cheetowoga* tract lies the *Cornerstone* site. *Cornerstone* is a seven lot, single-family residential preliminary subdivision which was approved on March 6, 2009. (Exhibit 7)

5. The rear yards of three lots in the *Summer Ridge* subdivision abut the north line of the *Stirling Manor* site. (Exhibits 2 and 15)
6. The *Stirling Manor* property and the surrounding area are uniformly designated Urban Residential 4 du/acre on the City adopted Comprehensive Plan. (Exhibit 17)

The subject property and the entirety of the surrounding area are uniformly zoned R-4. (Exhibit 16) The R-4 zone permits a maximum density of 4 du/acre and requires a minimum lot width of 30 feet. [SMC 21A.25.030(A)] The maximum permitted yield for the *Stirling Manor* property, calculated in accordance with the requirements of SMC 21A.25.070 - .100 is 15.52 or 16 single-family lots. (Exhibit 1)

7. Murray Franklyn proposes to subdivide the subject property into 16 lots for single-family residences and two large tracts. Half of the lots will front on 236th Avenue NE; the other half will front on a half-street constructed along the east edge of the site. The proposed lots will range in area from about 7,300 square feet (SF) to about 11,000 SF.⁴ Tract A, in the southwest corner of the site, will contain the stormwater control vault, associated facilities, and a recreational area. Tract B, the 80 foot deep,

³ Given the size and dimensions of the adjacent tract, the area's zoning, and the fact that short subdivisions may contain up to nine lots, the Examiner guesses that *Cheetowoga* is an eight lot short subdivision.

⁴ Proposed Lots 1 – 3, 15, and 16 contain between two and four feet of unsuitable fill; Tract A may contain as much as 12 feet of unsuitable fill. (Exhibit 4, pp. 2 and 4) Excavation of two to four feet of unsuitable materials for foundation construction is not unusual. (Testimony) The vault in Tract A will require major excavation regardless of soil conditions. Further, the developer is well aware of the soil conditions in that area as reported in Exhibit 4.

half-acre strip across the north edge of the site, will be preserved as open space/tree retention. (Exhibit 2)

Murray Franklyn will be required to complete its portion of the deferred frontage improvements from the earlier short subdivision, including in front of the exception. (Exhibit 2 and testimony) The City is seeking financial compensation from the owner of the "exception" parcel under the terms of the frontage improvements deferral. Funds obtained will be applied as a credit against street mitigation payments by Murray Franklyn. (Testimony)

8. A number of east-west ingress-egress easements were created in this area in or around 1956 by the then land owners. The north 30 feet of the *Stirling Manor* and *Cornerstone* sites are encumbered by one of those easements. Nothing has ever been developed in that easement. (Exhibit 7, p. 4, Finding of Fact 3, and Exhibit 18, Finding 7)

Cornerstone was conditioned to require relinquishment of the easement prior to recordation of the final plat. (Exhibit 7, p. 17, Condition 4) Murray Franklyn is prepared to record a similar relinquishment document prior to recordation of *Stirling Manor*. (Testimony)

9. The record contains evidence that appropriate provisions have been made for:
- A. Open space. The SMC requires that 6,240 SF of open space be provided. Over 36,000 SF of the site will be set aside as open space, a combination of tree protection in Tract B and recreation above the vault in Tract A. (Exhibit 2)
 - B. Drainage ways. The site's soils have been studied and found to be not generally acceptable for stormwater infiltration. That being the case, stormwater will be collected and transported to a detention vault beneath Tract A. (Exhibits 2 and 6) The proposal conforms with applicable regulations. (Exhibit 18)
 - C. Streets and roads. Neither frontage street is classified as an arterial. (Exhibit 18, p. 4, Findings 22 and 23) A half-street will be constructed along the east side of the subdivision (the other half to be constructed by the abutting short subdivider) and frontage improvements for 236th Avenue NE and NE 22nd Street will be provided as required by the City's Interim Public Works Standards (PWS). (Exhibit 2)

The City has granted a Certificate of Concurrency to *Stirling Manor*. (Exhibit 14)

- D. Alleys. The design does not employ alleys. (Exhibit 2)
- E. Other public ways. No need for other public ways within the subdivision exists. (Exhibit 2) In fact, it would appear that King County and/or the City have turned their back on the northerly of the three ingress and egress easements created in 1956: No area subdivision

encumbered by that easement made any effort to create a public street along that alignment. (Exhibit 7, p. 7, Finding of Fact 9.E)

- F. Transit stops. The record contains no request for transit stops.
- G. Potable water supply. The Northeast Sammamish Sewer & Water District issued a Certificate of Water Availability for *Stirling Manor* on September 8, 2011, which is valid for one year from that date. (Exhibit 12)
- H. Sanitary wastes. The Northeast Sammamish Sewer & Water District issued a Certificate of Sewer Availability for *Stirling Manor* on September 8, 2011, which is valid for one year from that date. (Exhibit 13)
- I. Parks and recreation. The proposed design includes an active recreation area (Tract A) meeting City code requirements. (Exhibits 2 and 18) Park impact mitigation fees will have to be paid when the lots are developed. (Exhibit 18)
- J. Playgrounds. See Finding 9.I, above.
- K. Schools and schoolgrounds. The property is located within the Lake Washington School District (School District). The School District has not requested any area for schools. (Exhibit 10) School impact mitigation fees will have to be paid when the lots are developed. (Exhibit 18)
- L. Safe walking conditions for students who only walk to and from school. Elementary age students will attend the McAuliffe School, diagonally across NE 22nd Street. *Stirling Manor's* required frontage improvements will include sidewalks across the width of the property which will connect to a wide, flat shoulder across the adjoining property and then to an existing sidewalk system extending east to a marked crosswalk. (Exhibits 2 and 7)

Junior high age students will attend Inglewood School. (Exhibit 10) Pedestrian walkways exist between the *Stirling Manor* site and Inglewood. (Testimony)

High school age students will be bussed to Eastlake High School. (Exhibit 10)

- 10. Sammamish's State Environmental Policy Act (SEPA) Responsible Official issued a threshold Determination of Nonsignificance (DNS) for *Stirling Manor* on April 5, 2012. (Exhibit 5) The DNS was not appealed. (Testimony)
- 11. The Department has analyzed the proposal and concludes that it complies with all applicable standards. Therefore, the Department recommends approval subject to conditions. The Department made the following corrections to its report during the hearing:

- A. Page 1, Title block: The file number is PLN2011-00040, not PLN20011-00040. (Testimony)
 - B. Page 7, Recommended Condition 6: The Department presented a replacement Recommended Condition 6. (Exhibit 19)
12. Murray Franklyn concurs in the Department's report and Recommended Conditions, as revised by Exhibit 19. (Testimony)
13. 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 preliminary subdivision is a Type 3 land use application. [SMC 20.05.020, Exhibit A] A Type 3 land use application requires an open record hearing before the Examiner. The Examiner makes a final decision on the application 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

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

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

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

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)] Therefore, this application is vested to the development regulations as they existed on October 7, 2011.

Standard of Review

The standard of review is preponderance of the evidence. The applicant has the burden of proof.

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.

CONCLUSIONS OF LAW

1. Extensive, detailed conclusions regarding conformance with the criteria for approval are unnecessary since *Stirling Manor* is an uncontested case.
2. As was the case with *Cornerstone*, the easement along the north edge of the property is the only issue of significant concern. The Examiner analyzed the situation in depth in the *Cornerstone* Decision. (Exhibit 7, pp. 10 and 11, Conclusion of Law 2) That analysis also applies here; the conclusion reached there also applies here.
3. From all of the above, the Examiner can conclude that *Stirling Manor* meets the considerations within SMC 20.10.200. All evidence demonstrates compliance with Comprehensive Plan policies and zoning code, subdivision code, and Environmentally Sensitive Areas regulations.
4. Given all the evidence in the record, the Examiner can conclude that *Stirling Manor* complies with the review criteria of SMC 20.10.220. This is truly infill development, notwithstanding the acreage tract bordering on the east. It is infill because the area's development pattern was essentially determined when *Summer Ridge* to the north was platted and the prior short subdivisions were approved with provision for a public street running along their common property line. The proposed subdivision allows development at the density expected under the Comprehensive Plan, completes the development pattern established by the short subdivisions, and will serve the public use and interest.
5. The recommended conditions of approval as set forth in Exhibit 18 are reasonable, supported by the evidence, and capable of accomplishment with the following changes:
 - A. Recommended Condition 3 will be moved to become the first condition and will be slightly modified. It is appropriate that it be the first condition as it specifically identifies that which is being given preliminary plat approval. It will be modified to indicate that Exhibit 2 represents not only the approved preliminary plat but also supporting plans (such as tree retention, drainage, clearing and grading, etc.). Finally, a sentence will be added to remind the reader that preliminary plats may be revised if certain procedures are followed as spelled out in the SMC.
 - B. Recommended Condition 6 will be replaced with the alternative as proposed by the Department. (Exhibit 19)
 - C. A very pertinent question was asked during the *Cornerstone* hearing: Since water and sewer commitment certificates are by their own terms valid for only one year and since an approved preliminary plat is valid for seven years, what assurance is there that adequate water and sewer service will be available if the plat is developed and recorded after the current certificates expire in one year?⁶

⁶ This is a paraphrasing of the question, updated to reflect current preliminary subdivision approval time limits.

The Examiner addressed that question as follows in the *Cornerstone* Decision:

At the time, the Examiner had no answer for the question. Upon reflection, the Examiner remembered that other jurisdictions have addressed the issue. One city for which the Examiner provides hearing services asks the Examiner to impose the following condition on every preliminary subdivision approval: “The Developer shall submit a new certificate for the availability of water (sewer) if the current certificate, dated X, expires prior to the issuance of any construction permits, or shall provide proof of an executed Developer Extension Agreement.”

That type of condition recognizes that the current certificates show that at present the system purveyors have capability to provide both water and sewer services to the proposed development, but requires that they be updated before actual development commences if they have expired in the interim. That type of condition would be an appropriate addition to this (and future) preliminary subdivision approval decisions.

(Exhibit 7, pp. 12 and 13, Conclusion of Law 5.C, underlining added) Appropriate conditions will be added to this Decision in keeping with that Conclusion of Law.

- D. The Examiner prefers not to use the word “Applicant” in conditions. A preliminary subdivision approval, like most land use entitlement permits, runs with the land. That means that whoever owns the land benefits from the permit during its term. It is possible that Murray Franklyn may sell the property before it is developed. In fact, it could, in theory, be sold multiple times before actual development occurred. Were that to be the case, the ultimate developer would not be the current “applicant.” Lest a future owner try to argue that he/she was not the applicant and, therefore, the conditions which require the applicant to do something didn’t apply to him/her, the Examiner prefers to use the word “Plattor” (meaning the person platting the property) or “Developer” (meaning the person developing the property) in conditions instead of “Applicant.” In previous preliminary subdivision cases which this Examiner has heard for the City, the word used was “Developer.” The Examiner will substitute that word throughout the conditions of approval here.
- E. An easement “relinquishment” condition will be added for the reasons discussed above.
- F. A few minor, non-substantive structure, grammar, and/or punctuation revisions to Recommended Conditions 1, 2, 4, 5, and 14 - 17 will improve parallel construction, clarity, and flow within the conditions.⁷ Such changes will be made.

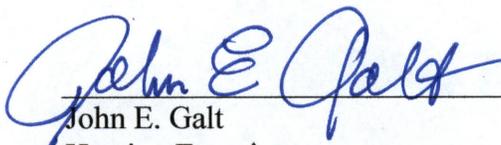
⁷ The ending punctuation mark for many of the Recommended Conditions is a semi-colon. Those will all be replaced with periods although not individually listed in this sentence.

6. 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 testimony and evidence submitted at the open record hearing, the Examiner **GRANTS** preliminary subdivision approval for *Stirling Manor* **SUBJECT TO THE ATTACHED CONDITIONS.**

Decision issued May 4, 2012.



John E. Galt
Hearing Examiner

HEARING PARTICIPANTS ⁸

Mike Miller
Tawni Dalziel

Evan Maxim

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, nor does filing a request for reconsideration stay the time limit for commencing judicial review. [SMC 20.10.260(3)]

NOTICE of RIGHT of JUDICIAL REVIEW

⁸ The official Parties of Record register is maintained by the City's Hearing Clerk.

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."

CONDITIONS OF APPROVAL
Stirling Manor
PLN2011-00040

This Preliminary Subdivision is subject to compliance with all applicable provisions, requirements, and standards of the Sammamish Municipal Code, standards adopted pursuant thereto, the Standard Engineering Requirements as set forth in hearing Exhibit 8, and the following special conditions:

1. Exhibit 2 is the approved preliminary plat (and supporting plans). Revisions to approved preliminary subdivisions are subject to the provisions of SMC 19A.12.040.
2. Pursuant to RCW 58.17.170 the Developer shall comply with all county, state, and federal rules and regulations in effect on October 7, 2011, the vesting date of the subject application. However, if the legislative body finds that a change in conditions creates a serious threat to the public health or safety in the subdivision, future development may be subject to updated construction codes, including but not limited to the International Building Code and the International Fire Code, as amended.
3. Pursuant to Chapter 19A.12 SMC, preliminary plat approval shall be null and void if any condition is not satisfied and the final plat is not recorded within the approval period of eighty-four (84) months; provided the Developer may file for an extension as permitted by code.
4. Prior to final plat approval, the owner(s) shall record with King County an easement relinquishment document against the subject property which shall relinquish, release, terminate, and abandon any and all rights and interest which the subject property has in that certain ingress and egress easement presently encumbering the north 30 feet of the subject property. The relinquishment document shall be reviewed and approved both as to form and as to substantive adequacy by the City Attorney prior to its recordation.

5. The Developer shall submit a new certificate for the availability of water if the current certificate, dated September 8, 2011, expires prior to the issuance of any construction permits, or shall provide proof of an executed Developer Extension Agreement.
6. The Developer shall submit a new certificate for the availability of sewer if the current certificate, dated September 8, 2011, expires prior to the issuance of any construction permits, or shall provide proof of an executed Developer Extension Agreement.
7. For the purpose of ensuring compliance with all conditions of approval and the standard requirements of the SMC, the Developer shall provide financial guarantees in conformance with Chapter 27A SMC and PWS Section 10.050(K). All improvements required pursuant to the PWS, SMC, or other applicable regulations must be installed and approved, or bonded, as specified for plats in Chapter 19A.16 SMC.
8. The Developer or subsequent owner(s) shall comply with the payment of traffic impact fees in accordance to City of Sammamish Ordinance No. 2006-208.

Conditions to appear on the face of the final plat:

9. Unless stormwater vault location is modified during final engineering, include the following language:

“Recreation Tract A shall be owned by the Homeowners Association. An easement shall be provided to the City allowing access, inspection, maintenance, and repair of the stormwater facilities within Tract A.”
10. *“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.”*
11. *“All building downspouts, footing drains, and drains from all impervious surfaces such as patios and driveways shall be connected to the permanent storm drain outlet via perforated pipe tightline as shown on the approved Construction Drawing on file with the City of Sammamish. This plan shall be submitted with the application for any building permit. All connections of the drains shall be constructed and approved prior to final building inspection approval. For those lots that are designated for individual lot infiltration systems, the systems shall be designed and constructed as part of the building permit process and shall comply with the approved Construction Drawings on file with the City of Sammamish.”*
12. *“No lot or portion of a lot shall be subdivided and sold, or resold, or its ownership changed or transferred in violation of applicable city, county, state, or federal standards, rules, regulations or laws.”*

13. The Developer shall comply with RCW 58.17.280, providing the appropriate “*addressing note*” with address ranges being on the final plat.
14. “*Maintenance of landscape strips along NE 22nd Street, 236th Avenue NE, and the internal plat roads 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.*”
15. If applicable, “*Maintenance of landscaping strips along the stormwater pond perimeter other than the interior pond embankments shall be the responsibility of the Homeowners Association.*”
16. “*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.*”
17. The Developer shall include a note regarding the payment of traffic impact fees in accordance to City of Sammamish Ordinance No. 2006-208. Specific language related to the payment of the traffic impact fees shall be reviewed and approved by the City prior to final plat approval.
18. “*The proposed subdivision is subject to school impact fees for the Lake Washington School District, consistent with Chapter 21A.105 SMC. At the time of building permit, the applicant shall pay one half of the required school impact fee, together with an administrative fee.*”
19. “*The proposed subdivision is subject to parks impact fees, consistent with Chapter 14A.20 SMC, which shall be paid at the time of building permit issuance together with an administrative fee.*”
20. “*Pursuant to City of Sammamish Ordinance No. O2002-112, a surface water system development charge shall be paid at the time of building permit issuance for each new residential dwelling unit.*”