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.

AGENDA

6:30 pm – 9:30 pm

June 2, 2015

Call to Order

Roll Call

Pledge of Allegiance

Approval of Agenda

Student Liaison Reports

Presentations/Proclamations

Presentation: Eastside Fire and Rescue Fire Chief Bud Backer
Presentation: Volunteer Recognition
Report: Boys & Girls Club
Report: Community Development Department

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

Consent Agenda

➢ Payroll for period ending May 15, 2015 for pay date May 20, 2015 in the amount of $ 316,465.07

1. Approval: Claims for period ending June 2, 2015 in the amount of $ 904,388.78 for Check No. 40461 through 40535
2. Interlocal: Lake Monitoring Services/King County
Public Hearings


Unfinished Business - None

New Business

5. Ordinance: First Reading Annexing Certain Property Known As The Klahanie Potential Annexation Area (Klahanie PAA) To The City Of Sammamish; Establishing An Effective Date As Set Forth In Section 4; And Providing For Severability.

Council Reports

City Manager Report

Executive Session – Potential Litigation pursuant to RCW 42.30.110(ii)

Adjournment
<table>
<thead>
<tr>
<th>Month</th>
<th>Date</th>
<th>Time</th>
<th>Type of Meeting</th>
<th>Agenda Item</th>
</tr>
</thead>
<tbody>
<tr>
<td>June 2015</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tues 6/9</td>
<td>6:30 pm</td>
<td>Study Session</td>
<td>2015 Comp Plan</td>
<td></td>
</tr>
<tr>
<td>Mon 6/15</td>
<td>6:30 pm</td>
<td>COW Meeting</td>
<td>Discussion: Initiative and Referendum 2015 Comp Plan Update (If needed)</td>
<td></td>
</tr>
<tr>
<td>Tues 6/16</td>
<td>6:30 pm</td>
<td>Regular Meeting</td>
<td>Flag Ceremony: Boy Scout Troop Ordinance: Second Reading Klahanie Annexation (tent)</td>
<td></td>
</tr>
<tr>
<td>July 2015</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tues 7/7</td>
<td>6:30 pm</td>
<td>Regular Meeting</td>
<td>Public Hearing: Comprehensive Plan Update Bid Award: Big Rock Park Phase I/TBD Bid Award: Lower Commons ADA Trail/TBD</td>
<td></td>
</tr>
<tr>
<td>Tues 7/14</td>
<td>6:30 pm</td>
<td>Study Session</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mon 7/20</td>
<td>6:30 pm</td>
<td>COW Meeting</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tues 7/21</td>
<td>6:30 pm</td>
<td>Regular Meeting</td>
<td>Ordinance: Second Reading Comprehensive Plan Update</td>
<td></td>
</tr>
<tr>
<td>August 2015</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sept 2015</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tues 9/1</td>
<td>6:30 pm</td>
<td>Regular Meeting</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tues 9/8</td>
<td>6:30 pm</td>
<td>Study Session</td>
<td>YMCA Property Development Discussion</td>
<td></td>
</tr>
<tr>
<td>Tues 9/15</td>
<td>6:30 pm</td>
<td>Regular Meeting</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mon 9/21</td>
<td>6:30 pm</td>
<td>COW Meeting</td>
<td>To be held in Klahanie (tent)</td>
<td></td>
</tr>
<tr>
<td>Oct 2015</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tues 10/6</td>
<td>6:30 pm</td>
<td>Regular Meeting</td>
<td>Presentation: LWSD STEM School/Big Rock Park Project</td>
<td></td>
</tr>
<tr>
<td>Tues 10/13</td>
<td>6:30 pm</td>
<td>Study Session</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mon 10/19</td>
<td>6:30 pm</td>
<td>COW Meeting</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tues 10/20</td>
<td>6:30 pm</td>
<td>Regular Meeting</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Nov 2015</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tues 11/3</td>
<td>6:30 pm</td>
<td>Regular Meeting</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tues 11/10</td>
<td>6:30 pm</td>
<td>Study Session</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mon 11/16</td>
<td>6:30 pm</td>
<td>COW Meeting</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tues 11/17</td>
<td>6:30 pm</td>
<td>Regular Meeting</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Dec 2015</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tues 12/1</td>
<td>6:30 pm</td>
<td>Regular Meeting</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tues 12/8</td>
<td>6:30 pm</td>
<td>Study Session</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tues 12/15</td>
<td>6:30 pm</td>
<td>Regular Meeting</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mon 12/21</td>
<td>6:30 pm</td>
<td>COW Meeting</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

H:\COUNCIL\agenda topics.doc
<table>
<thead>
<tr>
<th>To Be Scheduled</th>
<th>To Be Scheduled</th>
<th>Parked Items</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ordinance: Second Reading Puget Sound Energy Franchise</td>
<td>Economic Development Plan</td>
<td>Mountains to Sound Greenway Sustainability/Climate Change Off Leash Dog Areas Comprehensive Long Term consideration of Capital projects Culvert Replacement for Salmon Spawning</td>
</tr>
</tbody>
</table>
If you are looking for facility rentals, please click [here](http://www.sammamish.us/events/Default.aspx?Month=6&Year=2015).

<table>
<thead>
<tr>
<th>Sunday</th>
<th>Monday</th>
<th>Tuesday</th>
<th>Wednesday</th>
<th>Thursday</th>
<th>Friday</th>
<th>Saturday</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>2</td>
<td>3</td>
<td>4</td>
<td>5</td>
<td>6</td>
<td></td>
</tr>
<tr>
<td>1 p.m. City Council Special Study Session</td>
<td>5 p.m. City Council Office Hour 6:30 p.m. City Council Meeting</td>
<td>4 p.m. Farmer's Market 6:30 p.m. Parks and Recreation Commission Meeting</td>
<td>1:30 p.m. Transportation Committee Meeting 6:30 p.m. Planning Commission Meeting</td>
<td>4 p.m. Teen Fest Skate Competition</td>
<td></td>
<td></td>
</tr>
<tr>
<td>7</td>
<td>8</td>
<td>9</td>
<td>10</td>
<td>11</td>
<td>12</td>
<td>13</td>
</tr>
<tr>
<td></td>
<td>9:30 a.m. Study Session</td>
<td>6:30 p.m. Farmer's Market</td>
<td>10 a.m. Family Volunteering: Native Plant Garden</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>14</td>
<td>15</td>
<td>16</td>
<td>17</td>
<td>18</td>
<td>19</td>
<td>20</td>
</tr>
<tr>
<td>6:30 p.m. Committee of the Whole</td>
<td>6:30 p.m. City Council Meeting</td>
<td>4 p.m. Farmer's Market</td>
<td>6:30 p.m. Planning Commission Meeting</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>21</td>
<td>22</td>
<td>23</td>
<td>24</td>
<td>25</td>
<td>26</td>
<td>27</td>
</tr>
<tr>
<td>6:30 p.m. Arts Commission Meeting</td>
<td></td>
<td>4 p.m. Farmer's Market</td>
<td></td>
<td>10 a.m. Family Volunteering: Native Plant Garden</td>
<td></td>
<td></td>
</tr>
<tr>
<td>28</td>
<td>29</td>
<td>30</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<< May 2015 June 2015 July >>
If you are looking for facility rentals, please click [here](http://www.sammamish.us/events/Default.aspx?Month=7&Year=2015).

<table>
<thead>
<tr>
<th>Sunday</th>
<th>Monday</th>
<th>Tuesday</th>
<th>Wednesday</th>
<th>Thursday</th>
<th>Friday</th>
<th>Saturday</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>1</td>
<td>2</td>
<td>3</td>
<td>4</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>4 p.m.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Farmer's Market</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>6:30 p.m.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Parks and Recreation Commission Meeting</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>2</td>
<td>9</td>
<td>10</td>
<td>11</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>10 a.m.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Family Volunteering: Native Plant Garden</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>2 p.m.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Finance Committee Meeting</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>6:30 p.m.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Planning Commission Meeting</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>6:30 p.m.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Concerts in the Park</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>7</td>
<td>12</td>
<td>15</td>
<td>18</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>1 p.m.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>KidsFirst!</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>5 p.m.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>City Council Office Hour</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>6:30 p.m.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>City Council Meeting</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>8</td>
<td>14</td>
<td>15</td>
<td>19</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>4 p.m.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Farmer's Market</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>15</td>
<td>16</td>
<td>17</td>
<td>20</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>10 a.m.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Family Volunteer: Native Plant Garden</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>2 p.m.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Finance Committee Meeting</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>6:30 p.m.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Planning Commission Meeting</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>6:30 p.m.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Concerts in the Park</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>21</td>
<td>22</td>
<td>23</td>
<td>24</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>1 p.m.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>KidsFirst!</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>6:30 p.m.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>City Council Meeting</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>22</td>
<td>23</td>
<td>24</td>
<td>27</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>4 p.m.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Farmer's Market</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>27</td>
<td>28</td>
<td>29</td>
<td>30</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>6:30 p.m.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Committee of the Whole</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>26</td>
<td>27</td>
<td>28</td>
<td>29</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>6:30 p.m.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Arts Commission Meeting</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>31</td>
<td>32</td>
<td>33</td>
<td>34</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>6:30 p.m.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Committee of the Whole</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>31</td>
<td>32</td>
<td>33</td>
<td>34</td>
</tr>
</tbody>
</table>


MEMORANDUM

TO: Melonie Anderson/City Clerk
FROM: Marlene/Finance Department
DATE: May 28, 2015
RE: Claims for June 2, 2015

$ 61,391.11
534,088.94
224,866.54
21,241.03
62,801.16

Over $10,000 Payments

3 Square Blocks $26,659.60 Comp Plan Re-Write January, February 2015
Barker Rinker Seacat $61,179.38 Community Center - April 2015
King County Finance $21,904.85 Road Services & Traffic Mgmt April, May 2015
Sport Install $16,690.00 2 Turf Sweepers
Stantec Consulting $29,250.90 Development Review ending 5/1/15
Trafficcount Consultants $13,295.00 2015 Annual Traffic Counts
Pioneer Cable $16,278.17 228th ITS
Trailer Boss $16,995.24 Dump Trailer & Olympic Trailer

TOTAL $ 904,388.78
Checks # 40461 – 40535

Page 1 of 1
### Accounts Payable

#### Check Register Totals Only

**User:** mdunham  
**Printed:** 5/19/2015 - 3:22 PM  

<table>
<thead>
<tr>
<th>Check</th>
<th>Date</th>
<th>Vendor No</th>
<th>Vendor Name</th>
<th>Amount</th>
<th>Voucher</th>
</tr>
</thead>
<tbody>
<tr>
<td>40461</td>
<td>05/20/2015</td>
<td>AT&amp;TMOBI</td>
<td>AT&amp;T Mobility</td>
<td>1.86</td>
<td>40,461</td>
</tr>
<tr>
<td>40462</td>
<td>05/20/2015</td>
<td>CENTLIN2</td>
<td>Century Link</td>
<td>48.82</td>
<td>40,462</td>
</tr>
<tr>
<td>40463</td>
<td>05/20/2015</td>
<td>FLEXPLAN</td>
<td>Flex-Plan Services Inc</td>
<td>1,702.66</td>
<td>40,463</td>
</tr>
<tr>
<td>40464</td>
<td>05/20/2015</td>
<td>ICMA401</td>
<td>ICMA 401</td>
<td>41,211.19</td>
<td>40,464</td>
</tr>
<tr>
<td>40465</td>
<td>05/20/2015</td>
<td>ICMA457</td>
<td>ICMA457</td>
<td>10,604.44</td>
<td>40,465</td>
</tr>
<tr>
<td>40466</td>
<td>05/20/2015</td>
<td>IDHW</td>
<td>Idaho Child Support Receipting</td>
<td>326.50</td>
<td>40,466</td>
</tr>
<tr>
<td>40467</td>
<td>05/20/2015</td>
<td>PSE</td>
<td>Puget Sound Energy</td>
<td>7,005.14</td>
<td>40,467</td>
</tr>
<tr>
<td>40468</td>
<td>05/20/2015</td>
<td>WASUPPOR</td>
<td>Wa State Support Registry</td>
<td>490.50</td>
<td>40,468</td>
</tr>
</tbody>
</table>

**Check Total:** 61,391.11
<table>
<thead>
<tr>
<th>Check</th>
<th>Date</th>
<th>Vendor No</th>
<th>Vendor Name</th>
<th>Amount</th>
<th>Voucher</th>
</tr>
</thead>
<tbody>
<tr>
<td>40469</td>
<td>05/22/2015</td>
<td>ICHIO</td>
<td>Ichijo USA Co., LTD</td>
<td>534,088.94</td>
<td>40,469</td>
</tr>
</tbody>
</table>

Check Total: 534,088.94
# Accounts Payable

Check Register Totals Only

<table>
<thead>
<tr>
<th>Check</th>
<th>Date</th>
<th>Vendor No</th>
<th>Vendor Name</th>
<th>Amount</th>
<th>Voucher</th>
</tr>
</thead>
<tbody>
<tr>
<td>40470</td>
<td>06/02/2015</td>
<td>3SQUARE</td>
<td>3 Square Blocks</td>
<td>26,659.60</td>
<td>40,470</td>
</tr>
<tr>
<td>40471</td>
<td>06/02/2015</td>
<td>ANDERMEL</td>
<td>Melodie Anderson</td>
<td>11.07</td>
<td>40,471</td>
</tr>
<tr>
<td>40472</td>
<td>06/02/2015</td>
<td>AUKER</td>
<td>Chase Auker</td>
<td>169.00</td>
<td>40,472</td>
</tr>
<tr>
<td>40473</td>
<td>06/02/2015</td>
<td>BACKGROU</td>
<td>Background Source Intl</td>
<td>123.00</td>
<td>40,473</td>
</tr>
<tr>
<td>40474</td>
<td>06/02/2015</td>
<td>BHC</td>
<td>BHC Consultants, LLC</td>
<td>2,600.00</td>
<td>40,474</td>
</tr>
<tr>
<td>40475</td>
<td>06/02/2015</td>
<td>BMC</td>
<td>BMC West Corp</td>
<td>22.87</td>
<td>40,475</td>
</tr>
<tr>
<td>40476</td>
<td>06/02/2015</td>
<td>BRIDENST</td>
<td>Art Bridenste</td>
<td>9.37</td>
<td>40,476</td>
</tr>
<tr>
<td>40477</td>
<td>06/02/2015</td>
<td>BRS</td>
<td>Barker Rinker Seacat Architecture</td>
<td>61,179.38</td>
<td>40,477</td>
</tr>
<tr>
<td>40478</td>
<td>06/02/2015</td>
<td>BUILDERS</td>
<td>Builders Exchange of WA</td>
<td>72.50</td>
<td>40,478</td>
</tr>
<tr>
<td>40479</td>
<td>06/02/2015</td>
<td>CADMAN</td>
<td>Cadman, Inc.</td>
<td>779.51</td>
<td>40,479</td>
</tr>
<tr>
<td>40480</td>
<td>06/02/2015</td>
<td>CERTIFIE</td>
<td>Certified Backflow Testing, Inc</td>
<td>1,020.00</td>
<td>40,480</td>
</tr>
<tr>
<td>40481</td>
<td>06/02/2015</td>
<td>DEERE</td>
<td>John Deere Landscapes</td>
<td>4,793.51</td>
<td>40,481</td>
</tr>
<tr>
<td>40482</td>
<td>06/02/2015</td>
<td>DELL</td>
<td>Dell Marketing L.P.</td>
<td>1,350.57</td>
<td>40,482</td>
</tr>
<tr>
<td>40483</td>
<td>06/02/2015</td>
<td>DONOVANJ</td>
<td>Joe Donovan</td>
<td>25.00</td>
<td>40,483</td>
</tr>
<tr>
<td>40484</td>
<td>06/02/2015</td>
<td>EVERFORD</td>
<td>Evergreen Ford</td>
<td>146.01</td>
<td>40,484</td>
</tr>
<tr>
<td>40485</td>
<td>06/02/2015</td>
<td>FASTENAL</td>
<td>Fastenal Industrial Supplies</td>
<td>527.83</td>
<td>40,485</td>
</tr>
<tr>
<td>40486</td>
<td>06/02/2015</td>
<td>FLORES</td>
<td>Dawn Flores</td>
<td>445.45</td>
<td>40,486</td>
</tr>
<tr>
<td>40487</td>
<td>06/02/2015</td>
<td>Garretto</td>
<td>Lin Garretson</td>
<td>79.82</td>
<td>40,487</td>
</tr>
<tr>
<td>40488</td>
<td>06/02/2015</td>
<td>GREATAME</td>
<td>Great America Financial Services</td>
<td>32.13</td>
<td>40,488</td>
</tr>
<tr>
<td>40489</td>
<td>06/02/2015</td>
<td>HDFOWL</td>
<td>H. D. Fowler Company</td>
<td>276.78</td>
<td>40,489</td>
</tr>
<tr>
<td>40490</td>
<td>06/02/2015</td>
<td>HONEY</td>
<td>Honey Bucket</td>
<td>1,959.98</td>
<td>40,490</td>
</tr>
<tr>
<td>40491</td>
<td>06/02/2015</td>
<td>INTEGRA</td>
<td>Integra Telecom</td>
<td>1,685.74</td>
<td>40,491</td>
</tr>
<tr>
<td>40492</td>
<td>06/02/2015</td>
<td>IPS</td>
<td>Integrated Print Solutions, Inc</td>
<td>4,031.64</td>
<td>40,492</td>
</tr>
<tr>
<td>40493</td>
<td>06/02/2015</td>
<td>KINGFI</td>
<td>King County Finance A/R</td>
<td>21,904.85</td>
<td>40,493</td>
</tr>
<tr>
<td>40494</td>
<td>06/02/2015</td>
<td>KLEINFEL</td>
<td>Kleinfelder, Inc.</td>
<td>2,951.50</td>
<td>40,494</td>
</tr>
<tr>
<td>40495</td>
<td>06/02/2015</td>
<td>LIGHTLOA</td>
<td>Light Loads Concrete, LLC</td>
<td>1,136.37</td>
<td>40,495</td>
</tr>
<tr>
<td>40496</td>
<td>06/02/2015</td>
<td>MANNJAKE</td>
<td>Jake Mann</td>
<td>98.54</td>
<td>40,496</td>
</tr>
<tr>
<td>40497</td>
<td>06/02/2015</td>
<td>MAXIM</td>
<td>Evan Maxim</td>
<td>4,999.92</td>
<td>40,497</td>
</tr>
<tr>
<td>40498</td>
<td>06/02/2015</td>
<td>MDF</td>
<td>Most Dependable Fountains, Inc</td>
<td>3,640.00</td>
<td>40,498</td>
</tr>
<tr>
<td>40499</td>
<td>06/02/2015</td>
<td>MINUTE</td>
<td>Mike Immel</td>
<td>276.50</td>
<td>40,499</td>
</tr>
<tr>
<td>40500</td>
<td>06/02/2015</td>
<td>NC MACH</td>
<td>NC Machinery Co</td>
<td>1,089.00</td>
<td>40,500</td>
</tr>
<tr>
<td>40501</td>
<td>06/02/2015</td>
<td>NWNUISAN</td>
<td>Willard's Pest Control Company</td>
<td>439.64</td>
<td>40,501</td>
</tr>
<tr>
<td>40502</td>
<td>06/02/2015</td>
<td>PACPLUMB</td>
<td>Pacific Plumbing Supply Co. LLC</td>
<td>140.16</td>
<td>40,502</td>
</tr>
<tr>
<td>40503</td>
<td>06/02/2015</td>
<td>PACRIM</td>
<td>Pacific Rim Equipment Rental</td>
<td>575.40</td>
<td>40,503</td>
</tr>
<tr>
<td>40504</td>
<td>06/02/2015</td>
<td>PIEDMONT</td>
<td>Piedmont Directional Signs</td>
<td>525.00</td>
<td>40,504</td>
</tr>
<tr>
<td>40505</td>
<td>06/02/2015</td>
<td>PROTH</td>
<td>Prothman Company</td>
<td>2,172.27</td>
<td>40,505</td>
</tr>
<tr>
<td>40506</td>
<td>06/02/2015</td>
<td>QBS</td>
<td>Quality Business Systems Inc</td>
<td>488.15</td>
<td>40,506</td>
</tr>
<tr>
<td>40507</td>
<td>06/02/2015</td>
<td>SAM</td>
<td>Sammamish Plateau Water Sewer</td>
<td>1,932.16</td>
<td>40,507</td>
</tr>
<tr>
<td>40508</td>
<td>06/02/2015</td>
<td>SAMUELSO</td>
<td>Robert Samuelson</td>
<td>120.00</td>
<td>40,508</td>
</tr>
<tr>
<td>40509</td>
<td>06/02/2015</td>
<td>SMITHTER</td>
<td>Teresa Smith</td>
<td>1,999.92</td>
<td>40,509</td>
</tr>
<tr>
<td>40510</td>
<td>06/02/2015</td>
<td>SOUNDHEA</td>
<td>Sound Heating</td>
<td>90.00</td>
<td>40,510</td>
</tr>
<tr>
<td>40511</td>
<td>06/02/2015</td>
<td>SPORT2</td>
<td>Sport Install LLC</td>
<td>16,690.00</td>
<td>40,511</td>
</tr>
<tr>
<td>40512</td>
<td>06/02/2015</td>
<td>STANTEC</td>
<td>Stantec Consulting Services</td>
<td>29,250.90</td>
<td>40,512</td>
</tr>
<tr>
<td>40513</td>
<td>06/02/2015</td>
<td>STAPLES</td>
<td>Staples Advantage</td>
<td>1,908.09</td>
<td>40,513</td>
</tr>
<tr>
<td>40514</td>
<td>06/02/2015</td>
<td>SUNBELT</td>
<td>Sunbelt Rentals</td>
<td>793.89</td>
<td>40,514</td>
</tr>
<tr>
<td>40515</td>
<td>06/02/2015</td>
<td>TAGS</td>
<td>Tags Awards &amp; Specialties</td>
<td>20.81</td>
<td>40,515</td>
</tr>
<tr>
<td>40516</td>
<td>06/02/2015</td>
<td>TIWANA</td>
<td>Cynthia Tiwana</td>
<td>4,999.92</td>
<td>40,516</td>
</tr>
<tr>
<td>40517</td>
<td>06/02/2015</td>
<td>TRAFFIC</td>
<td>Trafficcount Consultants, Inc</td>
<td>13,295.00</td>
<td>40,517</td>
</tr>
<tr>
<td>40518</td>
<td>06/02/2015</td>
<td>ULINE</td>
<td>ULINE</td>
<td>2,527.04</td>
<td>40,518</td>
</tr>
<tr>
<td>40519</td>
<td>06/02/2015</td>
<td>UNITRENT</td>
<td>United Rentals NA, Inc</td>
<td>854.11</td>
<td>40,519</td>
</tr>
<tr>
<td>Check</td>
<td>Date</td>
<td>Vendor No</td>
<td>Vendor Name</td>
<td>Amount</td>
<td>Voucher</td>
</tr>
<tr>
<td>--------</td>
<td>------------</td>
<td>-----------</td>
<td>----------------------------------</td>
<td>--------</td>
<td>---------</td>
</tr>
<tr>
<td>40520</td>
<td>06/02/2015</td>
<td>USHEALTH</td>
<td>U S Healthworks</td>
<td>48.00</td>
<td>40,520</td>
</tr>
<tr>
<td>40521</td>
<td>06/02/2015</td>
<td>USPOST</td>
<td>U.S. Postal Service</td>
<td>220.00</td>
<td>40,521</td>
</tr>
<tr>
<td>40522</td>
<td>06/02/2015</td>
<td>WAWORK</td>
<td>Washington Workwear Stores Inc</td>
<td>58.64</td>
<td>40,522</td>
</tr>
<tr>
<td>40523</td>
<td>06/02/2015</td>
<td>WRPA</td>
<td>Wa Recreation &amp; Parks Assoc</td>
<td>1,620.00</td>
<td>40,523</td>
</tr>
</tbody>
</table>

Check Total: 224,866.54
<table>
<thead>
<tr>
<th>Check</th>
<th>Date</th>
<th>Vendor No</th>
<th>Vendor Name</th>
<th>Amount</th>
<th>Voucher</th>
</tr>
</thead>
<tbody>
<tr>
<td>40524</td>
<td>05/28/2015</td>
<td>US BANK</td>
<td>U. S. Bank Corp Payment System</td>
<td>21,241.03</td>
<td>40,524</td>
</tr>
</tbody>
</table>

Check Total: 21,241.03
<table>
<thead>
<tr>
<th>Check</th>
<th>Date</th>
<th>Vendor No</th>
<th>Vendor Name</th>
<th>Amount</th>
<th>Voucher</th>
</tr>
</thead>
<tbody>
<tr>
<td>40525</td>
<td>06/02/2015</td>
<td>BADGLEY</td>
<td>Badgley Landscape LLC</td>
<td>4,607.76</td>
<td>40,525</td>
</tr>
<tr>
<td>40526</td>
<td>06/02/2015</td>
<td>CADMAN</td>
<td>Cadman, Inc.</td>
<td>2,411.78</td>
<td>40,526</td>
</tr>
<tr>
<td>40527</td>
<td>06/02/2015</td>
<td>EVERSONS</td>
<td>Everson's Econo Vac, Inc.</td>
<td>8,313.25</td>
<td>40,527</td>
</tr>
<tr>
<td>40528</td>
<td>06/02/2015</td>
<td>FASTENAL</td>
<td>Fastenal Industrial Supplies</td>
<td>305.34</td>
<td>40,528</td>
</tr>
<tr>
<td>40529</td>
<td>06/02/2015</td>
<td>LAKESIDE</td>
<td>Lakeside Industries</td>
<td>1,724.33</td>
<td>40,529</td>
</tr>
<tr>
<td>40530</td>
<td>06/02/2015</td>
<td>NC MACH</td>
<td>NC Machinery Co</td>
<td>3,157.71</td>
<td>40,530</td>
</tr>
<tr>
<td>40531</td>
<td>06/02/2015</td>
<td>NORTHSOU</td>
<td>North Sound Industries, Inc.</td>
<td>2,580.98</td>
<td>40,531</td>
</tr>
<tr>
<td>40532</td>
<td>06/02/2015</td>
<td>PIONEERC</td>
<td>Pioneer Cable, Inc.</td>
<td>16,278.17</td>
<td>40,532</td>
</tr>
<tr>
<td>40533</td>
<td>06/02/2015</td>
<td>SAM</td>
<td>Sammamish Plateau Water Sewer</td>
<td>81.60</td>
<td>40,533</td>
</tr>
<tr>
<td>40534</td>
<td>06/02/2015</td>
<td>TIMMONS</td>
<td>Timmons Group</td>
<td>6,345.00</td>
<td>40,534</td>
</tr>
<tr>
<td>40535</td>
<td>06/02/2015</td>
<td>TRAILER</td>
<td>Trailer Boss</td>
<td>16,995.24</td>
<td>40,535</td>
</tr>
</tbody>
</table>

Check Total: 62,801.16
Meeting Date: June 2, 2015
Date Submitted: May 27, 2015

Originating Department: Public Works

Clearances:
- ☐ Attorney
- ☐ Community Development
- ☐ Parks & Recreation
- ☐ Admin Services
- ☐ Eastside Fire and Rescue
- ☐ Police
- ☑ City Manager
- ☐ Finance & IT
- ☑ Public Works

Subject: Agreement with King County to provide support services for the volunteer lakes monitoring program

Action Required: Authorization for the City Manager to renew the 2015-2016 Agreement with King County to provide support services for the volunteer lakes monitoring program.

Exhibits: 1. Scope of work/agreement

Budget: The approved 2015/2016 budget has $250,000 available under Professional Engineering Services.

Summary Statement:
The City wishes to renew its contract agreement with King County for support services associated with the volunteer lakes monitoring program for 2015-2016.

Background:
The King County Lakes and Streams Monitoring group, and its predecessor the Lake Stewardship Program, have worked with volunteer monitors within the City of Sammamish for more than 20 years on both Pine Lake and the two basins of Beaver Lake. To be able to track trends and indicators over time the continued collection and compilation of information related to the lake water quality and quantity is needed.

The data collection for this effort is performed by volunteers that King County recruits and trains. Under this services contract King County Water and Resource Land Division will provide support to volunteers as well as ensure the quality of the information gathered and provide pertinent information on the data analyses. The data collected at Pine Lake and the two Beaver Lake Basins will be compiled into an annual report that is submitted to the City.

In addition, the County will provide technical assistance and educational outreach on the nature and management of the lakes ecosystem if requested. This work will be billable on an hourly basis.
The City has funded these support services in previous years. This contract would be a continuation of that funding choice.

**Financial Impact:**
Public Works 2015-2016 budget has allocated $250,000 under Professional Engineering Services. The actual contract amount for 2015 and 2016 is $51,530.

**Recommended Motion:**
Authorize the City Manager to execute a contract renewal with King County to provide lake monitoring support services for Beaver and Pine Lake for years 2015 through 2016 a contract amount not to exceed $51,530.
**Scope of Work 2015-2016**  
**City of Sammamish Lake Monitoring Support Services**  
**For Pine and Beaver Lakes**

The King County Water and Land Resources Division will provide services through the Lake Stewardship Program (KC-LSP) to the City of Sammamish (“City”) for monitoring water quality and quantity on both an annual and seasonal basis in Pine Lake and the two major basins of Beaver Lake. Monitoring will include assuring the quality of the compiled data and providing pertinent information on analyses, reporting back to the City and citizen volunteers in a timely fashion and in a manner agreed upon by both parties, and providing technical assistance to the City and the public on questions concerning water quality problems, environmental best management practices, and ecosystem functions.

**Annual monitoring program:**
KC-LSP will train designated City staff and volunteers in the correct methods for measuring daily precipitation and lake water levels, weekly measurements of surface water temperature and Secchi transparency, and observations on particles in the water, goose abundance, and gathering pertinent information on lake use. The program will provide and maintain the proper equipment and will consult or supervise on proper installation and use. The citizen volunteer or City staff will provide a boat and safety equipment necessary for getting to the chosen sampling site on the lake.

KC-LSP will also provide the volunteers with blank field sheets or electronic files for data reporting on a quarterly basis and will accept either completed field sheets or electronic data files in return.

**Seasonal monitoring program:**
Water collection will occur biweekly from May through October for a total of 12 events per season. KC-LSP will train City staff and designated volunteers in the correct methods for water sample collection and storage, measurements of surface water temperature and Secchi transparency, and for observations on particles in the water, goose abundance, and gathering pertinent information on lake use. The program will provide proper sampling equipment and will be responsible for repair or replacement if necessary. The program will also provide all sample bottles, properly labeled, and will pick up filled bottles at a designated site to deliver to the KC Environmental Labs for analysis.

Ten of the sampling trips will collect water 1 m beneath the surface, and two will collect depth profiles, collecting water from 1 m, as well as at the middle and near the bottom of the water column. Routinely measured water quality parameters will include concentrations of total phosphorus, total nitrogen, and chlorophyll-a, with identification of the major species of algae present if chlorophyll is high. Additional parameters measured during profile sampling events will include soluble reactive phosphorus, ammonia, nitrate, alkalinity and UV254 (water color).

**Database management, analysis, quality assurance, and reporting:**
The program will enter all received data from monitors and the KC Environmental Labs into a database to be made available to the city at the end of each year, analyze all data for consistency and general water quality conditions, pursue explanations for anomalies, look for trends or indicators of change in the parameters over time, and if requested make management suggestions to the city or citizens based upon the information.
A compilation of the data as part of the program’s annual reporting will be delivered to city staff and cooperating citizen volunteers within a reasonable time after the end of each year, as well as e-files of the data in excel format if requested. A presentation to the city council or appropriate staff may be made if requested, with time for discussion of pertinent issues.

**Technical assistance and educational outreach:**
Technical assistance and educational outreach on the nature and management of lake ecosystems will be provided to the city and citizens in the form of phone conversations and emails, specific literature research and reporting back, technical reports in addition to the annual report that contain information and recommendations, community presentations, or other methods and types of communication provided upon request. Citizen groups will need authorization from the city in order to qualify for substantial services from the KC-LSP. This work will be billable to the city by the hour for staff time and for major materials outlay, if necessary, up to the agreed upon amount per year stated in this contract. If additional effort is desired by the city in some circumstances, it can be provided through an amendment to this Scope of Work authorized by Sammamish.

**Budget:**
The charges set out below are for a two year period and are based upon staff salaries, indirect operating charges, lab costs, equipment, and mailing charges.

<table>
<thead>
<tr>
<th>Sammamish-Pine and Beaver(2) Lakes</th>
<th>2015</th>
<th>2016</th>
</tr>
</thead>
<tbody>
<tr>
<td>Seasonal WQ monitoring</td>
<td>$24,600</td>
<td>$25,584</td>
</tr>
<tr>
<td>Annual WQ monitoring</td>
<td>$660</td>
<td>$686</td>
</tr>
<tr>
<td>Flat fee subtotal</td>
<td>$25,260</td>
<td>$26,270</td>
</tr>
<tr>
<td>Total contract amount</td>
<td>$25,260</td>
<td>$26,270</td>
</tr>
</tbody>
</table>

The seasonal and annual monitoring elements will be covered by a flat fee on a per lake basis, to be paid annually by the participating city.

Further technical assistance not related directly to the monitoring effort will be billable by the hour and materials, to be paid annually by the City upon receipt of detailed accounting from KC Water and Land Resources, but shall not exceed $1,000.00 in each year unless specifically agreed upon by King County and the City of Sammamish in signed and dated communications, either in writing or via email.

**Authorized by City of Sammamish:**

______________________________
Name

______________________________
Title

Date: _____________
Meeting Date: June 2, 2015        Date Submitted: 5/28/2015

Originating Department: Community Development

Clearances:
- Attorney
- Community Development
- Public Safety
- Admin Services
- Finance & IT
- Public Works
- City Manager
- Parks & Recreation

Subject: Public Hearing & Resolution for Dhinsa Property at 23711 NE 4TH Street. Request for a Portion of the Property to be Included in King County’s Public Benefit Rating System (PBRS).

Action Required: Conduct a Public Hearing, and Forward a Recommendation via Resolution to King County.

Exhibits:
1. Draft Resolution
2. Staff Memo & Recommendation to City Council, Dated May 26, 2015
3. KC Report, Dated May 19, 2015
4. Application, Received January 9, 2015
5. Location Map

Budget: N/A

Summary Statement:
Sanjeet & Regan Dhinsa own a single-family residence and several outbuildings located at 23711 NE 4TH Street, Sammamish Washington. The applicant has proposed to protect 5 acres of the 6.52 acre property under the Public Benefit Rating System (PBRS) incentive program authorized under RCW 84.34 and KCC 20.36. The program provides a property tax reduction for designating privately owned open space to remain preserved. Pursuant to King County’s Public Benefit Rating System, 4.90 acres of the 6.52 acre property qualifies for a total of one open space resource for a total of 23 points. For the purpose of taxation, 23 points results in 20% of market value and an 80% reduction in taxable value for the portion of land enrolled. If approved by the City of Sammamish City Council and the King County Council Transportation, Economy, and Environment Committee, the property tax reduction would be effective for 2016.

Background:
See attached staff memo and report from King County’s Department of Natural Resources and Parks, Public Benefit Rating System & Timber Land Programs.
Financial Impact:
Reduction of property tax of subject property and redistribution of the property tax annually to all other parcels located within City limits in year 2016 and thereafter. The reduction in annual property tax revenue to the City of Sammamish for the Dhinsa property would be approximately $776, based on 2015 taxation rates and assessment.

Recommended Motion:
Authorize three members of City Council to sign a resolution for King County Tax Parcel number(s) 342506-9083 owned by Sanjeet & Regan Dhinsa for participation in King County’s Public Benefit Rating System. The Metropolitan King County Council’s Transportation, Economy and Environment Committee will then hold a public hearing on June 16th, 2015.
CITY OF SAMMAMISH
WASHINGTON
Resolution No. ____________

A RESOLUTION OF THE CITY OF SAMMAMISH, WASHINGTON, APPROVING PUBLIC BENEFIT RATING SYSTEM, CURRENT USE ASSESSMENT FOR THE SANJEET & REGAN DHINSA PROPERTY- TAX PARCEL NO. 342506-9083

WHEREAS, Sanjeet & Regan Dhinsa applied to the King County Department of Natural Resources and Parks Water and Land Resources Division on December 12, 2014 for a current use assessment of their property located at 23711 NE 4th ST (parcel #342506-9083) in the City of Sammamish; and

WHEREAS, pursuant to The Washington State Open Space Taxation Act, RCW 84.34 and WAC 458-30, provides for assessment practices to reflect current use of property, rather than “highest and best use,” as an incentive to property owners to retain large tracts of open space and to provide public access to open space; and

WHEREAS, pursuant to WAC 458-30 this open space current use taxation program is implemented in King County through the Public Benefit Rating System (PBRS), which provides a point system to rate properties; and

WHEREAS, WAC 458-30 State law directs that, after a public hearing, both the King County Council and the Sammamish City Council shall consider and act upon an application for property in Sammamish to the PBRS within six months; and

WHEREAS, King County has provided a staff report (File Number E14CT036SM) received by the City of Sammamish on May 19, 2015 evaluating said request for Property Enrollment in the Public Benefit Rating System (PBRS) and is recommending approval; and

WHEREAS, a public hearing on this application was held by the City of Sammamish City Council on June 2, 2015; and

WHEREAS, the City Council desires to approve the Public Benefit Rating System, Current Use Assessment for the Sanjeet & Regan Dhinsa property subject to the conditions as recommended in King County’s Department of Natural Resources and Parks Staff Report; and

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SAMMAMISH, WASHINGTON, DO RESOLVE AS FOLLOWS:
Section 1. Adoption of King County’s Recommendation. The City Council hereby adopts the findings, conclusions and recommendation of the King County Department of Natural Resources and Parks Water and Land Resources Division, received on May 19, 2015, for the Sanjeet & Regan Dhinsa property Public Benefit Rating System, Current Use Assessment Request identified as King County Tax Parcel #342506-9083 in the City of Sammamish.

Section 2. Grant of Approval. The City Council hereby approves the Public Benefit Rating System, Current Use Assessment request by Sanjeet & Regan Sondi and authorizes filing of the approval with the Metropolitan King County Council Transportation, Economy and Environment Committee for the second public hearing.

Section 3. Severability. Should any section, paragraph, sentence, clause or phrase of the Resolution, or its application to any person or circumstances, be declared unconstitutional or otherwise invalid for any reason, or should any portion of the Resolution be pre-empted by state or federal law or regulation, such decision or preemption shall not affect the validity of the remaining portions of this Resolution or its application to other persons or circumstances.

PASSED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF ON THE ___ DAY OF JUNE, 2015.

CITY OF SAMMAMISH

__________________________
Mayor Thomas E. Vance

__________________________
Councilmember

__________________________
Councilmember

ATTEST/AUTHENTICATED:

__________________________
Melonie Anderson, City Clerk
Approved as to form:

_________________________
Michael R. Kenyon, City Attorney

Filed with the City Clerk:   May 28, 2015
Passed by the City Council:
Resolution No.:
CERTIFIED COPY

I, Melonie Anderson, City Clerk for the City of Sammamish, WA, do certify that this is a true and correct copy of the original on file with the City.

DATED this __ day of June, 2015

_______________________________________________
Melonie Anderson, City Clerk
DATE: May 28, 2015

TO: Ben Yazici, City Manager

FROM: Jeffrey Thomas, Community Development Director

RE: Public Hearing and Recommendation for Public Benefit Rating System Application (King County File No. E14CT036SM)

BACKGROUND

Sanjeet & Regan Dhinsa, (applicants) submitted a request for Classification and Real Property Assessment pursuant to RCW Chapter 84.34 to the King County Department of Natural Resources and Parks Water and Land Resources Division on December 12, 2014. The property is located at 23711 NE 4TH Street, and is identified as King County Assessor’s Parcel No. #3425069083. The 6.52 acre property is zoned R-1 Urban Residential which permits a maximum density of 1 dwelling unit per acre.

The Washington State Open Space Taxation Act, RCW 84.34 and WAC 458-30, provides for assessment practices to reflect current use of property, rather than “highest and best use,” as an incentive to property owners to retain large tracts of open space and to provide public access to open space. The Open Space Taxation Act provides for three current use classifications: open space land, farm and agricultural land, and timber land. WAC 458-30-230 identifies factors for considering an application in that preserving a property’s open space benefits the general welfare, such as by preserving historic and archeologic sites. This open space current use taxation program is implemented in King County through the Public Benefit Rating System (PBRS), which provides a point system to rate properties.

King County’s Water and Land Resources Division analyzed the request for a current use assessment and has recommended a portion of the property be enrolled in the Public Benefit Rating System (PBRS). Mr. Bill Bernstein, with King County submitted a Preliminary Report to the City of Sammamish on May 19, 2015 (Exhibit 3) regarding the merits of the application which has also been provided for your information.
SUMMARY

The Applicants’ request is fully analyzed in King County’s Preliminary Report (Exhibit 3), and it recommends that the request be granted because of open space resources associated with the property such as:

1. Buffer to public or current use classified land;
2. Forest stewardship land;
3. Significant wildlife or salmonid habitat;
4. Special animal site;
5. Surface water quality buffer;
6. Urban open space; and
7. Watershed protection area

The Preliminary Report concludes that Applicants’ property is entitled to 23 points under the PBRS program. This allows assessment of the eligible open space at 20% of market value, a reduction of 80% in taxable value for the portion of the land enrolled in the program. The Preliminary Report recommends approval of this amount.

The appraised value of the property for 2015 (based on Assessor’s information dated 5/13/2015) for Parcel # 342506-9083 is reported as:

<table>
<thead>
<tr>
<th>Land</th>
<th>Improvements</th>
<th>Total Assessed Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>$ 647,000.00</td>
<td>$ 657,000.00</td>
<td>$ 1,304,000.00</td>
</tr>
</tbody>
</table>

The total tax applied for the property in 2015 was reported as $13,712.35. Participation in the PBRS reduces the appraised land value for the portion of the property enrolled resulting in a lower taxable value. Based on an 80 percent reduction to the annual property taxes for the 4.90 acres of candidate land area, the annual property taxes would be reduced by $4,082. The City receives approximately 19 percent of this tax amount and therefore would receive $776 less in annual tax revenue specific to this property’s reduction. The Assessor would continue to assess the ineligible portion of the property at market value. The map attached to the report delineates the eligible portion of the property identified by the report.
CITY COUNCIL CONSIDERATION OF PBRS APPLICATION

The Revised Code of Washington (RCW 84.34) and Washington Administrative Code (WAC 458-30) provide guidance for actions on PBRS applications. In determining whether the Dhinsa PBRS application should be approved, the Council may take particular notice of the benefits to the general welfare of preserving the current use of the parcels of land described in the application, and shall consider the following:

The Council may approve the application in whole or in part, or may deny the application. If approving the application in whole or in part, the Council may also require that certain conditions be met. The approval or denial of a PBRS application is a legislative determination and shall be reviewable only for arbitrary and capricious actions.

If any part of the application is denied, the applicant may withdraw the entire application. The applicant can appeal the City Council’s determination to King County Superior Court. Alternatively, the applicant may reapply after one year.

RECOMMENDATION

Following the public hearing, staff recommends the City Council approve the application for enrollment of the property owned by Sanjeet and Regan Dhinsa to be placed into the Public Benefit Rating System as administered by King County subject to conditions shown on Pages 7-9 of the Preliminary Report. City staff’s recommendation is to approve because the benefits to the general welfare of preserving the current use of the property site warrant the tax reduction of $776 provided by the PBRS for the property owners.
KING COUNTY
DEPARTMENT OF NATURAL RESOURCES AND PARKS
WATER AND LAND RESOURCES DIVISION

Report to the City of Sammamish for Property
Enrollment in the Public Benefit Rating System (PBRS)
May 19, 2015

APPLICANTS: Sanjeet and Regan Dhinsa File No. E14CT036SM

A. GENERAL INFORMATION:

1. Owners: Sanjeet and Regan Dhinsa
   23711 NE 4th Street
   Sammamish, WA 98074

2. Property location: same as above

3. Zoning: R-1

4. STR: NE-35-25-06

5. PBRS categories requested by applicant or suggested by staff:

   Open space resources
   - Buffer to public or current use classified land
   - Forest stewardship land
   - Significant wildlife or salmonid habitat
   - Special animal site
   - Surface water quality buffer
   - Urban open space
   - Watershed protection area

   Bonus category
   Additional surface water quality buffer

   NOTE: *Staff recommends credit be awarded for these PBRS categories.

6. Parcel: 342506-9083
   - Total acreage: 6.52
   - Requested PBRS: 5.00
   - Home site/excluded area: 1.62
   **Recommended PBRS: 4.90**
NOTE: The portion recommended for enrollment in PBRS is the entire property less the excluded area as measured. The attached 2013 aerial photo outlines the parcel in yellow and the areas proposed to be excluded from PBRS in blue. In the event the Assessor’s official parcel size is revised, PBRS acreage should be administratively adjusted to reflect that change.

B. FACTS:

1. Zoning in the vicinity: Properties in the vicinity are zoned R-1, R-4 and R-6.

2. Development of the subject property and resource characteristics of open space area: The property contains a single family residence, attached garage, access driveway, landscaping, well, pool, sports court and additional personal use areas. Most of the open space is a mix of coniferous and deciduous forest with native understory. However, some of the area to be enrolled is impacted by invasive species (primarily Himalayan blackberry and some holly) which the owner plans to control and hopefully eradicate via the implementation of the submitted forest stewardship plan. There is also a portion of Evans Creek Wetland located along the south property line.

3. Site use: The property is used as a single family residence.

4. Access: The property is accessed from NE 4th Street.

5. Appraised value for 2015 (Based on Assessor’s information dated 5/12/2015):

<table>
<thead>
<tr>
<th>Parcel #342506-9083</th>
<th>Land</th>
<th>Improvements</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Assessed value</td>
<td>$647,000</td>
<td>$657,000</td>
<td>$1,304,000</td>
</tr>
<tr>
<td>Tax applied</td>
<td>$6,803.61</td>
<td>$6,908.74</td>
<td>$13,712.35</td>
</tr>
</tbody>
</table>

NOTE: Participation in PBRS reduces the appraised land value for the portion of the property enrolled resulting in a lower taxable value.

C. REQUIREMENTS SPECIFIED BY KING COUNTY CODE (KCC):

KCC 20.36.010 Purpose and intent.

It is in the best interest of the county to maintain, preserve, conserve and otherwise continue in existence adequate open space lands for the production of food, fiber and forest crops, and to assure the use and enjoyment of natural resources and scenic beauty for the economic and social well-being of the county and its citizens.

It is the intent of this chapter to implement RCW Chapter 84.34, as amended, by establishing procedures, rules and fees for the consideration of applications for public benefit rating system assessed valuation on "open space land" and for current use assessment on "farm and agricultural land" and "timber land" as those lands are defined in RCW 84.34.020.
The provisions of RCW chapter 84.34, and the regulations adopted thereunder shall govern the matters not expressly covered in this chapter.

KCC 20.36.100 Public benefit rating system for open space land – definitions and eligibility.

A. To be eligible for open space classification under the public benefit rating system, property must contain one or more qualifying open space resources and have at least five points as determined under this section. The department will review each application and recommend award of credit for current use of property that is the subject of the application. In making such recommendation, the department will utilize the point system described in section B. and C. below.

B. The following open space resources are each eligible for the points indicated:
   1. Public recreation area – five points
   2. Aquifer protection area – five points
   3. Buffer to public or current use classified land – three points
   4. Equestrian-pedestrian-bicycle trail linkage – thirty-five points
   5. Active trail linkage – fifteen or twenty-five points
   6. Farm and agricultural conservation land – five points
   7. Forest stewardship land – five points
   8. Historic landmark or archaeological site: buffer to a designated site – three points
   9. Historic landmark or archaeological site: designated site – five points
  10. Historic landmark or archaeological site: eligible site – three points
  11. Rural open space – five points
  12. Rural stewardship land – five points
  13. Scenic resource, viewpoint, or view corridor – five points
  14. Significant plant or ecological site – five points
  15. Significant wildlife or salmonid habitat – five points
  16. Special animal site – three points
  17. Surface water quality buffer – five points
  18. Urban open space – five points
  19. Watershed protection area – five points

C. Property qualifying for an open space category in subsection B. of this section may receive credit for additional points as follows:
   1. Resource restoration - five points
   2. Additional surface water quality buffer - three or five points
   3. Contiguous parcels under separate ownership - two points
   4. Conservation easement of historic easement – fifteen points
   5. Public access - points dependent on level of access
      a. Unlimited public access - five points
      b. Limited public access - sensitive areas - five points
      c. Environmental education access – three points
      d. Seasonal limited public access - three points
      e. None or members only – zero points
   6. Easement and access – thirty-five points

Exhibit 3
D. 2012 COMPREHENSIVE PLAN POLICIES AND TEXT:

**E-101** In addition to its regulatory authority, King County should use incentives to protect and restore the natural environment whenever practicable. Incentives should be monitored to determine their effectiveness in terms of protecting natural resources.

NOTE: Monitoring of participating lands is the responsibility of both department PBRS staff and the landowner. This issue is addressed in the Resource Information document (page 4) and detailed below in Recommendation #B11.

**E-106** The protection of lands where development would pose hazards to health, property, important ecological functions or environmental quality shall be achieved through acquisition, enhancement, incentive programs and appropriate regulations. The following critical areas are particularly susceptible and shall be protected:

a. Floodways of 100-year floodplains;
b. Slopes with a grade of 40 percent or more or landslide hazards that cannot be mitigated;
c. Wetlands and their protective buffers;
d. Aquatic areas, including streams, lakes, marine shorelines and their protective buffers;
e. Channel migration hazard areas;
f. Critical Aquifer Recharge Areas;
g. Fish and Wildlife Habitat Conservation Areas; and
h. Volcanic hazard areas.

**E-421** Terrestrial and aquatic habitats should be conserved and enhanced to protect and improve conditions for fish and wildlife.

NOTE: PBRS is an incentive program provided to encourage voluntary protection of open space resources and maintain high quality resource lands.

**E-429** King County should provide incentives for private landowners who are seeking to remove invasive plants and noxious weeds and replace them with native plants.

NOTE: Participation in PBRS requires landowners address invasive plant and noxious weed control and removal within enrolled portions of a property. Replacement with native vegetation is also encouraged via the implementation of approved forest stewardship, rural stewardship or resource restoration plans.

**E-443** The county should promote voluntary wildlife habitat enhancement projects by private individuals and businesses through educational, active stewardship, and incentive programs.

**E-476** King County should identify upland areas of native vegetation that connect wetlands to upland habitats and that connect upland habitats to each other. The county should
seek protection of these areas through acquisition, stewardship plans, and incentive programs such as the Public Benefit Rating System and the Transfer of Development Rights Program.

**E-504** King County should protect native plant communities by encouraging management and control of nonnative invasive plants, including aquatic plants. Environmentally sound methods of vegetation control should be used to control noxious weeds.

**NOTE:** Lands participating in PBRS provide valuable resource protection and promote the preservation or enhancement of native vegetation. Addressing nonnative vegetation (invasive plant species), through control and eradication is a PBRS requirement.

**E-449** The county shall promote retention of forest cover and significant trees using a mix of regulations, incentives, and technical assistance.

**R-605** Well-managed forestry and agriculture practices are encouraged because of their multiple benefits, including natural resource protection.

**NOTE:** The implementation of an approved forest stewardship, farm management or rural stewardship plan benefits natural resources, such as wildlife habitat, stream buffers and groundwater protection, as well as fosters the preservation of sustainable resources.

### E. PBRS CATEGORIES REQUESTED and DEPARTMENT RECOMMENDATIONS:

**Open space resources**
- **Buffer to public or current use classified land**
  In order to be eligible for this category, a property must be adjacent to public land or land participating in a current use taxation program (RCW 84.33 or 34), which the property is not. Credit for this category cannot be recommended.
- **Forest stewardship land**
  The property contains more than four acres of contiguous forest and owners plan to improve the health and diversity of their forest, which includes the removal of invasive species. The owners have provided a forest stewardship plan that has been approved by a county forester. Credit for this category is recommended. Award of this category may allow forestry activities to occur in the participating open space area. It is the landowner’s responsibility to apply for and receive the necessary approvals from the applicable state and local governmental agencies for forestry activities that require a permit or approval, such as clearing and grading.
- **Significant wildlife or salmonid habitat**
  The property contains habitat for numerous wildlife species, including foraging and nesting habitat for the pileated woodpecker, which is listed as a candidate species of concern by the Washington Department of Fish and Wildlife. Upon conducting a site visit, program staff observed evidence of pileated woodpecker activity and determined the forest on the property is of sufficient age and diversity to support the species regular
use of the property. Award of this category is consistent with habitat as defined by KCC 20.36.100, section B.15.a(1). Credit for this category is recommended.

- **Special animal site**
  Although credit for this category was not requested, the county’s designated wildlife habitat network runs along George Davis Creek and the associated wetland complex along the property’s south property line. The owners are providing a buffer of native vegetation to this corridor. Credit for this category is recommended.

- **Surface water quality buffer**
  The property contains a portion of the Evans Creek Wetland, a category I water body, located along the south property line. As required by the City of Sammamish code, Chapter 21A.50.290, the buffer width required for a Category I wetland is 215 feet. The largest average buffer width being provided is approximately 150 feet on the wetland’s north side. In order to be eligible for this category, the participating land must provide a buffer of native vegetation greater than 1.5 times than that required or 322.50 feet in this case. Credit for this category cannot be recommended.

- **Urban open space**
  The property is located within the City of Sammamish. The enrolling property is more than one acre in size and is natively vegetated. Credit for this category is recommended.

- **Watershed protection area**
  In order to be eligible for this category, the enrolling area must consist of additional native forest cover beyond that required and be at least 65% of the property acreage. By voluntarily enrolling the property in PBRS and not pursuing development or land use that might be allowed under current zoning regulation, the owners are directly contributing to the preservation of forest and open spaces within the city limits. Retention of this urban forest will surpass this category’s requirement and promote wildlife habitat, stabilize and enrich existing soils and slow runoff from precipitation, as well as provide many other resource benefits to the surrounding area and City. The 4.90 acres of enrolling forest represents 75% of the property, which exceeds category requirements and provides valuable watershed protection benefits. Credit for this category is recommended.

**Bonus category**

- **Additional surface water quality buffer**
  The property contains a portion of the Evans Creek Wetland, a category I water body, located along the south property line. As required by the City of Sammamish code, Chapter 21A.50.290, the buffer width required for a Category I wetland is 215 feet. The largest average buffer width being provided is approximately 150 feet on the wetland’s north side. In order to be eligible for this category, the participating land must provide a buffer of native vegetation greater than two times than that required or 430 feet in this case. Credit for this category cannot be recommended.

**NOTE:** It is important to note that enrollment in the PBRS program requires the control and removal of invasive plant species. This issue is addressed in the Resource Information document (page 3) and below in Recommendation #B7.
CONCLUSIONS AND RECOMMENDATIONS

A. CONCLUSIONS:

1. Approval of the subject request would be consistent with the specific purpose and intent of KCC 20.36.010.
2. Approval of the subject request would be consistent with policy E-101 of the King County Comprehensive Plan.
3. Of the points recommended, the subject request meets the mandatory criteria of KCC 20.36.100 as indicated:

   Open space resources
   - Buffer to public or current use classified land 0
   - Forest stewardship land 5
   - Significant wildlife or salmonid habitat 5
   - Special animal site 3
   - Surface water quality buffer 0
   - Watershed protection area 5
   - Urban open space 5

   Bonus category
   - Additional surface water quality buffer 0

   **TOTAL 23 points**

B. RECOMMENDATION:

APPROVE the request for current use taxation "Open space" classification with a Public Benefit Rating of 23 points, subject to the following requirements:

Requirements for Property Enrolled in the Public Benefit Rating System Current Use Taxation Program

1. Compliance with these requirements is necessary to continue to receive the tax benefits from the King County Public Benefit Rating System (PBRS) current use taxation program for the property enrolled in the program (Property). Failure to abide by these requirements can result in removal of current use designation and subject the property owner (Owner) to the penalty, tax, and interest provisions of RCW 84.34 and assessment at true and fair value. The County Assessor and the King County Rural and Regional Services Section or its successor may re-evaluate the Property to determine whether
removal of the open space designation is appropriate. Removal shall follow the process in RCW 84.34.108.

2. Revisions to these requirements may only occur upon mutual written approval of the Owner and granting authority. These conditions shall apply so long as the Property retains its open space designation. If a conservation easement acceptable to and approved by the City of Sammamish and King County is granted by the Owner or the Owner’s successors in interest to the Department of Natural Resources and Parks, King County or a grantee approved by King County, these requirements may be superseded by the terms of such easement, upon written approval by King County.

3. The open space classification for this Property will continue so long as it meets the open space purposes for which it was initially approved. Classification as open space will be removed upon a determination by King County that the Property no longer meets the open space purposes for which it was initially approved. A change in circumstances which diminishes the extent of public benefit from that approved by the City of Sammamish and King County Council in the open space taxation agreement will be cause for removal of the current use assessment classification. It is the Owner’s responsibility to notify the Assessor and the King County Rural and Regional Services Section or its successor of a change in circumstance with regard to the Property.

4. When a portion of the open space Property is withdrawn or removed from the program, the King County Rural and Regional Services Section or its successor and the Assessor shall re-evaluate the remaining Property to determine whether it may continue to qualify under the program. If the remaining portion meets the criteria for priority resources, it may continue under current use taxation.

5. Except as provided for in sections 6, 7 and 10 below, no alteration of the open space land or resources shall occur without prior approval by the City of Sammamish and the King County Rural and Regional Services Section or its successor. Any unapproved alteration may constitute a departure from an approved open space use and be deemed a change of use, and subject the Property to the additional tax, interest, and penalty provisions of RCW 84.34.080. "Alteration" means any human-induced action that adversely impacts the existing condition of the open space Property or resources including but not limited to the following: (Walking, horseback riding, passive recreation or actions taken in conjunction with a resource restoration plan, or other similar approved activities are permitted.)
   a. erecting structures;
   b. grading;
   c. filling;
   d. dredging;
   e. channelizing;
   f. modifying land or hydrology for surface water management purposes;
   g. cutting, pruning, limbing or topping, clearing, planting, introducing, relocating or removing vegetation, however, selective cutting may be permitted for firewood;
   h. applying herbicides or pesticides or any hazardous or toxic substance;
i. discharging pollutants excepting stormwater;

j. paving, construction, application of gravel;

k. storing of equipment, household supplies, play equipment, or compost;

l. engaging in any other activity that adversely impacts the existing vegetation, hydrology, wildlife, wildlife habitat, or other open space resources.

6. Notwithstanding the provisions of Section 5 trees posing a hazard to structures or major roads may be removed. Any trees removed must be replaced.

7. If an area of the Property becomes or has become infested with noxious weeds, the Owner may be required to submit a control and enhancement plan to the City of Sammamish and the King County Rural and Regional Services Section or its successor in order to remove such weeds. If an area of the Property becomes or has become invaded by non-native species, the Owner may be required to submit, or may voluntarily submit, an enhancement plan to the King County Rural and Regional Services Section or its successor, in order to replace such species with native species or other appropriate vegetation.

8. There shall be no motorized vehicle driving or parking allowed on the open space Property, except for the purpose of forestry and in areas of the Property being used as forest stewardship land.

9. Grazing of livestock is prohibited on the open space Property.

10. For land designated as forest stewardship land, activities that are consistent with forestry uses and that are consistent with an approved Forest Stewardship Plan for the Property shall be permitted as long as those activities do not cause a significant adverse impact to the resource values of other awarded categories.

11. An owner of property receiving credit for farm and agricultural conservation land, forest stewardship land, or rural stewardship land, all of which require a stewardship or management plan, must annually provide a monitoring report that describes progress of implementing the plan. The owner must submit this report, which must include a brief description of activities taken to implement the plan and photographs from established points on the property, to the department by email or by other mutually agreed upon method. An environmental consultant need not prepare this report.

12. Enrollment in PBRS does not exempt the Owner from obtaining any required permit or approval for activity or use on the Property.
TRANSMITTED to the parties listed hereafter:

Sanjeet and Regan Dhinsa, applicants
Chris Hankins, Associate Planner, City of Sammamish
Wendy Morse, King County Department of Assessments
February 6, 2015

Ben Yazici, City Manager
City of Sammamish
801 228th Avenue SE
Sammamish, WA 98075

RE: Public Benefit Rating System Applications - File #E14CT035SM (Soin/Sodhi) and E14CT036SM (Dhinsa)

Dear Mr. Yazici,

Enclosed please find copies of two applications to the Public Benefit Rating System (PBRS). These applications are being forwarded to you as required by the Revised Code of Washington (RCW 84.34.037) for an evaluation and recommendation by the City of Sammamish.

For a property located within an incorporated area, RCW 84.34.037(1) states an application for PBRS “shall be acted upon [after a public hearing] by: (a) A granting authority composed of three members of the county legislative body and three members of the city legislative body in which the land is located in a meeting where members may be physically absent but participating through telephonic connection; or (b) separate affirmative acts by both the county and city legislative bodies where both bodies affirm the entirety of an application without modification or both bodies affirm an application with identical modifications.” Historically this approval process has been achieved by separate hearings by both the city and county councils.

For a property enrolling in PBRS, the hearing process and the other steps listed below must occur.

- Review of the application by county and city staff
- Conduct scheduled site visit for resource/property analysis
- Prepare report/recommendation (applicant, city and assessor receive a copy)
- Present report and comments at scheduled public hearing held before the city council
- Present report and comments at scheduled public hearing held before the Metropolitan King County Council Transportation, Economy and Environment Committee (approval from both Granting Authorities is needed to enroll a property located within a city)
- Open Space Taxation Agreement prepared by PBRS staff
- Agreement signed by Chair of County Council and sent to landowner(s) for signature
- Agreement recorded by the Department of Assessments with the King County Records, Elections and Licensing Services Division (copy sent to owner and city)
PUBLIC BENEFIT RATING SYSTEM
Application
Open Space Land Classification For Property Within King County, Washington
In Accordance With RCW 84.34 and K.C.C. 20.36

Original Application AND 4 Copies of All Documents Must Be Submitted To:
King County Water and Land Resources Division, Rural and Regional Services Section
201 South Jackson Street, Suite 600, Seattle, WA 98104-3855

1. NAME of APPLICANT: Sanjeev and Rekan Dhingra
   Day Phone: 206-799-5711 Evening Phone: Email: sanjeevd@gmail.com

2. MAILING ADDRESS of APPLICANT: 2371 NE 9th St
   Sammamish, WA 98074

3. PROPERTY ADDRESS:
   2371 NE 4th St
   Sammamish, WA 98074
   Is the property located in an incorporated city? Yes ☑ City: Sammamish No
   From what road is the property accessed? NE 4th St

4. PROPERTY HISTORY:
   Is the property presently participating in a current use assessment program (RCW 84.34 or RCW 84.33)? Yes ☑ No

5. APPLICANT’S INTEREST in PROPERTY:
   Owner Yes ☑ No
   Purchasing through contract Yes ☑ No
   Other ☑ Explain

6. PARCEL NUMBER and ACREAGE:
   Tax Assessor Parcel #
   a. 342506-9083
   b.
   c.

   Total Acres in Parcel
   6.52
   Acres Requested for PBRS
   5.0

   County use only:
   Date Received 12/12/14 88
   File NO. E14CT036 SM

PBRS App March 2011
EXHIBIT 9 A-1
AFFIRMATION

As owner(s) of the land described above, I hereby indicate by my signature that I am aware of the potential tax liability involved when the land ceases to be classified under the provisions of Chapter 84.34 RCW. I also declare under the penalties for false swearing that this application and any accompanying documents have been examined by me and to the best of my knowledge it is a true, correct, and complete statement.

The agreement to tax according to use of the property is not a contract and can be annulled or canceled at any time by the Legislature (RCW 84.34.070).

SANSEET DHINSA  
Print Name

Signature

REGAN DHINSA  
Print Name

Signature

State of Washington  
County of  

Subscribed and affirmed to before me this  
10th day of December, 2014

Notary’s Signature  
My Appointment Expires

Statement Of Additional Tax, Interest, And Penalty Due Upon Removal Of Classification

1. Upon removal of classification, an additional tax shall be imposed which shall be due and payable to the county treasurer 30 days after removal or upon sale or transfer, unless the new owner has signed the Notice of Continuance. The additional tax shall be the sum of the following:

(a) The difference between the property tax paid as “Open Space Land” and the amount of property tax otherwise due and payable for the last seven years had the land not been so classified; plus

(b) Interest upon the amounts of the difference (a), paid at the same statutory rate charged on delinquent property taxes.
(c) A penalty of 20% shall be applied to the additional tax if the classified land is applied to some other use except through compliance with the property owner’s request for withdrawal process, or except as a result of those conditions listed in (2) below.

2. The additional tax, interest, and penalty specified in (1) above shall not be imposed if removal resulted solely from:

(a) Transfer to a government entity in exchange for other land located within the State of Washington.
(b) A taking through the exercise of the power of eminent domain, or sale or transfer to an entity having the power of eminent domain in anticipation of the exercise of such power.
(c) A natural disaster such as a flood, windstorm, earthquake, or other such calamity rather than by virtue of the act of the landowner changing the use of such property.
(d) Official action by an agency of the State of Washington or by the county or city where the land is located disallows the present use of such land.
(e) Transfer of land to a church when such land would qualify for exemption pursuant to RCW 84.36.020.
(f) Acquisition of property interests by State agencies or agencies or organizations qualified under RCW 84.34.210 and 64.04.130 (See RCW 84.34.108(6)(f)).
(g) Removal of land classified as farm and agricultural land under RCW 84.34.020(2)(e) (farm homsite).
(h) Removal of land from classification after enactment of a statutory exemption that qualifies the land for exemption and receipt of notice from the owner to remove the land from classification.
(i) The creation, sale, or transfer of forestry riparian easements under RCW 76.13.120.
(j) The creation, sale, or transfer of a fee interest or a conservation easement for the riparian open space program under RCW 76.09.040.
(k) The sale or transfer of land within two years after the death of the owner of at least a fifty percent interest in the land if the land has been assessed and valued as designated forest land under chapter 84.33 RCW, or classified under this chapter 84.34 RCW continuously since 1993. The date of death shown on a death certificate is the date used.
(l) The discovery that the land was classified in error through no fault of the owner.
I. GENERAL

A. Describe all present and proposed uses within the PBRS area (participating area). Uses might include enjoyment of paths/trails, bird watching, forestry, farm activities or simply staying out of the open space. Please attach additional sheets if necessary.

As per the approved Washington Forest Stewardship Plan by King County Department of Natural Resources & Park for the property (attached), the following forest management recommendations balance enhancement of water quality, wildlife and biological habitat values, forest management activities, education and passive recreational activities. The stewardship plan is based on an ecological framework that sees trees as a shared community resource and as part of the natural urban ecology, providing important environmental and social functions and our natural environment. Forest management of the property is consistent with the larger landscape vision of forestry and established goals of federal, state and county agencies. Forest stewardship planning is a long-term flexible and dynamic process. As conditions of the resource, and our understanding change, the plan may be amended.

Short and Long Term Objectives:

- Removal of man-made debris spotted throughout the property
- Removal of invasive weeds, primarily Himalayan blackberries and sporadic holly
- Attract a diversity of wildlife to the property, especially, owls, songbirds, and amphibians in the riparian areas.
- Encourage a diversity of understory shrubs in the forest for both wildlife use and aesthetics.
- Thin and prune a portion of the property to lessen wildfire risk, improve forest health, and aesthetics.
- Keep the forest safe for my children to enjoy including the revival or removal of unhealthy trees in risk of falling, removal of invasive species, promote the growth of safe and healthy understory shrubs.
- Enhance the health of the wetlands on my property that border a creek in the adjacent. Especially the area where the wetlands meets forest on my property
- Promote a healthy environment for recreational enjoyment that attracts wildlife and detracts unwelcome pests and insects.

B. Describe all existing improvements on the property (excluded area). This would include home, driveway, road, drainage system, well, yard, landscaping, garden and other personal-use areas. Please attach additional sheets if necessary.

Existing improvements consist of a homesite, driveway, pathway, underground utilities, landscaped yard, pool, and sports court.

C. Describe all potential or planned improvements and where they might be located on the property. Excluding an area now that might be later developed, such as a future home site, should be considered, but is not required. Please attach additional sheets if
necessary.

Please refer to approved Washington Forest Stewardship Plan – Resource Description and Management Practices (pages 5-14).

D. Is the land subject to lease or other agreements (such as CCR’s, utility, natural or native growth protection, conservation, trail, or road easement) that may limit the property’s use or development?

Yes X No _____

If “yes”, then what type of lease/agreement/easement is it? __

Road easement and septic system drain field easement exist as recorded in title of the property. None of these easements restrict the developments and restoration efforts listed in the Washington Forest Stewardship Plan.

Please attach copies of all leases, options, easements or any other such agreements.
II. RESOURCE INVENTORY/PBRS Categories

Property may receive points as indicated for an open space resource or bonus category listed below. On page A-7, please provide justification for each category requested (refer to the Public Benefit Rating System Resource Information document found at www.kingcounty.gov/incentives).

Open Space Resources

1. Public recreation area - 5 points
2. Aquifer protection area - 5 points
3. Buffer to public or current use classified land - 3 points
4. Equestrian-pedestrian-bicycle trail linkage - 35 points
5. Active trail linkage - 15 or 25 points
6. Farm and agricultural conservation land - 5 points
7. Forest stewardship land - 5 points
8. Historic landmark or archaeological site: buffer to a designated site - 3 points
9. Historic landmark or archaeological site: designated site - 5 points
10. Historic landmark or archaeological site: eligible site - 3 points
11. Rural open space - 5 points
12. Rural stewardship land - 5 points
13. Scenic resource, viewpoint or view corridor - 5 points
14. Significant plant or ecological site - 5 points
15. Significant wildlife or salmonid habitat - 5 points
16. Special animal site - 3 points
17. Surface water quality buffer - 5 points
18. Urban open space - 5 points
19. Watershed protection area - 5 points

\[ 28 \] = total open space resource points

Bonus Categories

1. Resource restoration - 5 points
2. Additional surface water quality buffer - 3 or 5 points
3. Contiguous parcels under separate ownership – minimal 2 points
4. Conservation easement or historic easement - 15 points
5. Public access – points depend on type and frequency of access allowed
   - Unlimited public access - 5 points
   - Limited public access because of resource sensitivity - 5 points
   - Environmental education access - 3 points
   - Seasonally limited public access - 3 points
   - None or members only - 0 points
6. Easement and access - 35 points

\[ 3 \] = total bonus category points

\[ 31 \] = Total of open space resource and bonus category points results in a Public Benefit Rating (see valuation schedule on page A-6)
If public access points are requested, please list the user group(s) presently allowed access to the property. For what purpose does the public use the property? Please attach documentation that supports this type of use, such as letters from user groups. **For a property to be eligible, the owner must demonstrate that the property is open to public access and is used by the public.**

Not Applicable

If proposing public access, describe how the land can be reached. Are there private or public roads to the site? Are there any restrictions, such as an easement or physical barriers, which would inhibit public access? Are there any specific restrictions you think are necessary, such as hours, seasons, activities?

Not Applicable

### III. Estimate of Percentage Reduction (for your information only)

Please remember county/city staff will review your application and an approval/decision will be made by the granting authority. When estimating the actual effect on your property's valuation and your tax bill, please remember your assessment as open-space/current use land will be calculated **only on the land value of the portion of the property enrolled**. The property will still be assessed at "highest and best use" rates for the residence/improvements and for other non-enrolled open-space land.

28 Open space resource points
3 Bonus category points

**31** = Total of points, resulting in a Public Benefit Rating

**VALUATION SCHEDULE**

<table>
<thead>
<tr>
<th>Public Benefit Rating</th>
<th>Assessed Value Reduction</th>
<th>Current Use Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>0 - 4 points</td>
<td>0 %</td>
<td>100 % of Market Value</td>
</tr>
<tr>
<td>5 - 10 points</td>
<td>50 %</td>
<td>50 % of Market Value</td>
</tr>
<tr>
<td>11 - 15 points</td>
<td>60 %</td>
<td>40 % of Market Value</td>
</tr>
<tr>
<td>16 - 20 points</td>
<td>70 %</td>
<td>30 % of Market Value</td>
</tr>
<tr>
<td>21 - 34 points</td>
<td>80 %</td>
<td>20 % of Market Value</td>
</tr>
<tr>
<td>35 - 52 points</td>
<td>90 %</td>
<td>10 % of Market Value</td>
</tr>
</tbody>
</table>

FIRS App March 2013
IV. RESOURCE CATEGORY JUSTIFICATION

In the space provided, please explain why credit should be awarded for each category marked on page A-5. If additional space is needed, please use a separate sheet of paper and attach it to back of the application.

3. **Buffer to public or current use classified land - three points.**

The property borders and provides buffer to the following:

1. The George Davis creek flows within the wetland that exists in my and the neighboring property. The creek is mapped as habitat for Chinook salmon and is part of the Lake Washington/Cedar/Sammamish watershed (WRIA 8)
2. Borders parcel 3425069043 which consists of 1,297,772 sqft of land mostly consisting of Type-A wetland and protected under development condition ES-P20, SO-180

The property also consists of forested wetland in Stand 2 as per the Washington Forest Stewardship Plan.

The land has a plant community in which native plants are dominant.

The buffer is greater than fifty feet in length and fifty feet in width.

7. **Forest stewardship land - five points.**

The property is managed according to an approved forest stewardship plan (see attached). The property contains 5.0 acres of contiguous forestland including land undergoing reforestation, according to the approved plan. The owner shall have and implement a forest stewardship plan approved by the department.

15. **Significant wildlife or salmonid habitat - five points.**

The George Davis creek flows through the wetland that exists in mine and the bordering property. The creek is mapped as habitat for Chinook salmon. In addition a Type-A wetland exists on the property in Stand 2. A list of likely and seen wildlife appears on the Forest Stewardship Plan. Small ponded areas and seeps, whether left by receding spring floods or precipitation, are likely breeding ponds for Pacific tree frogs, northern red-legged frogs and long-toed salamanders. All species have been sighted on the property in the past 12 months. A variety of hard and soft mast trees provide food for a variety of birds. Winter, spring, and summer, bird feeders supply finch seed, suet/nut blocks, and varied bird seed. Given the good state of the forest stands' wildlife habitat, there is little needed protective work to do beyond increasing mast, continuing to locate debris piles in the forest, and
repelling invasive species through diverse native planting especially at the edges of the Stands. Coarse woody debris includes small diameter fallen trees and branches. More than 100 vertebrate wildlife species including large and small mammals, birds, and a small number of amphibians, as well as a myriad of insects and other invertebrate species, use coarse woody debris for shelter, behavioral displays, feeding sites, nesting and denning, reproduction, or a combination.

17. **Surface water quality buffer** - five points.

   Forested Wetland exist on the property as shown in the Forest Stewardship Plan. The buffer is at least fifty percent wider than the buffer required by City of Sammamish and longer than twenty-five feet. The qualifying buffer area is being restored and will be preserved from clearing and intrusion by domestic animals.

18. **Urban open space** - five points.

   The property is within the boundaries of City of Sammamish and has a plant community in which native plants are dominant and that under the applicable zoning is eligible for more intensive development or use. The enrolling area is 5.0 acres and protects type-A wetlands and promotes conservation of soils and native plant species.

19. **Watershed protection area** - five points.

   The property consists of contiguous native forest. Plans for forest health improvement and wetland buffer is included in the attached approved forest stewardship plan.

C. **Property qualifying for an open space category in subsection B. of this section may receive credit for additional points as follows:**

2. **Additional surface water quality buffer** - three or five points.

   An undisturbed area of native vegetation adjacent to the wetland provide a buffer width of at least twice that required by regulation.
SPECIAL EXCEPTIONS

1. Easement(s) for the purpose(s) shown below and rights incidental thereto as shown in the document

   Recording Date: April 30, 1952
   Recording No.: 4231847
   Purpose: Right of way
   Affects: The Westerly 30 feet of Said premises and other property

   Said easement is also disclosed by instruments recorded under recording numbers 5398276 and 6095574.

2. Easement(s) for the purpose(s) shown below and rights incidental thereto as shown in the document

   Recording Date: August 24, 1983
   Recording No.: 8308240963
   Purpose: Drainfield
   Area: The Westerly 168 feet of Lot 3

3. Easement(s) for the purpose(s) shown below and rights incidental thereto as shown in the document

   Recording Date: July 22, 2005
   Recording No.: 20050722001511
   Purpose: Drainfield
   Affects: portions of Lots 2 and 3 of said short plat

   The exact location and extent of said easement is not disclosed of record.

   Said easement replaces easement recorded under recording no. 20050526000858.

4. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on said Short Plat:

   Recording No: 8302181047
LEGAL DESCRIPTION OF LAND

Landowner Information

Name: Sanjeet and Regan Dhinsa
Address: 23711 NE 4th St, Sammamish, WA 98074
Phone: 206-794-5371
Email: sanjeetd@gmail.com

Property Information

Acreage: 6.52
County: King County
Legal Description: LOT 3 TGW POR LOT 2 LESS N 158.4 FT SD LOT 2 OF KC SP # 282050 REC #8302181047 SD SP DAF W 1/2 OF SW 1/4 OF NE 1/4 SEC 34-25-06 AKA LOT A IN KC LLA #783033 REC #8307150500
Parcel Number: 342506-9083
Street Address or Location Description: 23711 NE 4TH ST 98074
Property Maps

(Stand, property features, homestead excluded from application are listed. More detailed maps are included in the Forest Stewardship Plan.)
Meeting Date: June 2, 2015  Date Submitted: 5/28/2015

Originating Department: Community Development

Clearances:
- Attorney
- Admin Services
- City Manager
- Community Development
- Finance & IT
- Public Safety
- Public Works
- Parks & Recreation

Subject: Public Hearing & Resolution for Soin/Sodhi Property at 912 197TH AVE SE. Request for a Portion of the Property to be Included in King County’s Public Benefit Rating System (PBRS).

Action Required: Conduct a Public Hearing, and Forward a Recommendation via Resolution to King County.

Exhibits:
1. Draft Resolution
2. Staff Memo & Recommendation to City Council, Dated May 28, 2015
3. KC Report, Dated May 19, 2015
4. Application, Received January 9, 2015
5. Location Map

Budget: N/A

Summary Statement:
Ravipal Soin & Anupreet Sodhii, own a single-family residence and several outbuildings located at 912 197TH Ave SE, Sammamish Washington. The applicant has proposed to protect 4.43 acres of the 5.13 acre property under the Public Benefit Rating System (PBRS) incentive program authorized under RCW 84.34 and KCC 20.36. The program provides a property tax reduction for designating privately owned open space to remain preserved. The 5.13 acre property has qualified for a total of one open space resource for a total of 33 points. For the purpose of taxation, 33 points result in 20% of market value and an 80% reduction in taxable value for the portion of land enrolled. If approved by the City of Sammamish City Council and the Metropolitan King County Council Transportation, Economy, and Environment Committee, the property tax reduction would be effective for 2016.

Background:
See attached staff memo and report from King County’s Department of Natural Resources and Parks, Public Benefit Rating System & Timber Land Programs.
Financial Impact:
Reduction of property tax of subject property and redistribution of the property tax annually to all other parcels located within City limits in year 2016 and thereafter. The reduction in annual property tax revenue to the City of Sammamish for the Soin/Sodhi property would be approximately $777, based on 2015 taxation rates and assessment.

Recommended Motion:
Authorize three members of City Council to sign a resolution for King County Tax Parcel number(s) 0524069110, 0293620290 owned by Ravipal Soin & Anupreet Sodhii for participation in King County’s Public Benefit Rating System. The Metropolitan King County Council’s Transportation, Economy and Environment Committee will then hold the second required public hearing on June 16th, 2015.
CITY OF SAMMAMISH
WASHINGTON

Resolution No. ___________

A RESOLUTION OF THE CITY OF SAMMAMISH, WASHINGTON, APPROVING PUBLIC BENEFIT RATING SYSTEM, CURRENT USE ASSESSMENT FOR THE RAVIPAL SOIN & ANUPREET SODHI PROPERTY- TAX PARCEL(S) NO. 0524069110 & 0293620290

WHEREAS, Ravipal Soin and Anupreet Sodhi applied to the King County Department of Natural Resources and Parks Water and Land Resources Division on December 12, 2014 for a current use assessment of their property located at 912 197TH AVE SE (parcels #0524069110, 0293620290) in the City of Sammamish; and

WHEREAS, pursuant to The Washington State Open Space Taxation Act, RCW 84.34 and WAC 458-30, provides for assessment practices to reflect current use of property, rather than “highest and best use,” as an incentive to property owners to retain large tracts of open space and to provide public access to open space; and

WHEREAS, pursuant to WAC 458-30 this open space current use taxation program is implemented in King County through the Public Benefit Rating System (PBRS), which provides a point system to rate properties; and

WHEREAS, WAC 458-30 State law directs that, after a public hearing, both the King County Council and the Sammamish City Council shall consider and act upon an application for property in Sammamish to the PBRS within six months; and

WHEREAS, King County has provided a staff report (File Number E14CT035SM) received by the City of Sammamish on May 19, 2015 evaluating said request for Property Enrollment in the Public Benefit Rating System (PBRS) and is recommending approval; and

WHEREAS, a public hearing on this application was held by the City of Sammamish City Council on June 2, 2015; and

WHEREAS, the City Council desires to approve the Public Benefit Rating System, Current Use Assessment for the Ravipal Soin and Anupreet Sodhi property subject to the conditions as recommended in King County’s Department of Natural Resources and Parks Staff Report; and

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

Exhibit 1
Section 1. Adoption of King County’s Recommendation. The City Council hereby adopts the findings, conclusions and recommendation of the King County Department of Natural Resources and Parks Water and Land Resources Division received on May 19, 2015 for the Ravipal Soin and Anupreet Sodhi property Public Benefit Rating System, Current Use Assessment Request identified as King County Tax Parcel(s) #0524069110, #0293620290 in the City of Sammamish.

Section 2. Grant of Approval. The City Council hereby approves the Public Benefit Rating System, Current Use Assessment request by Ravipal Soin and Anupreet Sodhi, and authorizes filing of the approval with the Metropolitan King County Council Transportation, Economy and Environment Committee for the second public hearing.

Section 3. Severability. Should any section, paragraph, sentence, clause or phrase of the Resolution, or its application to any person or circumstances, be declared unconstitutional or otherwise invalid for any reason, or should any portion of the Resolution be pre-empted by state or federal law or regulation, such decision or preemption shall not affect the validity of the remaining portions of this Resolution or its application to other persons or circumstances.

PASSED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF ON THE ___ DAY OF JUNE, 2015.

CITY OF SAMMAMISH

________________________
Mayor Thomas E. Vance

________________________
Councilmember

________________________
Councilmember

ATTEST/AUTHENTICATED:

________________________
Melonie Anderson, City Clerk
Exhibit 1

Approved as to form:

_________________________
Michael R. Kenyon, City Attorney

Filed with the City Clerk: May 28, 2015
Public Hearing: June 2, 2015
Passed by the City Council:
Resolution No.:
CERTIFIED COPY

I, Melonie Anderson, City Clerk for the City of Sammamish, WA, do certify that this is a true and correct copy of the original on file with the City.

DATED this 2nd day of June, 2015

_______________________________________________
Melonie Anderson, City Clerk
DATE: May 28, 2015

TO: Ben Yazici, City Manager

FROM: Jeffrey Thomas, Community Development Director

RE: Public Hearing and Recommendation for Public Benefit Rating System Application (King County File No. E14CT035SM)

BACKGROUND

Ravipal Soin & Anupreet Sodhi (applicants) submitted a request for Classification and Real Property Assessment pursuant to RCW Chapter 84.34 to the King County Department of Natural Resources and Parks Water and Land Resources Division on December 12, 2014. The property is located at 912 197TH AVE SE, and is identified as King County Assessor Parcel Nos. #0524069110, #0293620290. The 5.13 acre property is zoned R-1 Urban Residential which permits a maximum density of 1 dwelling unit per acre.

The Washington State Open Space Taxation Act, RCW 84.34 and WAC 458-30, provides for assessment practices to reflect current use of property, rather than “highest and best use,” as an incentive to property owners to retain large tracts of open space and to provide public access to open space. The Open Space Taxation Act provides for three current use classifications: open space land, farm and agricultural land, and timber land. WAC 458-30-230 identifies factors for considering an application in that preserving a property’s open space benefits the general welfare, such as by preserving historic and archaeologic sites. This open space current use taxation program is implemented in King County through the Public Benefit Rating System (PBRS), which provides a point system to rate properties.

King County’s Water and Land Resources Division analyzed the request for a current use assessment and has recommended a portion of the property be enrolled in the Public Benefit Rating System (PBRS). Mr. Bill Bernstein, with King County submitted a Preliminary Report to the City of Sammamish on May 19, 2015 (Exhibit 3) regarding the merits of the application which has also been provided for your information.
SUMMARY

The Applicants’ request is fully analyzed in King County’s Preliminary Report (Exhibit 3), and it recommends that the request be granted because of open space resources associated with the property such as:

1. Aquifer protection area;
2. Buffer to public or current use classified land;
3. Forest stewardship land;
4. Significant wildlife or salmonid habitat;
5. Special animal site, surface water quality buffer;
6. Watershed protection area;
7. Urban open space;
8. Resource restoration; and

The Preliminary Report concludes that Applicants’ property is entitled to 33 points under the PBRS program. This allows assessment of the eligible open space at 20% of market value, a reduction of 80% in taxable value for the portion of the land enrolled in the program. The Preliminary Report recommends approval of this amount.

The appraised value of the property for 2015 (based on Assessor’s information dated 5/13/2015) for Parcel #052406-9110 is reported as:

<table>
<thead>
<tr>
<th>Land</th>
<th>Improvements</th>
<th>Total Assessed Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>$514,000.00</td>
<td>$945,000.00</td>
<td>$1,459,000.00</td>
</tr>
</tbody>
</table>

The total tax applied for the property in 2015 was reported as $15,976.09. Based on an 80 percent reduction to the annual property taxes for the 4.45 acres of candidate land area, the annual property taxes would be reduced by $4,088. The City receives approximately 19 percent of this tax amount and therefore would receive $777 less in annual tax revenue specific to this property’s reduction. Participation in the PBRS reduces the appraised land value for the portion of the property enrolled resulting in a lower taxable value. The Assessor would continue to assess the ineligible portion of the property at market value. The map attached to the report delineates the eligible portion of the property identified in King County’s Report.
City Council Consideration of PBRS Application

The Revised Code of Washington (RCW 84.34) and Washington Administrative Code (WAC 458-30) provide guidance for actions on PBRS applications. In determining whether the Soin & Sodhi PBRS application should be approved, the Council may take particular notice of the benefits to the general welfare of preserving the current use of the parcels of land described in the application, and shall consider the following:

The Council may approve the application in whole or in part, or may deny the application. If approving the application in whole or in part, the Council may also require that certain conditions be met. The approval or denial of a PBRS application is a legislative determination and shall be reviewable only for arbitrary and capricious actions.

If any part of the application is denied, the applicant may withdraw the entire application. The applicant can appeal the City Council’s determination to King County Superior Court. Alternatively, the applicant may reapply after one year.

RECOMMENDATION

Following the public hearing, staff recommends the City Council approve the application for enrollment of the property owned by Ravipal Soin & Anupreet Sodhi to be placed into the Public Benefit Rating System as administered by King County subject to conditions shown on Pages 7-9 of the preliminary report. City staff’s recommendation is to approve because the benefits to the general welfare of preserving the current use of the property warrant the tax reduction provided by the PBRS for the property owners.
REPORT TO THE CITY OF SAMMAMISH FOR PROPERTY ENROLLMENT IN THE PUBLIC BENEFIT RATING SYSTEM (PBRS)

MAY 19, 2015

APPLICANTS: Ravipal Soin and Anupreet Sodhi
File No. E14CT035SM

A. GENERAL INFORMATION:

1. Owners: Ravipal Soin and Anupreet Sodhi
   912 197th Avenue SE
   Sammamish, WA 98075

2. Property location: same as above

3. Zoning: R-1

4. STR: NW-05-24-06

5. PBRS categories requested by applicant or suggested by staff:

   **Open space resources**
   *Aquifer protection area
   Buffer to public or current use classified land
   *Forest stewardship land
   *Significant wildlife or salmonid habitat
   *Special animal site
   *Surface water quality buffer
   *Urban open space
   *Watershed protection area

   **Bonus categories**
   Resource restoration
   Additional surface water quality buffer

NOTE: *Staff recommends credit be awarded for these PBRS categories.

6. Parcel: 052406-9110 029362-0290
   Total acreage: 4.90 0.32
   Requested PBRS: 4.20 0.23
   Home site/excluded area: 0.45 0.32
   **Recommended PBRS: 4.45 0.00**
NOTE: The attached 2012 aerial map outlines in yellow the parcel boundaries and in blue the areas proposed to be excluded from PBRS. The portion recommended for enrollment in PBRS (4.45 acres) is the entire property (5.22 acres) less the excluded areas as measured (0.77 acres). In the event the Assessor’s official parcel size is revised, PBRS acreage should be administratively adjusted to reflect that change.

*This parcel consists of a maintained residential access road and will not qualify for enrollment in PBRS.

B. FACTS:

1. Zoning in the vicinity: Properties in the vicinity are zoned R-1, R-4 and R-6.

2. Development of the subject property and resource characteristics of open space area: Parcel -9110 contains a single family residence with landscaping, driveway and play area. Parcel -0290 is a maintained residential access road and will not qualify for enrollment in PBRS. Most of the open space is a mix of coniferous and deciduous forest with native understory. However some of the area to be enrolled, mostly along Pine Lake Creek which is located just south of the residence, is impacted by invasive species which the owner is already working to control and hopefully eradicate via the implementation of the submitted forest stewardship plan.

3. Site use: The property is used as a single family residence.

4. Access: The property is accessed from 197th Avenue SE.

5. Appraised value for 2015 (Based on Assessor’s information dated 5/13/2015):

<table>
<thead>
<tr>
<th>Parcel #052406-9110</th>
<th>Land</th>
<th>Improvements</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Assessed value</td>
<td>$514,000.00</td>
<td>$945,000.00</td>
<td>$1,459,000.00</td>
</tr>
<tr>
<td>Tax applied</td>
<td>$5,628.30</td>
<td>$10,347.79</td>
<td>$15,976.09</td>
</tr>
</tbody>
</table>

NOTE: Participation in PBRS reduces the appraised land value for the portion of the property enrolled resulting in a lower taxable value.

C. REQUIREMENTS SPECIFIED BY KING COUNTY CODE (KCC):

KCC 20.36.010 Purpose and intent.

It is in the best interest of the county to maintain, preserve, conserve and otherwise continue in existence adequate open space lands for the production of food, fiber and forest crops, and to assure the use and enjoyment of natural resources and scenic beauty for the economic and social well-being of the county and its citizens.
It is the intent of this chapter to implement RCW Chapter 84.34, as amended, by establishing procedures, rules and fees for the consideration of applications for public benefit rating system assessed valuation on "open space land" and for current use assessment on "farm and agricultural land" and "timber land" as those lands are defined in RCW 84.34.020. The provisions of RCW chapter 84.34, and the regulations adopted thereunder shall govern the matters not expressly covered in this chapter.

KCC 20.36.100 Public benefit rating system for open space land – definitions and eligibility.

A. To be eligible for open space classification under the public benefit rating system, property must contain one or more qualifying open space resources and have at least five points as determined under this section. The department will review each application and recommend award of credit for current use of property that is the subject of the application. In making such recommendation, the department will utilize the point system described in section B. and C. below.

B. The following open space resources are each eligible for the points indicated:
   1. Public recreation area – five points
   2. Aquifer protection area – five points
   3. Buffer to public or current use classified land – three points
   4. Equestrian-pedestrian-bicycle trail linkage – thirty-five points
   5. Active trail linkage – fifteen or twenty-five points
   6. Farm and agricultural conservation land – five points
   7. Forest stewardship land – five points
   8. Historic landmark or archaeological site: buffer to a designated site – three points
   9. Historic landmark or archaeological site: designated site – five points
  10. Historic landmark or archaeological site: eligible site – three points
  11. Rural open space – five points
  12. Rural stewardship land – five points
  13. Scenic resource, viewpoint, or view corridor – five points
  14. Significant plant or ecological site – five points
  15. Significant wildlife or salmonid habitat – five points
  16. Special animal site – three points
  17. Surface water quality buffer – five points
  18. Urban open space – five points
  19. Watershed protection area – five points

C. Property qualifying for an open space category in subsection B. of this section may receive credit for additional points as follows:
   1. Resource restoration - five points
   2. Additional surface water quality buffer - three or five points
   3. Contiguous parcels under separate ownership - two points
   4. Conservation easement of historic easement – fifteen points
   5. Public access - points dependent on level of access
      a. Unlimited public access - five points
      b. Limited public access - sensitive areas - five points
c. Environmental education access – three points

d. Seasonal limited public access - three points

e. None or members only – zero points

6. Easement and access – thirty-five points

D. 2012 COMPREHENSIVE PLAN POLICIES AND TEXT:

E-101 In addition to its regulatory authority, King County should use incentives to protect
and restore the natural environment whenever practicable. Incentives should be
monitored to determine their effectiveness in terms of protecting natural resources.

NOTE: Monitoring of participating lands is the responsibility of both department PBRS
staff and the landowner. This issue is addressed in the Resource Information
document (page 4) and detailed below in Recommendation #B11.

E-106 The protection of lands where development would pose hazards to health, property,
important ecological functions or environmental quality shall be achieved through
acquisition, enhancement, incentive programs and appropriate regulations. The
following critical areas are particularly susceptible and shall be protected:

a. Floodways of 100-year floodplains;
b. Slopes with a grade of 40 percent or more or landslide hazards that cannot be
mitigated;
c. Wetlands and their protective buffers;
d. Aquatic areas, including streams, lakes, marine shorelines and their protective
buffers;
e. Channel migration hazard areas;
f. Critical Aquifer Recharge Areas;
g. Fish and Wildlife Habitat Conservation Areas; and
h. Volcanic hazard areas.

E-421 Terrestrial and aquatic habitats should be conserved and enhanced to protect and
improve conditions for fish and wildlife.

NOTE: PBRS is an incentive program provided to encourage voluntary protection of open
space resources and maintain high quality resource lands.

E-429 King County should provide incentives for private landowners who are seeking to
remove invasive plants and noxious weeds and replace them with native plants.

NOTE: Participation in PBRS requires landowners address invasive plant and noxious weed
control and removal within enrolled portions of a property. Replacement with
native vegetation is also encouraged via the implementation of approved forest
stewardship, rural stewardship or resource restoration plans.
The county should promote voluntary wildlife habitat enhancement projects by private individuals and businesses through educational, active stewardship, and incentive programs.

King County should identify upland areas of native vegetation that connect wetlands to upland habitats and that connect upland habitats to each other. The county should seek protection of these areas through acquisition, stewardship plans, and incentive programs such as the Public Benefit Rating System and the Transfer of Development Rights Program.

King County should protect native plant communities by encouraging management and control of nonnative invasive plants, including aquatic plants. Environmentally sound methods of vegetation control should be used to control noxious weeds.

NOTE: Lands participating in PBRS provide valuable resource protection and promote the preservation or enhancement of native vegetation. Addressing nonnative vegetation (invasive plant species), through control and eradication is a PBRS requirement.

The county shall promote retention of forest cover and significant trees using a mix of regulations, incentives, and technical assistance.

Well-managed forestry and agriculture practices are encouraged because of their multiple benefits, including natural resource protection.

NOTE: The implementation of an approved forest stewardship, farm management or rural stewardship plan benefits natural resources, such as wildlife habitat, stream buffers and groundwater protection, as well as fosters the preservation of sustainable resources.

E. PBRS CATEGORIES REQUESTED and DEPARTMENT RECOMMENDATIONS:

Open space resources
- **Aquifer protection area**
  The entire property is located in an area designated by the City of Sammamish as a Class 3 Critical Aquifer Recharge Area. The natively forested area is greater than one acre in size and meets the minimum required acreage for this category. Credit for this category is recommended.
- **Buffer to public or current use classified land**
  In order to be eligible for this category, the enrolling property must be adjacent to public land or land participating in a current use taxation program (RCW 84.33 or 34), which the property is not. Credit for this category cannot be recommended.
- **Forest stewardship land**
  The property contains more than four acres of contiguous forest and owners plan to improve the health and diversity of their forest, which includes the removal of invasive species and restoration of portions of Pine Lake Creek. The owners have provided a forest
stewardship plan that has been approved by a county forester. Credit for this category is recommended. Award of this category may allow forestry activities to occur in the participating open space area. It is the landowner’s responsibility to apply for and receive the necessary approvals from the applicable state and local governmental agencies for forestry activities that require a permit or approval, such as clearing and grading.

- **Significant wildlife or salmonid habitat**
  The property contains habitat for numerous wildlife species, including foraging and nesting habitat for the pileated woodpecker, which is listed as a candidate species of concern by the Washington Department of Fish and Wildlife. Upon conducting a site visit, program staff observed evidence of pileated woodpecker activity and determined the forest on the property is of sufficient age and diversity to support the species regular use of the property. Award of this category is consistent with habitat as defined by KCC 20.36.100, section B.15.a(1). Credit for this category is recommended.

- **Special animal site**
  Although credit for this category was not requested, the county’s designated wildlife habitat network runs along Pine Lake Creek. The owners are providing a buffer of native vegetation to this corridor. Credit for this category is recommended.

- **Surface water quality buffer**
  The property contains a portion of Pine Lake Creek, a type F stream. As required by the City of Sammamish code, Chapter 21A.50.330, the buffer width required for a type F stream is 150 feet. In order to be eligible for this category, the participating land must provide a buffer greater than 1.5 times that required, or 225 feet in this case. The owners are providing a buffer of native vegetation to the south of this steam that averages approximately 250 feet in width, which is more than one and a half times the buffer required. Credit for this category is recommended.

- **Urban open space**
  The property is located within the City of Sammamish. The enrolling property is more than one acre in size and is natively vegetated. Credit for this category is recommended.

- **Watershed protection area**
  In order to be eligible for this category, the enrolling area must consist of additional native forest cover beyond that required and be at least 65% of the property acreage. By voluntarily enrolling the property in PBRS and not pursuing development or land use that might be allowed under current zoning regulation, the owners are directly contributing to the preservation of forest and open spaces within the city limits. Retention of this urban forest will surpass this category’s requirement and promote wildlife habitat, stabilize and enrich existing soils and slow runoff from precipitation, as well as provide many other resource benefits to the surrounding area and City. The 4.45 acres of enrolling forest represents 91% of the property, which exceeds category requirements and provides valuable watershed protection benefits. Credit for this category is recommended.

**Bonus categories**

- **Resource restoration**
  In order to be awarded credit for this category, a resource restoration plan must be provided and approved. The owners are working to improve the health and diversity of their forest and portions of Pine Lake Creek as detailed in their approved forest stewardship plan. Because credit for this category cannot overlap with the forest
stewardship land categories, receipt of a plan is not realistic. Credit for this category is not recommended.

- **Additional surface water quality buffer**
  The property contains a portion of Pine Lake Creek, a type F stream. As required by the City of Sammamish code, Chapter 21A.50.330, the buffer width required for a type F stream is 150 feet. In order to be eligible for this category, the participating land must provide a buffer greater than two times that required (or 300 feet) for three points to be awarded or provide a buffer greater than three times that required (or 450 feet) for five points to be awarded. The largest average buffer width being provided is approximately 250 feet on the stream’s south side. Credit for this category cannot be recommended.

**NOTE:** It is important to note that enrollment in the PBRS program requires the control and removal of invasive plant species. This issue is addressed in the Resource Information document (page 3) and below in Recommendation #B7.

**CONCLUSIONS AND RECOMMENDATIONS**

**A. CONCLUSIONS:**

1. Approval of the subject request would be consistent with the specific purpose and intent of KCC 20.36.010.
2. Approval of the subject request would be consistent with policy E-101 of the King County Comprehensive Plan.
3. Of the points recommended, the subject request meets the mandatory criteria of KCC 20.36.100 as indicated:

   **Open space resources**
   - Aquifer protection area 5
   - Buffer to public or current use classified land 0
   - Forest stewardship land 5
   - Significant wildlife or salmonid habitat 5
   - Special animal site 3
   - Surface water quality buffer 5
   - Watershed protection area 5
   - Urban open space 5

   **Bonus categories**
   - Resource restoration 0
   - Additional surface water quality buffer 0

**TOTAL 33 points**
B. RECOMMENDATION:

APPROVE the request for current use taxation "Open space" classification with a Public Benefit Rating of 33 points, subject to the following requirements:

Requirements for Property Enrolled in the Public Benefit Rating System Current Use Taxation Program

1. Compliance with these requirements is necessary to continue to receive the tax benefits from the King County Public Benefit Rating System (PBRS) current use taxation program for the property enrolled in the program (Property). Failure to abide by these requirements can result in removal of current use designation and subject the property owner (Owner) to the penalty, tax, and interest provisions of RCW 84.34 and assessment at true and fair value. The County Assessor and the King County Rural and Regional Services Section or its successor may re-evaluate the Property to determine whether removal of the open space designation is appropriate. Removal shall follow the process in RCW 84.34.108.

2. Revisions to these requirements may only occur upon mutual written approval of the Owner and granting authority. These conditions shall apply so long as the Property retains its open space designation. If a conservation easement acceptable to and approved by the City of Sammamish and King County is granted by the Owner or the Owner’s successors in interest to the Department of Natural Resources and Parks, King County or a grantee approved by King County, these requirements may be superseded by the terms of such easement, upon written approval by King County.

3. The open space classification for this Property will continue so long as it meets the open space purposes for which it was initially approved. Classification as open space will be removed upon a determination by King County that the Property no longer meets the open space purposes for which it was initially approved. A change in circumstances which diminishes the extent of public benefit from that approved by the City of Sammamish and King County Council in the open space taxation agreement will be cause for removal of the current use assessment classification. It is the Owner’s responsibility to notify the Assessor and the King County Rural and Regional Services Section or its successor of a change in circumstance with regard to the Property.

4. When a portion of the open space Property is withdrawn or removed from the program, the King County Rural and Regional Services Section or its successor and the Assessor shall re-evaluate the remaining Property to determine whether it may continue to qualify
under the program. If the remaining portion meets the criteria for priority resources, it may continue under current use taxation.

5. Except as provided for in sections 6, 7 and 10 below, no alteration of the open space land or resources shall occur without prior approval by the City of Sammamish and the King County Rural and Regional Services Section or its successor. Any unapproved alteration may constitute a departure from an approved open space use and be deemed a change of use, and subject the Property to the additional tax, interest, and penalty provisions of RCW 84.34.080. "Alteration" means any human-induced action that adversely impacts the existing condition of the open space Property or resources including but not limited to the following: (Walking, horseback riding, passive recreation or actions taken in conjunction with a resource restoration plan, or other similar approved activities are permitted.)
   a. erecting structures;
   b. grading;
   c. filling;
   d. dredging;
   e. channelizing;
   f. modifying land or hydrology for surface water management purposes;
   g. cutting, pruning, limbing or topping, clearing, planting, introducing, relocating or removing vegetation, however, selective cutting may be permitted for firewood;
   h. applying herbicides or pesticides or any hazardous or toxic substance;
   i. discharging pollutants excepting stormwater;
   j. paving, construction, application of gravel;
   k. storing of equipment, household supplies, play equipment, or compost;
   l. engaging in any other activity that adversely impacts the existing vegetation, hydrology, wildlife, wildlife habitat, or other open space resources.

6. Notwithstanding the provisions of Section 5 trees posing a hazard to structures or major roads may be removed. Any trees removed must be replaced.

7. If an area of the Property becomes or has become infested with noxious weeds, the Owner may be required to submit a control and enhancement plan to the City of Sammamish and the King County Rural and Regional Services Section or its successor in order to remove such weeds. If an area of the Property becomes or has become invaded by non-native species, the Owner may be required to submit, or may voluntarily submit, an enhancement plan to the King County Rural and Regional Services Section or its successor, in order to replace such species with native species or other appropriate vegetation.

8. There shall be no motorized vehicle driving or parking allowed on the open space Property, except for the purpose of forestry and in areas of the Property being used as forest stewardship land.

9. Grazing of livestock is prohibited on the open space Property.
10. For land designated as forest stewardship land, activities that are consistent with forestry uses and that are consistent with an approved Forest Stewardship Plan for the Property shall be permitted as long as those activities do not cause a significant adverse impact to the resource values of other awarded categories.

11. An owner of property receiving credit for farm and agricultural conservation land, forest stewardship land, or rural stewardship land, all of which require a stewardship or management plan, must annually provide a monitoring report that describes progress of implementing the plan. The owner must submit this report, which must include a brief description of activities taken to implement the plan and photographs from established points on the property, to the department by email or by other mutually agreed upon method. An environmental consultant need not prepare this report.

12. Enrollment in PBRS does not exempt the Owner from obtaining any required permit or approval for activity or use on the Property.

TRANSMITTED to the parties listed hereafter:

Ravipal Soin and Anupreet Sodhi, applicants
Chris Hankins, Associate Planner, City of Sammamish
Wendy Morse, King County Department of Assessments
February 6, 2015

Ben Yazici, City Manager
City of Sammamish
801 228th Avenue SE
Sammamish, WA 98075

RE: Public Benefit Rating System Applications - File #E14CT035SM (Soin/Sodhi) and E14CT036SM (Dhinsa)

Dear Mr. Yazici,

Enclosed please find copies of two applications to the Public Benefit Rating System (PBRS). These applications are being forwarded to you as required by the Revised Code of Washington (RCW 84.34.037) for an evaluation and recommendation by the City of Sammamish.

For a property located within an incorporated area, RCW 84.34.037(1) states an application for PBRS “shall be acted upon [after a public hearing] by: (a) A granting authority composed of three members of the county legislative body and three members of the city legislative body in which the land is located in a meeting where members may be physically absent but participating through telephonic connection; or (b) separate affirmative acts by both the county and city legislative bodies where both bodies affirm the entirety of an application without modification or both bodies affirm an application with identical modifications.” Historically this approval process has been achieved by separate hearings by both the city and county councils.

For a property enrolling in PBRS, the hearing process and the other steps listed below must occur.

- Review of the application by county and city staff
- Conduct scheduled site visit for resource/property analysis
- Prepare report/recommendation (applicant, city and assessor receive a copy)
- Present report and comments at scheduled public hearing held before the city council
- Present report and comments at scheduled public hearing held before the Metropolitan King County Council Transportation, Economy and Environment Committee (approval from both Granting Authorities is needed to enroll a property located within a city)
- Open Space Taxation Agreement prepared by PBRS staff
- Agreement signed by Chair of County Council and sent to landowner(s) for signature
- Agreement recorded by the Department of Assessments with the King County Records, Elections and Licensing Services Division (copy sent to owner and city)
Exhibit 4

PUBLIC BENEFIT RATING SYSTEM
Application

Open Space Land Classification For Property Within King County, Washington
In Accordance With RCW 84.34 and K.C.C. 20.36

Original Application AND 4 Copies of All Documents Must Be Submitted To:
King County Water and Land Resources Division, Rural and Regional Services Section
201 South Jackson Street, Suite 600, Seattle, WA 98104-3855

1. NAME of APPLICANT: SANGEET AND REKAN DHINSA
   Day Phone: 206-794-5771 Evening Phone: Email:

2. MAILING ADDRESS of APPLICANT: 23711 NE 97TH ST
   SAMMAMISH, WA 98074

3. PROPERTY ADDRESS:
   23711 NE 4TH ST
   SAMMAMISH, WA 98074
   Is the property located in an incorporated city? Yes \_\_ City: SAMMAMISH No
   From what road is the property accessed? NE 4TH ST

4. PROPERTY HISTORY: Is the property presently participating in a current use assessment
   program (RCW 84.34 or RCW 84.33)? Yes \_\_ No \_\_

5. APPLICANT'S INTEREST in PROPERTY: Owner Yes \_\_ No \_\_
   Purchasing through contract Yes \_\_ No \_\_
   Other \_\_ Explain \_\_

6. PARCEL NUMBER and ACREAGE:
   Tax Assessor Parcel #
   Total Acres in Parcel
   Acres Requested for PBRS
   a. 342506-9083 6.52
   b. 
   c. 
   TOTAL

County use only:
Date Received 12/12/14 File NO. E140036 SM

PBRS App March 2011
EXHIBIT 9
AFFIRMATION

As owner(s) of the land described above, I hereby indicate by my signature that I am aware of the potential tax liability involved when the land ceases to be classified under the provisions of Chapter 84.34 RCW. I also declare under the penalties for false swearing that this application and any accompanying documents have been examined by me and to the best of my knowledge it is a true, correct, and complete statement.

The agreement to tax according to use of the property is not a contract and can be annulled or canceled at any time by the Legislature (RCW 84.34.070).

Sanjesta Dhimsa
Print Name

Signature

Regan Dhimsa
Print Name

Signature

State of Washington
County of King

Subscribed and affirmed to before me this 10th day of December, 2014

Notary’s Signature

My Appointment Expires

Statement Of Additional Tax, Interest, And Penalty Due Upon Removal Of Classification

1. Upon removal of classification, an additional tax shall be imposed which shall be due and payable to the county treasurer 30 days after removal or upon sale or transfer, unless the new owner has signed the Notice of Continuance. The additional tax shall be the sum of the following:

   (a) The difference between the property tax paid as “Open Space Land” and the amount of property tax otherwise due and payable for the last seven years had the land not been so classified; plus
   (b) Interest upon the amounts of the difference (a), paid at the same statutory rate charged on delinquent property taxes.
(c) A penalty of 20% shall be applied to the additional tax if the classified land is applied to some other use except through compliance with the property owner’s request for withdrawal process, or except as a result of those conditions listed in (2) below.

2. The additional tax, interest, and penalty specified in (1) above shall not be imposed if removal resulted solely from:

(a) Transfer to a government entity in exchange for other land located within the State of Washington.
(b) A taking through the exercise of the power of eminent domain, or sale or transfer to an entity having the power of eminent domain in anticipation of the exercise of such power.
(c) A natural disaster such as a flood, windstorm, earthquake, or other such calamity rather than by virtue of the act of the landowner changing the use of such property.
(d) Official action by an agency of the State of Washington or by the county or city where the land is located disallows the present use of such land.
(e) Transfer of land to a church when such land would qualify for exemption pursuant to RCW 84.36.020.
(f) Acquisition of property interests by State agencies or agencies or organizations qualified under RCW 84.34.210 and 64.04.130 (See RCW 84.34.108(6)(f)).
(g) Removal of land classified as farm and agricultural land under RCW 84.34.020(2)(e) (farm homesite).
(h) Removal of land from classification after enactment of a statutory exemption that qualifies the land for exemption and receipt of notice from the owner to remove the land from classification.
(i) The creation, sale, or transfer of forestry riparian easements under RCW 76.13.120.
(j) The creation, sale, or transfer of a fee interest or a conservation easement for the riparian open space program under RCW 76.09.040.
(k) The sale or transfer of land within two years after the death of the owner of at least a fifty percent interest in the land if the land has been assessed and valued as designated forest land under chapter 84.33 RCW, or classified under this chapter 84.34 RCW continuously since 1993. The date of death shown on a death certificate is the date used.
(l) The discovery that the land was classified in error through no fault of the owner.
I. GENERAL

A. Describe all present and proposed uses within the PBRS area (participating area). Uses might include enjoyment of paths/trails, bird watching, forestry, farm activities or simply staying out of the open space. Please attach additional sheets if necessary.

As per the approved Washington Forest Stewardship Plan by King County Department of Natural Resources & Park for the property (attached), the following forest management recommendations balance enhancement of water quality, wildlife and biological habitat values, forest management activities, education and passive recreational activities. The stewardship plan is based on an ecological framework that sees trees as a shared community resource and as part of the natural urban ecology, providing important environmental and social functions and our natural environment. Forest management of the property is consistent with the larger landscape vision of forestry and established goals of federal, state and county agencies. Forest stewardship planning is a long-term flexible and dynamic process. As conditions of the resource, and our understanding change, the plan may be amended.

Short and Long Term Objectives:

- Removal of man-made debris spotted throughout the property
- Removal of invasive weeds, primarily Himalayan blackberries and sporadic holly
- Attract a diversity of wildlife to the property, especially, owls, songbirds, and amphibians in the riparian areas.
- Encourage a diversity of understory shrubs in the forest for both wildlife use and aesthetics.
- Thin and prune a portion of the property to lessen wildfire risk, improve forest health, and aesthetics.
- Keep the forest safe for my children to enjoy including the revival or removal of unhealthy trees in risk of falling, removal of invasive species, promote the growth of safe and healthy understory shrubs.
- Enhance the health of the wetlands on my property that border a creek in the adjacent. Especially the area where the wetlands meets forest on my property
- Promote a healthy environment for recreational enjoyment that attracts wildlife and detracts unwelcome pests and insects.

B. Describe all existing improvements on the property (excluded area). This would include home, driveway, road, drainage system, well, yard, landscaping, garden and other personal-use areas. Please attach additional sheets if necessary.

Existing improvements consist of a homesite, driveway, pathway, underground utilities, landscaped yard, pool, and sports court.

C. Describe all potential or planned improvements and where they might be located on the property. Excluding an area now that might be later developed, such as a future home site, should be considered, but is not required. Please attach additional sheets if
necessary.

Please refer to approved Washington Forest Stewardship Plan – Resource Description and Management Practices (pages 5-14).

D. Is the land subject to lease or other agreements (such as CCR’s, utility, natural or native growth protection, conservation, trail, or road easement) that may limit the property’s use or development?

Yes X No ______

If “yes”, then what type of lease/agreement/easement is it? __

Road easement and septic system drain field easement exist as recorded in title of the property. None of these easements restrict the developments and restoration efforts listed in the Washington Forest Stewardship Plan.

Please attach copies of all leases, options, easements or any other such agreements.
II. RESOURCE INVENTORY/PBRS Categories

Property may receive points as indicated for an open space resource or bonus category listed below. On page A-7, please provide justification for each category requested (refer to the Public Benefit Rating System Resource Information document found at www.kingcounty.gov/incentives).

Open Space Resources

1. Public recreation area - 5 points
2. Aquifer protection area - 5 points
3. Buffer to public or current use classified land - 3 points
4. Equestrian-pedestrian-bicycle trail linkage - 35 points
5. Active trail linkage - 15 or 25 points
6. Farm and agricultural conservation land - 5 points
7. Forest stewardship land - 5 points
8. Historic landmark or archaeological site: buffer to a designated site - 3 points
9. Historic landmark or archaeological site: designated site - 5 points
10. Historic landmark or archaeological site: eligible site - 3 points
11. Rural open space - 5 points
12. Rural stewardship land - 5 points
13. Scenic resource, viewpoint or view corridor - 5 points
14. Significant plant or ecological site - 5 points
15. Significant wildlife or salmonid habitat - 5 points
16. Special animal site - 3 points
17. Surface water quality buffer - 5 points
18. Urban open space - 5 points
19. Watershed protection area - 5 points

\[28\] = total open space resource points

Bonus Categories

1. Resource restoration - 5 points
2. Additional surface water quality buffer - 3 or 5 points
3. Contiguous parcels under separate ownership - minimal 2 points
4. Conservation easement or historic easement - 15 points
5. Public access - points depend on type and frequency of access allowed
   - Unlimited public access - 5 points
   - Limited public access because of resource sensitivity - 5 points
   - Environmental education access - 3 points
   - Seasonally limited public access - 3 points
   - None or members only - 0 points
6. Easement and access - 35 points

\[3\] = total bonus category points

\[31\] = Total of open space resource and bonus category points results in a Public Benefit Rating (see valuation schedule on page A-6)
If public access points are requested, please list the user group(s) presently allowed access to the property. For what purpose does the public use the property? Please attach documentation that supports this type of use, such as letters from user groups. **For a property to be eligible, the owner must demonstrate that the property is open to public access and is used by the public.**

Not Applicable

If proposing public access, describe how the land can be reached. Are there private or public roads to the site? Are there any restrictions, such as an easement or physical barriers, which would inhibit public access? Are there any specific restrictions you think are necessary, such as hours, seasons, activities?

Not Applicable

### III. Estimate of Percentage Reduction (for your information only)

Please remember county/city staff will review your application and an approval/decision will be made by the granting authority. When estimating the actual effect on your property’s valuation and your tax bill, please remember your assessment as open-space/current use land will be calculated **only on the land value of the portion of the property enrolled.** The property will still be assessed at “highest and best use” rates for the residence/improvements and for other non-enrolled open-space land.

- 28 Open space resource points
- 3 Bonus category points

**31** = Total of points, resulting in a Public Benefit Rating

### VALUATION SCHEDULE

<table>
<thead>
<tr>
<th>Public Benefit Rating</th>
<th>Assessed Value Reduction</th>
<th>Current Use Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>0 - 4 points</td>
<td>0 %</td>
<td>100 % of Market Value</td>
</tr>
<tr>
<td>5 - 10 points</td>
<td>50 %</td>
<td>50 % of Market Value</td>
</tr>
<tr>
<td>11 - 15 points</td>
<td>60 %</td>
<td>40 % of Market Value</td>
</tr>
<tr>
<td>16 - 20 points</td>
<td>70 %</td>
<td>30 % of Market Value</td>
</tr>
<tr>
<td>21 - 34 points</td>
<td>80 %</td>
<td>20 % of Market Value</td>
</tr>
<tr>
<td>35 - 52 points</td>
<td>90 %</td>
<td>10 % of Market Value</td>
</tr>
</tbody>
</table>
IV. RESOURCE CATEGORY JUSTIFICATION

In the space provided, please explain why credit should be awarded for each category marked on page A-5. If additional space is needed, please use a separate sheet of paper and attach it to back of the application.

3. Buffer to public or current use classified land - three points.

The property borders and provides buffer to the following:

1. The George Davis creek flows within the wetland that exists in my and the neighboring property. The creek is mapped as habitat for Chinook salmon and is part of the Lake Washington/Cedar/Sammamish watershed (WRIA 8)
2. Borders parcel 3425069043 which consists of 1,297,772 sqft of land mostly consisting of Type-A wetland and protected under development condition ES-P20, SO-180

The property also consists of forested wetland in Stand 2 as per the Washington Forest Stewardship Plan.

The land has a plant community in which native plants are dominant.

The buffer is greater than fifty feet in length and fifty feet in width.

7. Forest stewardship land - five points.

The property is managed according to an approved forest stewardship plan (see attached). The property contains 5.0 acres of contiguous forestland including land undergoing reforestation, according to the approved plan. The owner shall have and implement a forest stewardship plan approved by the department.

15. Significant wildlife or salmonid habitat - five points.

The George Davis creek flows through the wetland that exists in mine and the bordering property. The creek is mapped as habitat for Chinook salmon. In addition a Type-A wetland exists on the property in Stand 2. A list of likely and seen wildlife appears on the Forest Stewardship Plan. Small ponded areas and seeps, whether left by receding spring floods or precipitation, are likely breeding ponds for Pacific tree frogs, northern red-legged frogs and long-toed salamanders. All species have been sighted on the property in the past 12 months. A variety of hard and soft mast trees provide food for a variety of birds. Winter, spring, and summer, bird feeders supply finch seed, suet/nut blocks, and varied bird seed. Given the good state of the forest stands’ wildlife habitat, there is little needed protective work to do beyond increasing mast, continuing to locate debris piles in the forest, and
repelling invasive species through diverse native planting especially at the edges of the Stands. Coarse woody debris includes small diameter fallen trees and branches. More than 100 vertebrate wildlife species including large and small mammals, birds, and a small number of amphibians, as well as a myriad of insects and other invertebrate species, use coarse woody debris for shelter, behavioral displays, feeding sites, nesting and denning, reproduction, or a combination.

17. **Surface water quality buffer** - five points.

    Forested Wetland exist on the property as shown in the Forest Stewardship Plan. The buffer is at least fifty percent wider than the buffer required by City of Sammamish and longer than twenty-five feet. The qualifying buffer area is being restored and will be preserved from clearing and intrusion by domestic animals.

18. **Urban open space** - five points.

    The property is within the boundaries of City of Sammamish and has a plant community in which native plants are dominant and that under the applicable zoning is eligible for more intensive development or use. The enrolling area is 5.0 acres and protects type-A wetlands and promotes conservation of soils and native plant species.

19. **Watershed protection area** - five points.

    The property consists of contiguous native forest. Plans for forest health improvement and wetland buffer is included in the attached approved forest stewardship plan.

C. Property qualifying for an open space category in subsection B. of this section may receive credit for additional points as follows:

2. **Additional surface water quality buffer** - three or five points.

    An undisturbed area of native vegetation adjacent to the wetland provide a buffer width of at least twice that required by regulation.
SCHEDULE B  
(continued)

1. Easement(s) for the purpose(s) shown below and rights incidental thereto as shown in the document

   Recording Date:  April 30, 1952  
   Recording No.:   4231847  
   Purpose:        Right of way  
   Affects:        The Westerly 30 feet of Said premises and other property

   Said easement is also disclosed by instruments recorded under recording numbers 5398276 and 6095574.

2. Easement(s) for the purpose(s) shown below and rights incidental thereto as shown in the document

   Recording Date:  August 24, 1983  
   Recording No.:   8308240963  
   Purpose:        Drainfield  
   Area:           The Westerly 168 feet of Lot 3

3. Easement(s) for the purpose(s) shown below and rights incidental thereto as shown in the document

   Recording Date:  July 22, 2005  
   Recording No.:   20050722001511  
   Purpose:        Drainfield  
   Affects:        portions of Lots 2 and 3 of said short plat

   The exact location and extent of said easement is not disclosed of record.

   Said easement replaces easement recorded under recording no. 20050526000858.

4. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on said Short Plat:

   Recording No:   8302181047
LEGAL DESCRIPTION OF LAND

Landowner Information

Name: Sanjeet and Regan Dhinsa
Address: 23711 NE 4th St, Sammamish, WA 98074
Phone: 206-794-5371
Email: sanjeetd@gmail.com

Property Information

Acreage: 6.52
County: King County

Legal Description: LOT 3 TGW POR LOT 2 LESS N 158.4 FT SD LOT 2 OF KC SP # 282050 REC 
#8302181047 SD SP DAF W 1/2 OF SW 1/4 OF NE 1/4 SEC 34-25-06 AKA LOT A IN KC LLA 
#783033 REC #8307150500
Parcel Number: 342506-9083
Street Address or Location Description: 23711 NE 4TH ST 98074
Property Maps

(Stand, property features, homestead excluded from application are listed. More detailed maps are included in the Forest Stewardship Plan.)
Meeting Date:       June 2, 2015            Date Submitted:    5/27/2015

Originating Department:   City Manager

Clearances:

☑ Attorney       ☑ Community Development   ☐ Parks & Recreation
☐ Admin Services  ☐ Eastside Fire and Rescue   ☐ Police
☑ City Manager    ☐ Finance & IT            ☐ Public Works

Subject:   Klahanie Annexation

Action Required:   No action – First Reading of the Ordinance

Exhibits:

1. Ordinance with Attachment A & Attachment B thereto (legal description and map)

Budget:   Reference Fiscal Analysis by Butkus Consulting, July 2014 and November 2014

Summary Statement:
In a special election held on April 28th, 2015 the voters of the Klahanie Potential Annexation Area overwhelmingly approved annexation to the City of Sammamish. This ordinance finalizes the annexation process for the Klahanie PAA and sets the effective date.

Background:
The City Council passed a resolution in January of 2014 (R2014-563) expressing the intention to expedite processing and a vote on the annexation of the Klahanie PAA. After review by the King County Boundary Review Board (BRB), the special election was held for the voters to decide on annexation to the City of Sammamish. The City has adopted contingent land use designations and zoning (O2014-383 and O2014-384) to be effective upon annexation.

Opportunities for public review, comment and information to date have included three open houses held in August, September and October 2014, as well as two public hearings related to the PAA and Land Use/Zoning in October and November 2014. A public hearing was also held on the resolution initiating the annexation process (R201-563) in November 2014.

Financial Impact: The budget impact of annexation is described in a financial analysis completed for the City by Butkus Consulting in July and November 2014.

Recommended Motion: N/A
CITY OF SAMMAMISH
WASHINGTON
ORDINANCE NO. ___

AN ORDINANCE OF THE CITY OF SAMMAMISH
ANNEXING CERTAIN PROPERTY KNOWN AS THE
KLAHANIE POTENTIAL ANNEXATION AREA
(KLAHANIE PAA) TO THE CITY OF SAMMAMISH;
ESTABLISHING AN EFFECTIVE DATE AS SET FORTH IN
SECTION 4; AND PROVIDING FOR SEVERABILITY.

WHEREAS, located contiguous to the boundaries of the City of Sammamish is an
unincorporated territory comprised of approximately 1,243 acres and known commonly as the
Klahanie Potential Annexation Area (“Klahanie PAA”); and

WHEREAS, the Klahanie PAA is located entirely within the City’s Urban Growth Area,
is designated for future potential annexation by Sammamish, and is identified and legally
described as set forth in Exhibit A, attached hereto and fully incorporated herein by this
reference; and

WHEREAS, to the best of the City’s knowledge and belief, there are currently 6,161
active registered voters as of January 22, 2015 residing within the Klahanie PAA as verified by
King County Records and Elections; and

WHEREAS, numerous opportunities for public participation for the residents of the
Klahanie PAA and for current City residents have been provided regarding the annexation of the
Klahanie PAA to Sammamish, including three open houses held on August 6, September 10, and
October 15, 2014, a public hearing held on November 17, 2014, as well as meetings with
residents and homeowners’ associations; and

WHEREAS, the City Council adopted Ordinances Nos. O2014-383 and O2014-384 on
November 17, 2014, which adopted contingent comprehensive plan land use designations and
zoning for the Klahanie PAA, to be effective upon annexation; and

WHEREAS, on November 17, 2014, the City Council adopted Resolution No. R2014-
602 which declared the City’s intent to annex the Klahanie PAA; and

WHEREAS, copies of Resolution No. R2014-602 were filed with the King County
Council and with the Washington State Boundary Review Board for King County (“BRB”) on
December 8, 2014, in accordance with RCW 35A.14.015; and

WHEREAS, the jurisdiction of the BRB was not invoked by any party, and the City
Council accordingly determined it to be in the best interest of the City and the Klahanie PAA to
conduct a special election on April 28, 2015, to submit to the voters the question of annexation
of the Klahanie PAA to Sammamish pursuant to RCW 35A.14.085; and
WHEREAS, the findings of the King County Council related to the results of the April 28, 2015 special election and a certified copy of the abstract of the vote was transmitted to the City on [DATE] by King County; and

WHEREAS, the voters of the Klahanie PAA voted overwhelmingly for annexation and the adoption of City land use designations and zoning; and

WHEREAS, the City Council accordingly desires to annex the Klahanie PAA into the City of Sammamish; and

WHEREAS, the City has determined that it is in the public interest and general welfare to provide for the annexation of the Klahanie PAA, in accordance with chapter 35A.14 RCW;

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

Section 1. Findings. The City Council hereby adopts the above recitals in support of the annexation of the Klahanie PAA. The City Council further finds that the best interests and general welfare of the City of Sammamish would be served by such annexation.

Section 2. Annexation. The City of Sammamish hereby annexes the Klahanie PAA, which is legally described in Attachment A and depicted on the map in Attachment B, which are attached hereto and fully incorporated herein by this reference.

Section 3. Conditions Upon Annexation.

A. Comprehensive Plan and Zoning Designations. All properties within the Klahanie PAA shall be subject to the Comprehensive Plan and zoning designations previously adopted and set forth in City of Sammamish Ordinance Nos. 2014-0383 and 2014-0384.

B. Assessment and Taxation. All property within the Klahanie PAA shall be assessed and taxed at the same rate and on the same basis as property in the City of Sammamish is assessed and taxed to pay for the portion of outstanding City indebtedness contracted for, incurred prior to, or existing at the effective date of the annexation of the Klahanie PAA as set forth herein. As of such annexation date, the City of Sammamish had no indebtedness approved by the voters.

Section 4. Effective Date. For purposes of property taxation and the levy of property taxes in calendar year 2016 under RCW 84.09.030, this Ordinance shall be effective and the boundaries of the City shall include the Klahanie PAA as of July 31, 2015. For all other purposes, including but not limited to the purposes set forth in RCW 35.13.110, this Ordinance shall be effective and the boundaries of the City shall include the Klahanie PAA as of January 1, 2016.
Section 5. Certification of Ordinance to King County. Pursuant to RCW 35A.14.140, upon passage the City Clerk is directed to file a certified copy of this Ordinance with the King County Council.

Section 6. Authorizations. The proper City officials are authorized to perform such duties as are necessary or required by law to ensure that a census of the Klahanie PAA is completed and proper information submitted to the Washington State Office of Financial Management (“OFM”), the Washington State Department of Revenue (“DOR”), and such other entities as is required or appropriate.

Section 7. 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.

ADOPTED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF ON THE _____ DAY OF JUNE, 2015

CITY OF SAMMAMISH

______________________________
Mayor Thomas E. Vance

ATTEST/AUTHENTICATED:
Melonie Anderson, City Clerk

______________________________
Approved as to form:

Michael R. Kenyon, City Attorney

Filed with the City Clerk: May 27, 2015
First Reading: June 2, 2015
Passed by the City Council:
Date of Publication
Effective Date
ANNEXATION
KLAHANIE
Legal Description

Those portions of Sections 10, 11, 12, 13, 14, 15, 22 and 23 Township 24 North, Range 6 East, W.M., King County, Washington, described as follows:

Beginning at the intersection of the West line of the East half of the Northeast quarter of said Section 22, and the Easterly line of the Plat of Vaughn Hill Addition as recorded in Volume 102 of Plats, Pages 99-100, records of King County, Washington, said intersection being on the Issaquah city limits as annexed under Ordinance No. 2255; thence, along said Issaquah city limits, Southeasterly along said Easterly line to the Southeasterly margin of Issaquah-Fall city Road as conveyed to King County under King County recording number 9807070554; thence continuing Southeasterly along said Easterly line to the southeast corner of said Plat; thence Northeasterly, along the southerly line of that parcel of land conveyed by Deed recorded under Recording Number 20040813000399 to the southeast corner of said parcel; thence Northwesterly, along the easterly line of said parcel, to the intersection with the westerly extension of the southerly line of that parcel of land described as Parcel A as conveyed by Deed recorded under Recording Number 20020306001321; thence Northeasterly, along the southerly lines of said Parcel A and Parcel B of said Deed, to the east line of the Northeast quarter of said Section 22; thence northerly, along said east line, to said Southeasterly margin of Issaquah-Fall city Road;

Thence Northeasterly along said Southeasterly margin to its intersection with the Southwesterly extension of the Southeasterly margin of SE Duthie Hill Road;
Thence Northeasterly along said Southeasterly margin to its intersection with the Southeasterly extension of the Southwesterly margin of Issaquah-Beaver Lake Road, said intersection being on the Sammamish city limits as established by the incorporation of the city of Sammamish;

Thence along said Sammamish city limits the following courses:

Thence Northwesterly along said extension and said Southwesterly margin to its intersection with the South margin of SE 32nd Street;
Thence Westerly along said South margin to its intersection with the Southeasterly margin of SE 32nd Way;
Thence Southwesterly along said Southeasterly margin to its intersection with the Easterly margin of Issaquah-Pine Lake Road (also known as Gobel Road, King County Road No. 558) as established by deed recorded under King County recording number 7807130727;
Thence Southeasterly, Southwesterly, Southerly and Southeasterly along said Easterly margin to its intersection with the Easterly extension of the South margin of SE 48th Street, said intersection being on the Issaquah city limits as annexed under said Ordinance No. 2255;

Thence leaving said Sammamish city limits and following said Issaquah city limits the following courses:

Thence continue Southeasterly along said Easterly margin to its intersection with the Northwesterly margin of said Issaquah-Fall city Road as conveyed to King County under King County recording numbers 9807070556 and 9807070557;
Thence Northeasterly along said Northwesterly margin to the West line of the East Half of the Northeast quarter of said Section 22;
Thence Southerly along said West line to the Point of Beginning.