

**From:** Lindsey Ozbolt  
**To:** ["Daniel Rowe"](#)  
**Subject:** RE: 1705 E Lake Sammamish PI Se Trail  
**Date:** Thursday, February 16, 2017 3:46:32 PM

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Hello Dan,

This is a follow-up email to the phone conversation we just had. Currently City staff is working on managing the large volume of comment emails that were received during the comment period. Staff is also reviewing the application materials submitted for this project. Next step is to respond to King County with initial staff review comments and all public comments that were received. At this time, staff does not have a date as to when this response letter will be complete.

Thank you for contacting the City.

Best,

Lindsey Ozbolt

Associate Planner | City of Sammamish | Department of Community Development  
425.295.0527

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**From:** Daniel Rowe [mailto:colorado300@comcast.net]  
**Sent:** Thursday, February 16, 2017 3:09 PM  
**To:** Lindsey Ozbolt <LOzbolt@sammamish.us>; Rowe Dan <colorado300@comcast.net>  
**Subject:** Fwd: 1705 E Lake Sammamish PI Se Trail

Hi Lindsey

I left you a voicemail and wanted to touch base as I have not heard back from this email or my call today. I am sure your busy so please don't take this any other way than just trying to communicate with the city.

Would you please give me a call and email of the status of this email and the process. I want to be sure that our concerns are viewed and answered before the County tries to finalize the plans. My submittal was prior to the times that we all were allowed to submit a plan or questions.

Thank you and I appreciate your help.

Dan Rowe

Begin forwarded message:

**From:** Daniel Rowe <[drowe@evergreenford.com](mailto:drowe@evergreenford.com)>  
**Subject:** 1705 E Lake Sammamish PI Se Trail  
**Date:** January 27, 2017 at 3:44:33 PM PST  
**To:** [Lozbolt@sammamish.us](mailto:Lozbolt@sammamish.us), Rowe Dan <[colorado300@comcast.net](mailto:colorado300@comcast.net)>

Hello Lindsey,

I am sure you are very busy with the trail. I also would like to have the city address some possible concerns we have with our property. I won't bore you to much with to many things other than some bullet points I would like to have addressed. Yes as you know the County at the "drop in's" have told me you were the contact. If not please advise me who at the city would be?

I'll also say that we are in many ways happy with the trail and it's new look. So I am not a hater of progress however need to make sure everyone is aware of the homeowners. So here we go.

Our place

1705 E Lake Sammamish PL Se  
Sammamish Wa 98075

Reference number in the 60% plans would be we are # 352 of Segment B  
The trail runs through our property as many have.

Our Neighbor to the north that I will reference is #353 of Segment B

You should have attachments showing our permits for the lake house and the stairs coming down to access that was given by the city.. If not please ask me if you would like to see them.

Lake House permit number is BLD2008-00572

Stairs permit number is BLD 2009-00246

Ok here we go...

Access.

The 60% plans for show our stairs coming down from the house where the new construction is and going to be. Simply we want to make sure that when they do take a couple feet from that area that the landing is put back so we still have access to our lake house. The 60% plan shows the stairs but no real detail yet of the the landing as per the permit.

Access from trail.

You'll see the walkway that was built from the trail to the lake house. This can be seen as part of the lake house permit as well. We would request that our access stays the same as with our permit. The 60% plan shows that our neighbor to the south and us will share a new access. I'm sure it's to save money however our permits show the access as it is now. We would respect that this does not change. The permit shows where we had to rebuild the existing pathway from the trail to the lake house.

Access during construction.

I do not see where we are shown to have access to cross the construction to our

lake house and and property. I would expect that since the stairs is our only access that a gate would be put in the fence for our access. Please note that for the build.

#### Utilities

I do not see on the 60% plans where it show's my utilities crossing the trail. Please see on the lake house permit where the utilities cross the trail from the upper lot to the lake house. We are notify the city of these utility lines. Please be sure they do not cut these lines etc. Our lake house has full power and water and sewer with permits.

#### The current

My neighbor to the north has just built a house down there. He is the Roberts to the north and #353 of Segment B. I see where his property line is and want to be sure that no permits or special permits for him to block our access on the trail easement from his property to our NE corner. The 60% plans do not show any that he does. Our permit does show the gravel access for our car and we have a gate that has been there for many years. The 60% plans do not affect our access as we have it now. Just want the city to note that there are 4 homes that access this gravel road for access to there house.

I will send pictures of stairs as well with permits.  
Thank you and I look forward to working with the city to protect our valued homes on the lake.

Daniel Rowe  
Cell # 425-681-4845

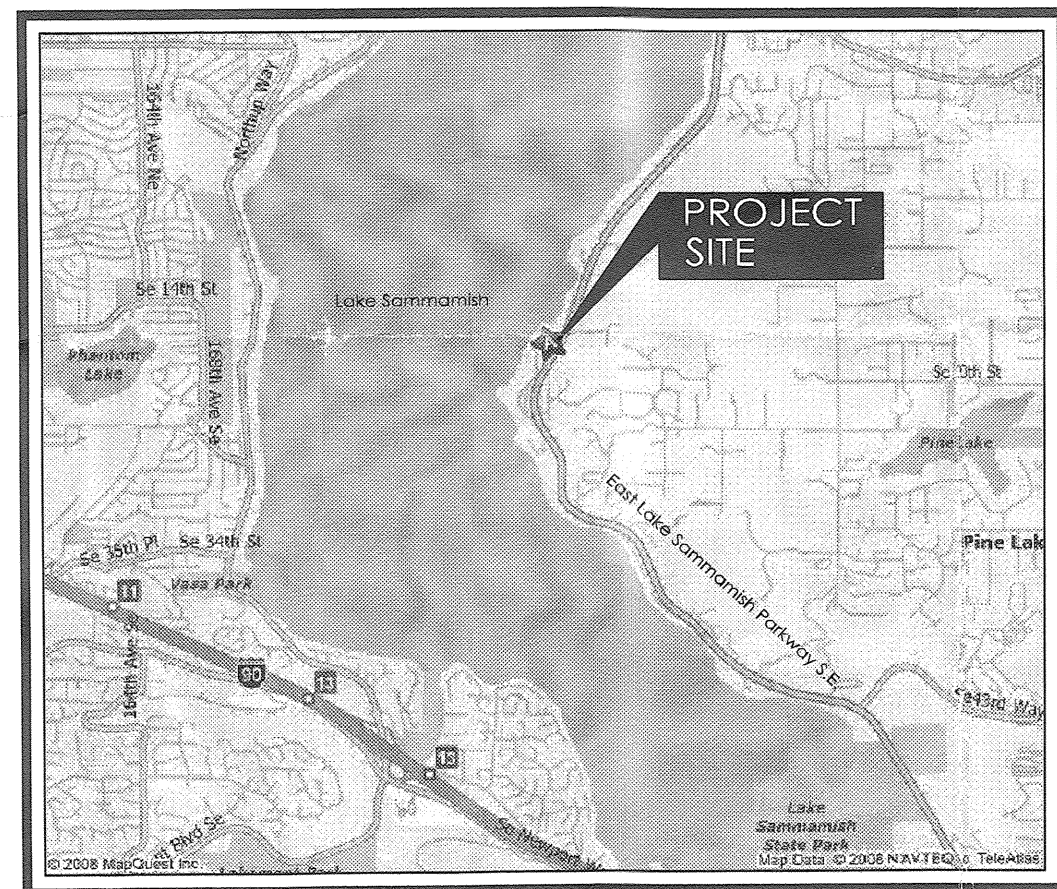


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**BUILDING EXPANSION WITHIN WETLAND BUFFER OR SETBACK**

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 PROPOSED BUILDING AREA WITHIN WETLAND BUFFER OR SETBACK: **968 S.F.**  
 NET INCREASE OF STRUCTURE WITHIN WETLAND BUFFER OR SETBACK: **639 S.F.**  
 LESS THAN 1,000 SF PER SMC 21A.50.060(1)(b)

**VICINITY MAP**



**SITE PLAN NOTES:**

- THE CITY SHALL INSPECT THE INSTALLATION OF ALL WATER, SEWER, STORM AND FOOTING DRAINS PRIOR TO CONTRACTOR BACKFILLING TRENCHES.
- ROOF AND FOOTING DRAINS ARE TO BE CONNECTED SEPARATELY TO THE STORM DRAIN SYSTEM UNLESS OTHERWISE ALLOWED IN ACCORDANCE WITH THE PLAT CONDITIONS AND THE KING COUNTY SURFACE WATER DESIGN MANUAL OR AS APPROVED BY THE CITY IN WRITING.
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- NO WORK IS ALLOWED WITHIN THE PUBLIC RIGHT-OF-WAY UNTIL A RIGHT-OF-WAY PERMIT HAS BEEN ISSUED AND THE CITY HAS BEEN NOTIFIED AT LEAST 24 HOURS IN ADVANCE OF STARTING WORK WITHIN THE RIGHT-OF-WAY.
- ALL PROJECTS ARE REQUIRED TO SUBMIT REQUESTS FOR VARIANCES TO THE CITY INTERIM PUBLIC WORKS STANDARDS (WITH RESPECT TO DRIVEWAY SLOPE, WIDTH AND LOCATION) IN WRITING. DETAILED DRAWING SHALL ACCOMPANY REQUESTS IF NECESSARY.
- DISCONNECT AND CAP ALL UTILITIES, PROTECT DURING CONSTRUCTION RECONNECT TO EXISTING UTILITIES.
- ALL EXCAVATED MATERIALS SHALL BE IMMEDIATELY STOCKPILED ON-SITE AND PROTECTED FROM EROSION OR REMOVED FROM THE SITE AND HULED TO AN APPROVED DUMP SITE.
- SEE GENERAL NOTES DRAWINGS A0.0 & A0.1 FOR ADDITIONAL NOTES.

**BLDG. HEIGHT TABULATION**

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N	65.60	14	
O	63.00	15	
P	63.00	16	
Q	63.00	17	
R	62.70	18	
S	62.60	19	
T	62.30	20	
U	62.00	21	
V	63.80	22	
W	63.70	23	
X	64.00	24	
Y	64.00	25	
Z	64.00	26	
AA	64.00	27	AVERAGE GRADE
BB	65.90	28	PER STATE LAW
TOTALS	1871.00	28	66.82

- LOWEST FLOOR ELEVATION: 63.95'
- MAIN FLOOR ELEVATION: 74.00'
- HIGHEST RIDGE ELEVATION: 74.00' + 22.68' = 96.68'
- ALLOWABLE BUILDING HEIGHT FROM AVERAGE BLDG. ELEV.: 66.82' + 35.00' = 101.82'

101.82' IS GREATER THAN 96.68' OK

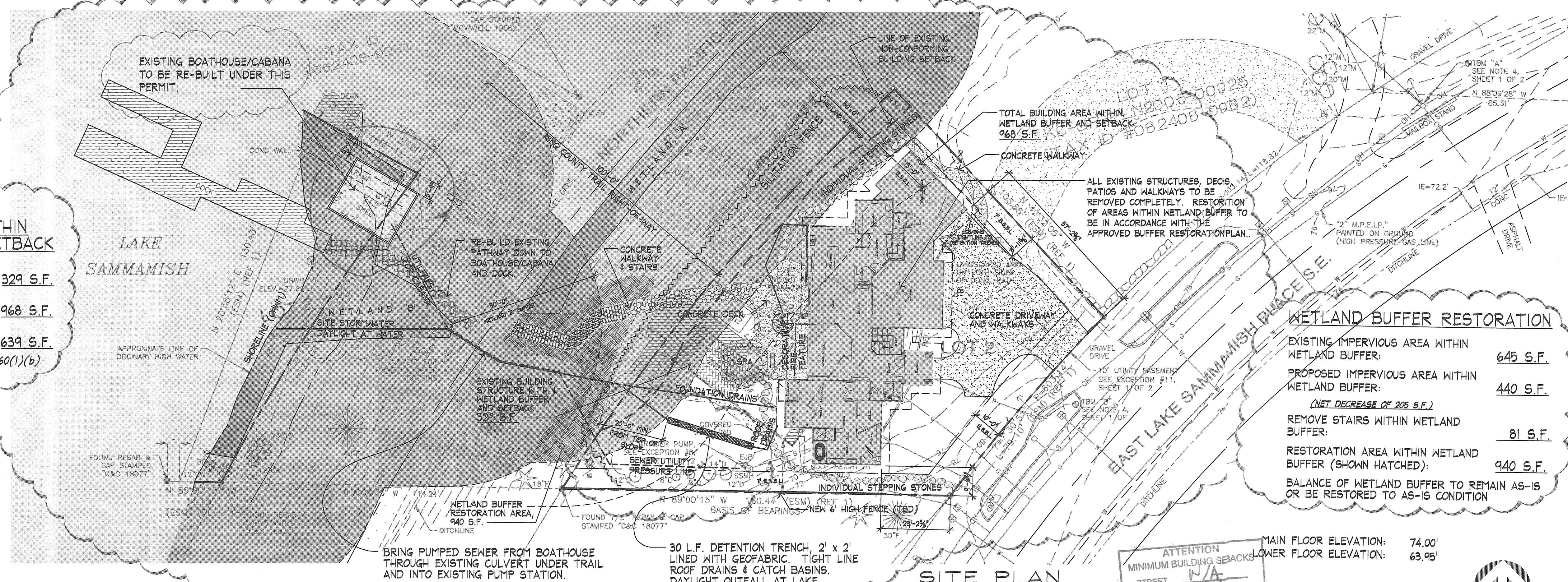
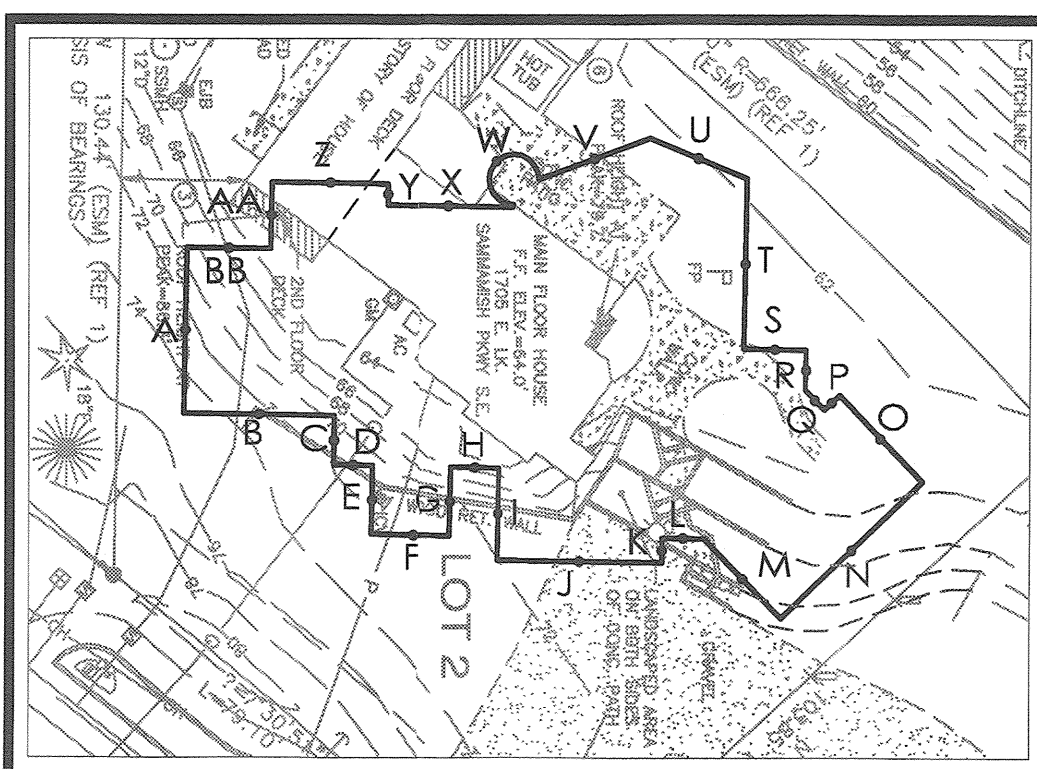
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- CONNECT ALL CATCH BASINS IN THE DRIVEWAY AREAS AND TIGHTLINE THROUGH THE OIL/WATER SEPARATOR INTO THE DETENTION TRENCH.
- DETENTION TRENCH SHALL BE CONSTRUCTED PER CITY OF SAMMAMISH STANDARDS.
- TIGHT LINE OUTFALL TO LAKE SHALL PASS UNDER TRAIL IN EXISTING CULVERT PIPE.

**BOATHOUSE/CABANA:**

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**BLDG. HEIGHT KEY PLAN**



**WETLAND BUFFER RESTORATION**

EXISTING IMPERVIOUS AREA WITHIN WETLAND BUFFER: **645 S.F.**  
 PROPOSED IMPERVIOUS AREA WITHIN WETLAND BUFFER: **440 S.F.**  
 (NET DECREASE OF 205 S.F.)  
 REMOVE STAIRS WITHIN WETLAND BUFFER: **81 S.F.**  
 RESTORATION AREA WITHIN WETLAND BUFFER (SHOWN HATCHED): **940 S.F.**  
 BALANCE OF WETLAND BUFFER TO REMAIN AS-IS OR BE RESTORED TO AS-IS CONDITION

**SITE PLAN**

SCALE 1" = 20'-0"

**LOT ZONING:**

LOT ZONING: R-4  
 LOT SIZE: 16,546.83 S.F.  
 SUBMERGED LANDS: 0 S.F.  
 USABLE LOT AREA: 16,546.83 S.F.  
 OVERALL LOT SLOPE: 4.05% (1003.90'-981.00'/566.00' L.F.)  
 ALLOWABLE IMPERVIOUS COVERAGE: 55% MAX. (9,100.76 S.F.)  
 MAXIMUM BUILDING HEIGHT: 35 FEET ABOVE AVERAGE EXISTING GRADE LEVEL

**SETBACKS:**

FRONT YARD: 10 FEET (SMC 21A.25.030); 20 FEET WHERE GARAGE OPENS TO STREET  
 REAR YARD: 50 FEET FROM OHWM  
 SIDE YARDS: 7 FEET MIN. (MAY BE REDUCED TO 5 FEET PURSUANT TO SMC 21A.25.155)

**IMPERVIOUS COVERAGE:**

USABLE LOT AREA: 16,546.83 S.F.  
 EXISTING DEVELOPMENT  
 FOOTPRINT OF NEW RESIDENCE: 2,807.50 SF  
 GARAGE: 368.30 SF  
 EXISTING DRIVEWAY: 1,719.99 SF  
 TOTAL EXIST. IMPERVIOUS AREAS: 4,895.79 SF  
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 FOOTPRINT OF NEW RESIDENCE: 4,959.39 SF  
 BOAT HOUSE: 368.30 SF  
 DRIVEWAYS, PATIO & WALKS: 2,286.86 SF  
 TOTAL IMPERVIOUS AREAS: 7,614.57 SF  
 PROPOSED TOTAL LOT COVERAGE: 46.02% < 55% ✓ OK  
 (7,615 SF/16,547 SF)  
 NET CHANGE TO IMPERVIOUS AREAS: +2,718.78 SF

MAIN FLOOR ELEVATION: 74.00'  
 LOWER FLOOR ELEVATION: 63.95'

**PROJECT DATA:**

SITE ADDRESS: 11705 East Lake Sammamish Place S.E. Sammamish, Washington 98075  
 PROPERTY OWNER: Brian & Heather Leibsohn  
 ARCHITECT & CONTRACTOR: MACPHERSON CONSTRUCTION & DESIGN 21626 SE 28th Street Sammamish, WA 98075-7125 Ph: (425) 391-3333 Fax: (425) 557-2841 RECEIVED BY PERMIT CENTER  
 CONTACT: Robert H. Sorenson AIA OCT 29 2008 Ph: (425) 391-3333 e-mail: bob@macphersonconstruction.com  
 ENGINEER: FILE ENGINEERING Timothy J. File, S.E. 910 Market Street Kirkland, WA 98033 Ph: (425) 822-9000 Fax: (425) 827-7014  
 PARCEL #: 06224069062

**LEGAL DESCRIPTION:**

LOT 2 OF KING COUNTY SHORT PLAT NO. PLN2005-00025, ACCORDING TO PLAT RECORDED SEPTEMBER 17, 2007, UNDER RECORDING NO. 20070917900035, IN KING COUNTY, WASHINGTON.

ATTENTION  
 MAXIMUM IMPERVIOUS SURFACE ALLOWED: 17%  
 MAXIMUM BUILDING HEIGHT ALLOWED: 35'  
 CITY OF SAMMAMISH

**BUILDING DATA:**

LOWER FLOOR AREA: 2,122 S.F.  
 MAIN FLOOR AREA: 2,384 S.F.  
 UPPER FLOOR AREA: 663 S.F.  
 TOTAL HEATED BUILDING AREA: 5,169 S.F.  
 GARAGE AREA: 368 S.F.  
 TOTAL ENCLOSED BUILDING AREA: 6,350 S.F.

**Leibsohn Residence**

1705 East Lake Sammamish Place S.E. Sammamish, Washington 98075 Parcel # 06224069062



DRAWING NUMBER: **A1.0**  
 OF DRAWINGS

DATE BY DESCRIPTION  
 4/27/08 BOB PERMIT SUBMITTAL  
 5/23/08 BOB GEOTECHNICAL REVIEW CORRECTIONS  
 6/12/08 BOB INCLUDE BOA HOUSE/CABANA WITH THIS SUBMITTAL  
 7/15/08 BOB RESPONSE TO PERMIT REVIEW QUESTIONS  
 10/15/08 BOB ADDITIONAL PLAN CHECK CORRECTIONS  
 10/28/08 BOB PUBLIC WORKS PLAN CHECK REVISIONS

SITE PLAN

MACPHERSON CONSTRUCTION & DESIGN  
 21626 SE 28th ST. SAMMAMISH WA 98075-7125  
 PH. 425-391-3333 FAX. 425-557-2841



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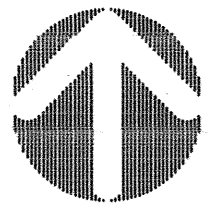
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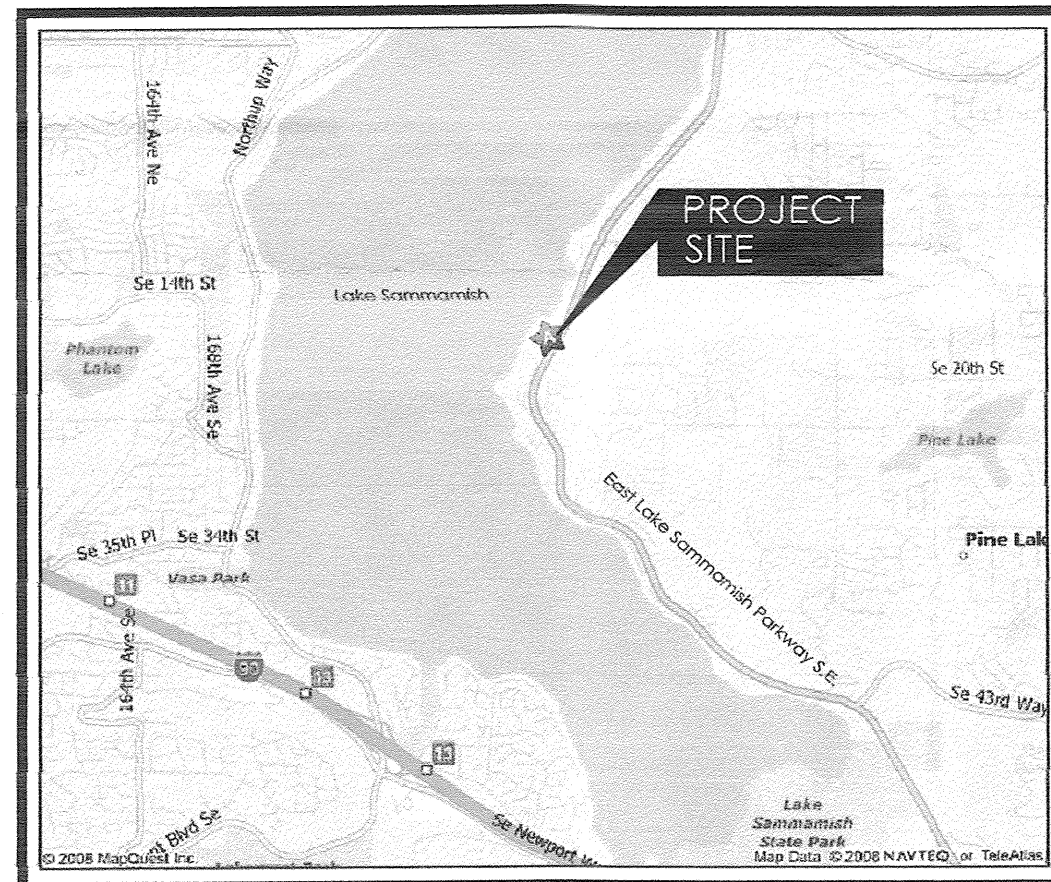
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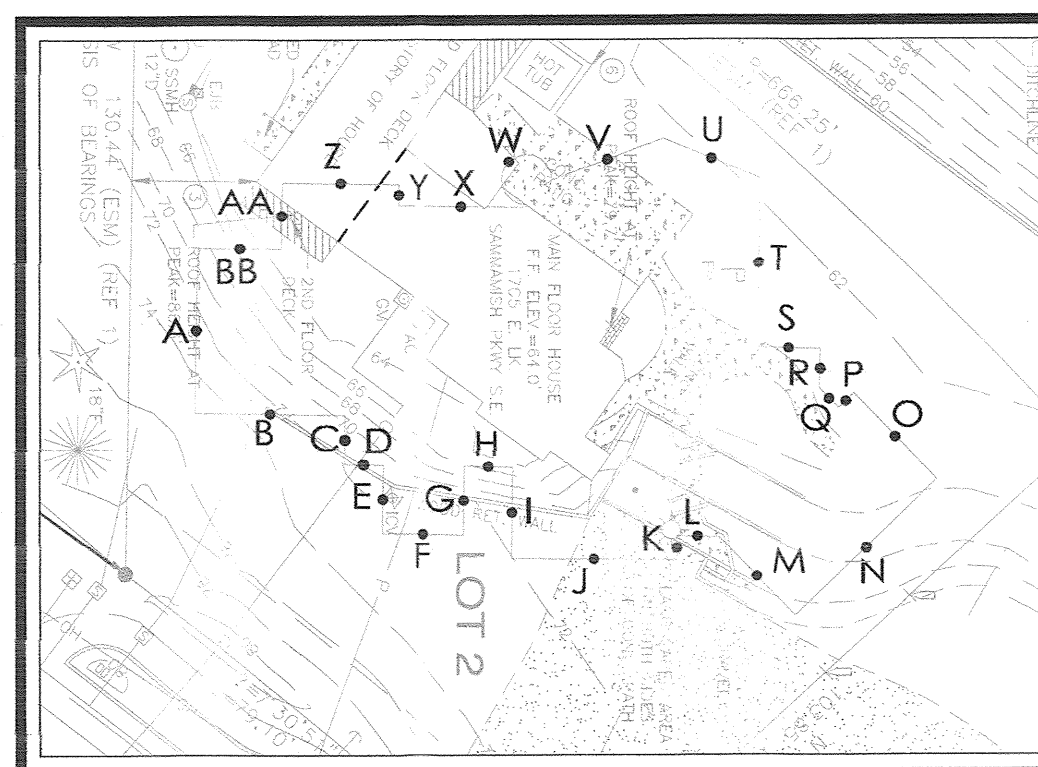
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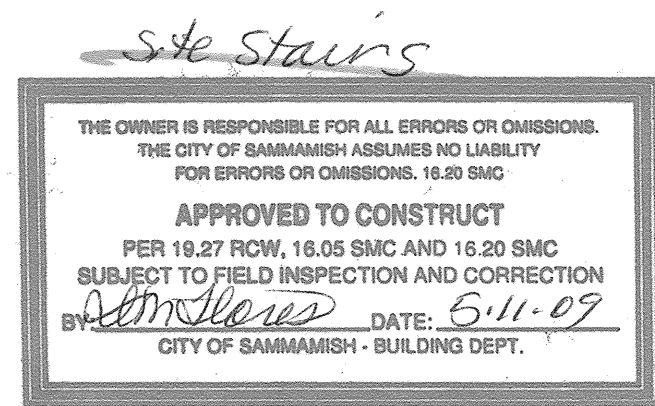
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 ENGINEER: FILE ENGINEERING Timothy J. File, S.E. 910 Market Street Kirkland, WA 98033 Ph: (425) 822-9000 Fax: (425) 827-7014  
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**Leibsohn Residence**  
 1705 East Lake Sammamish Place S.E.  
 Sammamish, Washington 98075  
 Parcel # 0624069062  
**SITE PLAN**

**MacPherson Construction & Design**  
 21626 SE 28th St. Sammamish WA 98075-7125  
 PH: 425.391.3333 FAX: 425.557.2841

DRAWING NUMBER:  
**A1.0**  
 OF DRAWINGS













73 TRAIL 352459 22







**From:** Lindsey Ozbolt  
**To:** ["wuffer@comcast.net"](mailto:wuffer@comcast.net)  
**Subject:** RE: 170217 ELST South Samm B - Wolfe - Trail Design  
**Date:** Monday, February 27, 2017 3:33:40 PM

---

Hi Jim,

Your email has been added to the SSDP2016-00415 Segment 2B project file.

Lindsey Ozbolt

Associate Planner | City of Sammamish | Department of Community Development  
425.295.0527

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**From:** wuffer@comcast.net [mailto:wuffer@comcast.net]  
**Sent:** Friday, February 24, 2017 7:47 AM  
**To:** Lindsey Ozbolt <LOzbolt@sammamish.us>  
**Cc:** Creevey, James <jcreev@msn.com>; Ty Hill <tyhill91@gmail.com>  
**Subject:** Fwd: 170217 ELST South Samm B - Wolfe - Trail Design

**Hi Lindsey,**

**Please note the correspondence below with Kelly Donahue and put a copy in my file.**

**This might turn into a bone of contention when construction begins.**

**Thank you,**

**JIM WOLFE**

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**From:** [wuffer@comcast.net](mailto:wuffer@comcast.net)  
**To:** "ELST Master Plan" <[ELST@kingcounty.gov](mailto:ELST@kingcounty.gov)>  
**Cc:** "James Creevey" <[jcreev@msn.com](mailto:jcreev@msn.com)>, "Ty Hill" <[tyhill91@gmail.com](mailto:tyhill91@gmail.com)>  
**Sent:** Friday, February 24, 2017 7:41:05 AM  
**Subject:** Re: 170217 ELST South Samm B - Wolfe - Trail Design

**Hi Kelly,**

**Thanks for your response.**

**I have now had a chance to review the original Quit Claim Deed from 1904 and understand that the County Assessor's records were not accurate as far as the ROW goes in the area of my driveway. It is clearly shown on the Assessors map as belonging to the three of us who use it, but I now understand the impact of "EXCEPT the Northern Pacific Company right of way" on my legal description.**



I would like to point out that the top of our driveway, on what is shown as 357530TRCT on the Assessor's map, is jointly owned by myself and Mr. Creevey and Mr. Hill.

This area is outside of the 50'-from-center-line ROW that you control. You mentioned to me that your construction crews cannot cross private property to access the trail work.

This seems to fall into that category and therefore I am expecting that all work on our section of trail will proceed from the trail side (west side) and not from our driveway side (east side), since we have control over access to our parking area.

I am also expecting that our driveway will not be used for staging or parking any of your construction vehicles or other equipment.

Please confirm this for me or let me know if you have a different opinion.

Thanks again,  
JIM WOLFE

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**From:** "ELST Master Plan" <[ELST@kingcounty.gov](mailto:ELST@kingcounty.gov)>  
**To:** [wuffer@comcast.net](mailto:wuffer@comcast.net)  
**Cc:** [jcreev@msn.com](mailto:jcreev@msn.com)  
**Sent:** Friday, February 17, 2017 12:19:17 PM  
**Subject:** 170217 ELST South Samm B - Wolfe - Trail Design

Dear Mr. Wolfe,

Thank you for your interest in the East Lake Sammamish Trail Project. Please see the attached regarding your staking concerns. Please let me know if you have any questions.

Regards,

Kelly Donahue  
Community Engagement

King County Department of Natural Resources  
201 South Jackson Street, Suite 700  
Seattle, WA 98104-3854



Project Hotline: [1-888-668-4886](tel:1-888-668-4886)



**From:** Lindsey Ozbolt  
**To:** ["Moodie, Kathleen M"](#)  
**Subject:** RE: Request for City of Sammamish Consultant Access to Your Property  
**Date:** Monday, February 27, 2017 3:54:16 PM

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Hi Kathleen,

The official comment period ended as of 1.27.17, however you may send correspondence on the permit. Please reference file number SSDP2016-00415 in any correspondence regarding ELST Segment 2B Shoreline Substantial Development Permit.

Lindsey Ozbolt

Associate Planner | City of Sammamish | Department of Community Development  
425.295.0527

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**From:** Moodie, Kathleen M [mailto:kathleen.m.moodie@boeing.com]  
**Sent:** Tuesday, February 14, 2017 10:15 AM  
**To:** Lindsey Ozbolt <LOzbolt@sammamish.us>  
**Cc:** Moodie, John <John.Moodie@hilti.com>  
**Subject:** RE: Request for City of Sammamish Consultant Access to Your Property

Lindsey,

On a side note, we missed the mailing/posting (heard from neighbors) requesting input from us to rectify trail impacts to our property by January 27, 2017.

We are more than happy to discuss alternate parking solutions and am wondering if we are able to provide you input or discuss alternatives?

Thank you for your communication,

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**From:** Lindsey Ozbolt [mailto:LOzbolt@sammamish.us]  
**Sent:** Tuesday, February 14, 2017 9:36 AM  
**To:** Moodie, Kathleen M <kathleen.m.moodie@boeing.com>  
**Cc:** Moodie, John <John.Moodie@hilti.com>  
**Subject:** RE: Request for City of Sammamish Consultant Access to Your Property

Thank you Kathy,

I will make sure they have John's number that you provided in your previous email so that they can let you know when they will be present.

Best,

Lindsey Ozbolt

Associate Planner | City of Sammamish | Department of Community Development



425.295.0527

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**From:** Moodie, Kathleen M [<mailto:kathleen.m.moodie@boeing.com>]  
**Sent:** Tuesday, February 14, 2017 9:25 AM  
**To:** Lindsey Ozbolt <[LOzbolt@sammamish.us](mailto:LOzbolt@sammamish.us)>  
**Cc:** Moodie, John <[John.Moodie@hilti.com](mailto:John.Moodie@hilti.com)>  
**Subject:** RE: Request for City of Sammamish Consultant Access to Your Property

Lindsey,

John and I support Watershed coming onto our property when they are available.

Kathy

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**From:** Lindsey Ozbolt [<mailto:LOzbolt@sammamish.us>]  
**Sent:** Tuesday, February 14, 2017 8:31 AM  
**To:** Moodie, Kathleen M <[kathleen.m.moodie@boeing.com](mailto:kathleen.m.moodie@boeing.com)>  
**Cc:** Moodie, John <[John.Moodie@hilti.com](mailto:John.Moodie@hilti.com)>  
**Subject:** RE: Request for City of Sammamish Consultant Access to Your Property

Hi Kathleen,

Unfortunately Watershed will not be on-site on February 15<sup>th</sup>. If the 16<sup>th</sup>, 17<sup>th</sup> or 20<sup>th</sup> do not work for you, please let me know and I will have Watershed proceed accordingly.

Best,

Lindsey Ozbolt

Associate Planner | City of Sammamish | Department of Community Development  
425.295.0527

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**From:** Moodie, Kathleen M [<mailto:kathleen.m.moodie@boeing.com>]  
**Sent:** Tuesday, February 14, 2017 6:34 AM  
**To:** Lindsey Ozbolt <[LOzbolt@sammamish.us](mailto:LOzbolt@sammamish.us)>  
**Cc:** Moodie, John <[John.Moodie@hilti.com](mailto:John.Moodie@hilti.com)>  
**Subject:** RE: Request for City of Sammamish Consultant Access to Your Property

Lindsey,

We will provide permission for Watershed to access our property and would appreciate if John would be available to meet with them. Could they make it the February 15<sup>th</sup>? John's phone number is (206) 423 6344.

Thank you for your consideration,



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**From:** Moodie, John [<mailto:John.Moodie@hilti.com>]  
**Sent:** Monday, February 13, 2017 7:46 PM  
**To:** Moodie, Kathleen M <[kathleen.m.moodie@boeing.com](mailto:kathleen.m.moodie@boeing.com)>  
**Subject:** Fwd: Request for City of Sammamish Consultant Access to Your Property

Sent via the Samsung Galaxy S7, an AT&T 4G LTE smartphone

----- Original message -----

**From:** Lindsey Ozbolt <[LOzbolt@sammamish.us](mailto:LOzbolt@sammamish.us)>  
**Date:** 2/13/17 4:30 PM (GMT-08:00)  
**To:** "Moodie, John" <[John.Moodie@hilti.com](mailto:John.Moodie@hilti.com)>  
**Subject:** Request for City of Sammamish Consultant Access to Your Property

Good afternoon Kathleen and John Moodie,

The City of Sammamish's third party consultant, The Watershed Company (Watershed), is currently reviewing the Critical Areas Report provided to the City by Parametrix for the East Lake Sammamish Trail Segment 2B Shoreline Substantial Development Permit (SSDP2016-00415). As part of this review, Watershed is conducting site visits at various locations throughout this segment of the trail.

We are contacting you today to ask your permission for our consultant, Watershed, to access your property on one of the following dates between 8am and 5pm: *February 16<sup>th</sup>, 17<sup>th</sup>, and/or 20<sup>th</sup>*. Watershed is reviewing application materials submitted by the applicant for consistency with the City's critical area regulations and for accurate portrayal of on-site conditions. Your allowing our consultant on your property to observe existing critical area conditions will help provide clarity to the City as to the accuracy of the materials submitted by the applicant.

**Please respond to this email confirming or denying access no later than 4:00pm on Wednesday, February 15<sup>th</sup>.** Additionally, if you would like Watershed to contact you prior to their arrival on your property, please provide a phone number for them to reach you at. Failure to respond to this email will result in the City assuming you are not allowing access by our consultant on your property.

Thank you for your cooperation and attention to this matter.

Best,

Lindsey Ozbolt



Associate Planner  
City of Sammamish | Department of Community Development  
801 228<sup>th</sup> Ave. SE | Sammamish, WA 98075  
425.295.0527 | [lozbolt@sammamish.us](mailto:lozbolt@sammamish.us)