City of Sammamish Washington

Department of Community Development
801 228th Avenue SE, Sammamish, WA 98075 425.295.0500 *FAX425.295.0600*

SEPA DETERMINATION OF NONSIGNIFICANCE (DNS)
CARRIER PRELIMINARY PLAT - PSUB2016-00026

Description of proposal: The Plattor proposes to subdivide two parcels (located at 742 214th Ave SE), zoned R-6 (6 dwelling units per acre) and comprising approximately 14.14 acres, into 35 single-family residential lots that average approximately 5,000 square feet in size. As part of the proposed land division the Plattor is also proposing to set aside large areas of land within the project site encumbered by streams, wetlands, and associated buffers as 'non-buildable' critical areas tracts to provide for preservation of sensitive areas. Additional area is also set aside for open space, tree retention, and as dedicated City Right-of-way for widening along SE 8th Street meeting the City's Public Works Standards. The existing residential structure and accessory carport will be demolished as part of the proposed development. Two roads are proposed to serve the new lots, with access from SE 8th Street and 214th Avenue SE; four lots will be accessed directly from 214th Avenue SE.

Project Review: On January 29, 2016 an application was submitted by Toll Brothers and deemed complete on February 18, 2016. On February 25, 2016 the City issued a Notice of Application and Intent to Issue State Environmental Policy Act (SEPA) Threshold Determination of Nonsignificance (DNS) by the following means: mailed notice to property owners within 500 feet of the subject site, emailed or mailed to agencies and to other interested parties of record, posted on the City of Sammamish website, posted on a sign located on the subject site, and published within the newspaper of record. The public comment period for this proposal was February 25, 2016 through March 17, 2016. Following complete review of this proposal, this notice was issued on January 17, 2017 and subsequently mailed to property owners within 1,000 feet of the subject site, emailed or mailed to agencies and to other interested parties of record, posted on the City of Sammamish website, posted on a sign located on the subject site, and published within the newspaper of record.

Proponent/Contact: Toll Brothers, c/o Jeff Peterson, 9720 NE 120th Place, Suite 100, Kirkland, WA 98034.

Location: The proposed action is located at 742 214th Ave SE, Sammamish, WA 98075, within the SW 1/4 of Section 33, Township 25 N., Range 6 East W.M. The King County Parcel numbers associated with this property are 124070-0035 and 124070-0086, which comprise approximately 14.14 acres.

Lead agency: City of Sammamish, Department of Community Development.

The lead agency for this proposal has determined that the proposal does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

This DNS is issued under the optional DNS process specified in WAC 197-11-355; the lead agency will not act on this proposal for 21 days from the date below. Appeals must be submitted in writing with the appropriate fee and received by the deadline described below.

SEPA Responsible official:

David Pyle, Deputy Director
801 228th Ave SE
Sammamish, WA 98075
425-295-0520

01-17-2017
Date of Issuance

Contact person:

Doug McIntyre, AICP Senior Planner
801 228th Ave SE
Sammamish, WA 98075
425-295-0528

for DP
Signature

You may appeal this determination. Send comments/appeals to:

SEPA Responsible Official
City of Sammamish,
Department of Community Development
801 228th Ave SE
Sammamish, WA 98075

Appeal Deadline: Per SMC 20.10.080 and 20.15.130, appeals must be submitted in writing with the appropriate filing fee ($250.00) and received by 5pm on the last day of the appeal period at City Hall, located at 801 228th Ave SE, Sammamish, WA, 98075. Appeal instructions are available at City Hall, or are available upon request at 425.295.0500. **Appeals must be received at the address above by: February 7, 2017 at 5:00PM per SMC 20.15.130.**

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City of Sammamish Washington

Department of Community Development
801 228th Avenue SE, Sammamish,Wa 98075 425.295.0500 *FAX425.295.0600*

CARRIER PRELIMINARY PLAT
CASE NUMBER: PSUB2016-00026

File Name:	Carrier Preliminary Subdivision - PSUB2016-00026
Proposal:	The Plattor proposes to subdivide one parcel zoned R-6 (comprising approximately 14.14 acres) into 35 single-family residential lots. The existing home and accessory carport structure will be demolished as part of the proposed development. The development has critical areas identified on the subject site. The project proposes access off both 214th Avenue SE and SE 8th Street.
Proponent:	Toll Brothers, c/o Jeff Peterson, 9720 NE 120th Place, Suite 100, Kirkland, WA 98034.
Contact:	The Blueline Group c/o Brett Pudists, PE, 25 Central Way, Suite 400, Kirkland, WA 98033.
Project Location:	The proposed action is located at 742 214th Ave SE, Sammamish, WA 98075, within the SW 1/4 of Section 33, Township 25 N., Range 6 East W.M. The King County Parcel numbers associated with this property are 124070-0035 and 124070-0086, which comprise approximately 14.14 acres.
Decisions/Recommendations Included:	Recommendation of Preliminary Subdivision Approval (Type III Land Use Decision) to City Hearing Examiner and Issuance of SEPA Threshold Determination of Non-Significance (Type II Land Use Decision)
State Environmental Policy Act Threshold Determination:	Determination of Nonsignificance (DNS), Optional review WAC 197-11-355
Planner	Doug McIntyre, AICP, Senior Planner
Director's Recommendation:	The City of Sammamish Department of Community Development recommends to the Hearing Examiner **Preliminary Approval with Conditions** of the Carrier Subdivision, PSUB2016-00026, as the Plattor has demonstrated that the criteria enumerated within Section III, "Conclusions" have been met.

David Pyle For 1/17/2017
Jeff Thomas, Director of Community Development

Application: January 29, 2016
Determination of Completeness: February 18, 2016.
Notice of Application/SEPA: February 25, 2016
Public Comment Period: February 25, 2016 through March 17, 2016

Notice of Public Hearing Mailed: January 17, 2017
Determination of Nonsignificance: January 17, 2017
Notice of Public Hearing Published: January 17, 2017
Notice of Recommendation: January 17, 2017
Public Hearing: March 1, 2017
Appeal Deadline: February 7, 2017

CARRIER PRELIMINARY PLAT
CASE NUMBER: PSUB2016-00026

TABLE OF CONTENTS

I. REQUEST AND REVIEW PROCESS

A. Request

The Plattor proposes to subdivide two parcels (located at 742 214th Ave SE), zoned R-6 (six dwelling units per acre) and comprising approximately 14.14 acres, into 35 single-family residential lots that average approximately 5,000 square feet in size. As part of the proposed land division the Plattor is also proposing to set aside large areas of land within the project site encumbered by streams, wetlands, and associated buffers as 'non-buildable' critical areas tracts to provide for preservation of sensitive areas. Additional area is also set aside for open space, tree retention, and as dedicated City Right-of-way for widening along SE 8th Street meeting the City's Public Works Standards. The existing residential structure and accessory carport will be demolished as part of the proposed development. Two new dead end roads are proposed to serve the new lots, with access from SE 8th Street and 214th Avenue SE; four lots will be accessed directly from 214th Avenue SE.

B. Project Design

1. **Critical Areas.** There are two wetlands (Wetlands A and B) and two streams (Streams A and B) located on the subject site and one off-site wetland (Wetland C). The Plattor has designed the subdivision to avoid and minimize impacts to critical areas on the site as required pursuant to Sammamish Municipal Code (SMC) 21A.50.135. The proposed plan designates the majority of the wetland and buffer areas to remain intact and protects a large contiguous area of high quality forested habitat that connects the on-site critical areas. Single-family residential lots are to be located along the eastern and western property boundaries, avoiding the on-site wetlands and the buffers between them. Through a combination of buffer addition (for buffer averaging) and the establishment of an abutting open space tract (for tree retention), a large contiguous area of forested habitat associated with the on-site critical areas will be protected. A complete Critical Areas Report prepared by a Qualified Professional is included as Exhibit 22.

   Critical areas have been properly identified and delineated as demonstrated in the Critical Areas Report and further verified by review conducted by the Washington State Department of Ecology and the City's third party reviewer (the Watershed Company). The functions and values of these critical areas are protected and where impacts are anticipated, adequate mitigation is provided, resulting in no net loss of ecological function. In regard to Wetland A and Stream A, a net improvement is anticipated due to the installation of wildlife habitat features as mitigation.

2. **Utilities.** The only existing sanitary sewer facilities in the vicinity of the project are controlled by the Sammamish Plateau Sewer District and are located in 214th Avenue SE at the northwest corner of the property. Areas to the south and east of the project currently lack sewer service, and lots to the north are uphill from the project site. Sewer cannot be extended within the existing roads in the frontage of the property (218th Avenue SE and SE 8th Street) to serve the eastern half of the site due to topography. The elevation of the road surface at the intersection of 218th Avenue SE and SE 8th Street is more than 15 feet below the invert elevation of the existing sewer line. In the development of the proposed subdivision, multiple alternatives for providing the required utilities were considered and evaluated in an attempt to avoid and minimize wetland, stream and buffer impacts. Three primary options to fulfill the requirement to provide sewer and water to the subdivision were evaluated, as demonstrated in the Conclusions of this Staff Report as well as the Critical Areas Report, Exhibit 22. The Plattor has balanced objectives of environmental protection and the provision of housing by pursuing a reasonable technically feasible alternative that is allowed by Code and is the best of three options.

   Preliminary design of the stormwater system will collect runoff and direct it to two underground stormwater vaults (Tracts C and G) which provide flow control and water quality treatment before discharging flows to energy dissipating structures. From here, flows continue downstream mimicking the natural drainage patterns. The stormwater system is designed to account for drainage needs of the

two parcels under development and not to correct existing drainage problems in the Thompson Subbasin. To maintain wetland hydrology, runoff from select roof tops and landscaped areas will be directed towards the on-site critical areas tract (Tract D) at several locations. Flows directed to the critical areas will be directed to a combination of flow dispersal trenches and energy dissipating bubble up structures located along the outer edge of the buffer.

Currently, runoff from the western portion of the site and portions of SE 8th Street is directed to an existing culvert located on the north side of SE 8th Street, approximately 100 feet west of the SE 8th Street and 214th Avenue SE. Public comments received indicated this culvert might be undersized causing runoff to back up onto the roadway and adjacent residential property. To eliminate the proposed subdivision's impacts to this culvert, flows leaving the proposed stormwater vault will be directed to a new outfall structure located on the downstream side of this culvert (south of SE 8th Street). Flows will continue south of here matching the pre-developed drainage pattern. The stormwater system of the proposed subdivision ensures that stormwater run-off generated by the proposed development, and internal to the site, are treated appropriately. It further ensures that existing problems found in the subbasin are not exacerbated.

3. **Frontage Improvements and Roadway Design.** City-required frontage improvements associated with the proposed development will result in unavoidable wetland, stream and buffer impacts along SE 8th Street. The required frontage improvements within the SE 8th Street right-of-way result from the desire to protect and preserve trees lining the southern edge of SE 8th Street while improving SE 8th Street. Improvements include a widened shoulder, retaining wall, curb, and sidewalk. Permanent impacts to Wetland B, Stream A, and to the buffers for Wetland B/Stream B and Stream A are unavoidable to accommodate required road frontage improvements associated with the development plan. The construction of frontage improvements along SE 8th Street will require:

    - Filling 616 square feet of the southern portion of Wetland B;
    - Relocating 163 linear feet of Stream B;
    - Permanently impacting 6,995 square feet of buffer areas associated with Wetland B and Streams A and B;
    - Permanent impacts to Stream A for the installation of the retaining wall and a new catch basin.

C. Zoning:

The property is zoned Residential-6 (R-6). The purpose of the urban residential (R) zone is to implement comprehensive plan goals and policies for housing quality, diversity, and affordability and to efficiently use urban residential land, public services, and energy. The R-1 through R-8 zones are a mix of predominantly single detached dwelling units and other development types, with a variety of densities and sizes in locations appropriate for urban densities. The R-4 through R-8 zones are applied to urban lands that are predominantly environmentally unconstrained and are served at the time of development by adequate public sewers, water supply, streets, and other needed public facilities and services.

D. Comprehensive Plan Designation:

The Future Land Use Map indicates the property is designated as R-6 (Exhibit 7).

E. Location:

The proposed action is located at 742 214th Ave SE, Sammamish, WA 98075, within the SW ¼ of Section 33, Township 25 N., Range 6 East W.M. The King County Parcel numbers associated with this property are 124070-0035 and 124070-0086, which comprise approximately 14.14 acres.

F. Existing Documents:

Critical Area Affidavit dated January 26, 2016; SEPA Checklist dated September 27, 2016; Water and Sewer Certificates of Availability dated November 24, 2015; Traffic Concurrency Certificate dated October 6, 2015; Acceptance of Financial Responsibility for Project Fees, dated January 25, 2016; Critical Area Study & Conceptual Mitigation Plan by Wetland Resources dated January 10, 2017; Arborist Report by WA Forestry Consultants dated September 13, 2016; Traffic Impact Assessment by TENW dated December 13, 2016; TIR by Blueline Group dated September 29, 2016; Geotechnical Engineering Study by Robinson Noble dated November 16, 2015; Site plan by Blueline Group dated January 10, 2017.

G. Other Permits Required:

Site development permit, demolition permit(s), final plat, and building permits for single-family homes.

H. Review:

On January 29, 2016 an application was submitted by Toll Brothers and deemed complete on February 18, 2016. The application is vested to the codes in place at the time of submittal of complete application, in accordance with RCW 58.17.033. On February 25, 2016 the City issued a Notice of Application and Intent to Issue SEPA Threshold Determination of Nonsignificance (DNS) by the following means: mailed notice to property owners within 500 feet of the subject site, emailed or mailed to agencies and to other interested parties of record, posted on the City of Sammamish website, posted on a sign located on the subject site, and published within the newspaper of record. The public comment period for this proposal was February 25, 2016 through March 17, 2016.

Project review of the proposal has exceeded the 120-day clock established in SMC 20.05.100(1), in part, due to staff turnover. The review clock is currently at 256 days. In accordance with SMC 20.05.100(4), the Department of Community Development notified the Plattor that the department was unable to issue its final decision within the time limits established by SMC 20.05.100(1). Written notice was provided to the Plattor on January 17, 2017 and the Plattor acknowledged in writing that the 120-day clock was waived (Exhibit 32).

Following complete review of this proposal, this notice was issued on January 17, 2017 and subsequently mailed to property owners within 1,000 feet of the subject site, emailed or mailed to agencies and to other interested parties of record, posted on the City of Sammamish website, posted on a sign located on the subject site, and published within the newspaper of record.

I. Vicinity Map

Figure 1: Vicinity Map

J. Proposed Subdivision

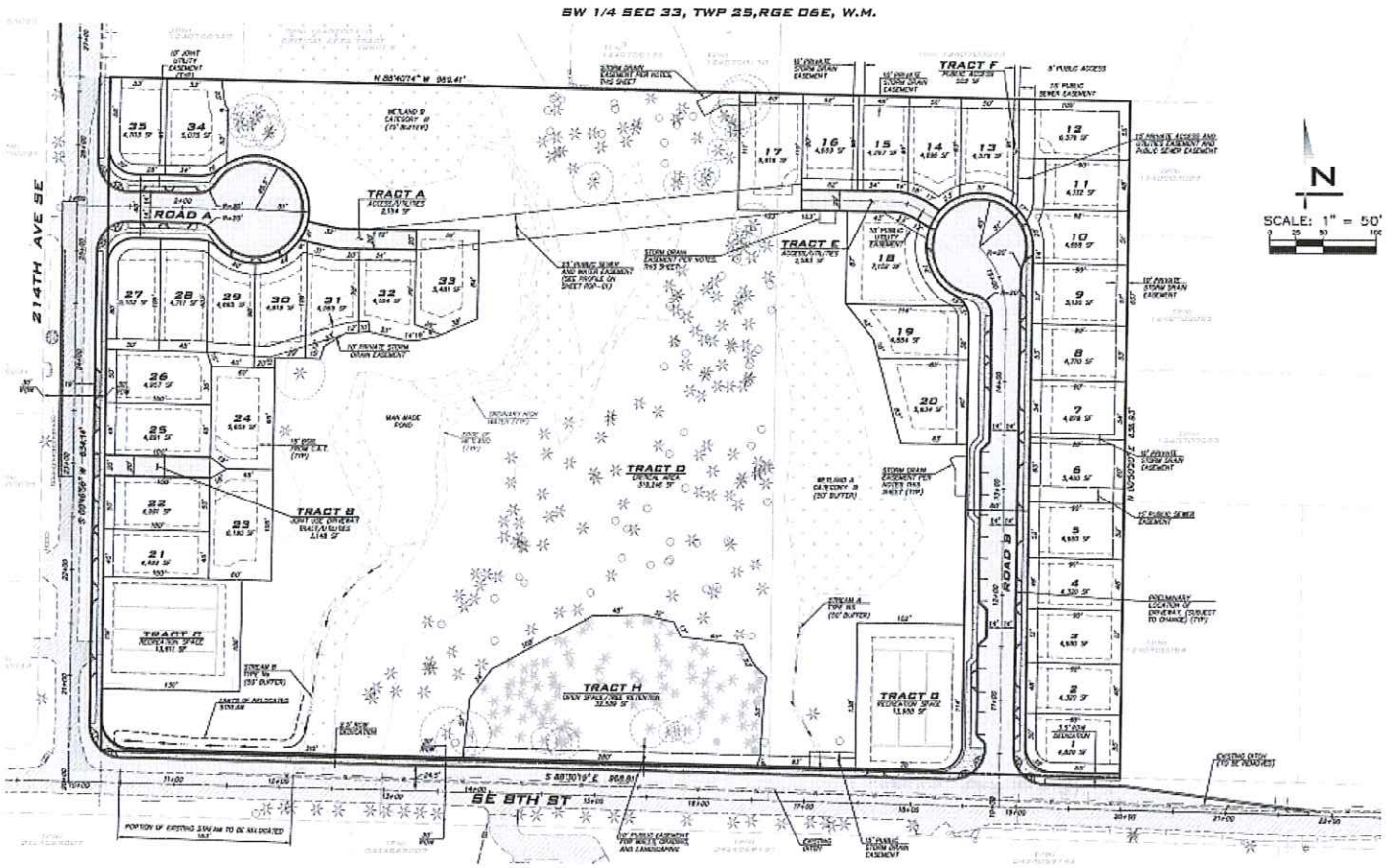

Figure 2: Preliminary Subdivision Plans

The full size version of the preliminary subdivision plans are available in the project file and as Exhibit 29.

II. FINDINGS:

A. On January 29, 2016, an application for a preliminary subdivision (Exhibit 4) was submitted by Toll Brothers. The application was deemed complete for the purpose of review on February 18, 2016 (Exhibit 11). The application is vested to the codes in place at the time of submittal of complete application, January 29, 2016 in accordance with RCW 58.17.033.

B. On February 25, 2016, the City issued the Notice of Application/Intent to Issue SEPA DNS by the following means: mailed notice to property owners within 500 feet of the subject site, a sign posted on the subject site, and placement of a legal notice in the local newspaper (Exhibit 12).

C. The public comment period ran from February 25, 2016 through March 17, 2016, a total of 21 days. The City of Sammamish received public commentary on the proposed subdivision and has attached it to this report as Exhibit 13.1 through Exhibit 13.14. A formal response from the Plattor is attached to this report as Exhibit 14.

D. A neighborhood meeting was held on November 16, 2015 at 6:00 PM at the Sammamish Library. The purpose of this meeting was "to discuss the proposed development prior to submission of the development proposal to the City," as required by SMC 20.05.035. The meeting attendance sheet and meeting summary are attached as Exhibit 3.

E. The subject parcels are located in the City of Sammamish; the King County Parcel numbers associated with this property are 124070-0035 and 124070-0086, which comprise approximately 14.14 acres. More generally, the proposed action is located at 742 214th Ave SE, Sammamish, WA 98075, within the SW 1/4 of Section 33, Township 25 N., Range 6 East W.M. The site address is 742 214th Avenue SE, Sammamish, WA 98075, King County.

F. The eastern parcel (Parcel #124070-0086) is a sloped pasture area. The western parcel (Parcel #124070-0035) contains one existing residential structure and accessory carport; undeveloped forest is present throughout the remaining portions of this parcel. A majority of the site slopes gently southwesterly toward 214th Avenue SE and SE 8th Street.

G. The proposed Carrier Subdivision comprises two parcels totaling 615,872 square feet (14.14 acres) and lies at the northeast corner of 214th Avenue SE and SE 8th Street. The main site address is 742 214th Avenue SE. This proposed subdivision consists of the development of 35 single-family lots. All existing structures, including one existing residential structure and accessory carport, will be demolished as part of the proposed development. The proposed plan set is attached as Exhibit 29.

H. The proposed Carrier Subdivision will include an open space/tree retention tract (Tract H), two recreation tracts (Tracts C and G), two access and utility tracts (Tracts A and E), a public access tract (Tract F), a joint use driveway and utility tract (Tract B) and a critical area tract (Tract D).

I. The subject property is zoned Residential-6 (R-6). The R-6 zoning district allows a maximum density of six dwelling units per acre, with a minimum yard area of 35%, and a maximum lot coverage of 50% (Exhibit 6).

J. The property is 14.14 acres in size with a net site area of 5.83 acres as demonstrated in the density worksheet (Exhibit 5). Pursuant to SMC 21A.25.080, the maximum density allowed would result in the creation of 35 lots. The Plattor is proposing to develop 35 lots.

K. Two new public roads are proposed to serve the new lots, with access from SE 8th Street and 214th Avenue SE; four lots will be accessed directly from 214th Avenue SE. Half street frontage improvements and 3.5 feet of right-of-way dedication are required. The internal roads and sidewalks will be built in accordance

with local road standards.

L. Three separate roadway variance requests have been submitted with the application and are under review by the Public Works Department. The request are as follows (Exhibit 28):

1. Onsite Roads A and B - Local Minor Access: The on-site road meets the definition of local minor access road per Public Works Standards PWS.15.050. B.4.b. In accordance with City of Sammamish Interim Public Works Standards, the on-site road shall meet a local road standard of 60 feet of right-of-way dedication, 36 feet of pavement width curb to curb, 5 feet planter strip and 5 feet sidewalk width on both sides. The 36 feet of pavement is intended to accommodate two 10 foot travel lanes and an 8 foot parking lane on each side of the roadway.

   The Plattor requests that the internal plat road standards be modified such that parking is reduced to one side only for Road A which reduces the pavement width from 36 feet to 28 feet as shown on the attached plan. The requested modification results in a roadway with 28 feet of pavement measured curb to curb, vertical curb and gutter, 5 feet of planter strip and 5 feet of sidewalk both sides and a 60 foot right-of-way.

2. Onsite Road B - Local Minor Access: For Road B, only portions of the roadway are proposed to be reduced to 28 feet. In addition to the reduction in pavement width, the planter strip will be situated behind the sidewalk in select areas to allow grading between the back of walk and adjacent critical areas.

3. SE 8th Street - Collector Arterial (PWS.15.110): SE 8th Street is a collector arterial per PWS.51.110. In accordance with City of Sammamish Interim Public Works Standards the road shall be improved to have half street improvements which include one half of an 8 foot to 12 foot median, an 11 foot travel lane, 5 foot bike lane, vertical curb and gutter with a planter strip and 6 foot sidewalk. Assuming a 12 foot planter, this would put the face of curb 22 feet from the center of right of way.

   The City has requested that the face of curb be placed 24.5 feet from the center of the existing right-of-way which pushes proposed improvements slightly north of the right-of-way center. By pushing the center of the improvements north, it provides additional space on the south side of the right-of-way between the edge of pavement and the existing trees which will minimize impacts resulting from future half street improvements of the south side of the street by others. To minimize impacts to the critical areas on the north side of the right of way, the planter strip will be eliminated and the 6 foot sidewalk placed immediately at the back of curb which is adjacent to a proposed 5 foot bike lane which provides separation from pedestrians and the traveled way. A 2.5 foot right-of-way dedication will be granted to allow 1.5 feet between back of walk and new right-of-way limit in which to place utility poles as needed, where necessary pursuant to this variation request.

M. The City (lead agency) issued a DNS on January 17, 2017 for the proposed action as the lead agency for this proposal has determined that the proposal does not have a probable significant adverse impact on the environment. The DNS was issued under the optional DNS process specified in WAC 197-11-355. An EIS is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. The DNS is located on page one (1) of this report. The SEPA Checklist is attached to this report as Exhibit 10.

N. Eastside Fire and Rescue (ESFR) reviewed the proposed subdivision (Exhibit 16). ESFR commented on hydrant locations, hydrant quantity, potential need for fire sprinkler systems, minimum fire flow requirements, and fire access. ESFR requires these items to be addressed at the point of the site development permit.

O. The Lake Washington School District (LWSD) reviewed the proposed subdivision to ensure school children have safe traveling routes to school. LWSD also selected Smith Elementary School, Ingelwood Middle School, and Eastlake High School as the educational institutes school-age children living within the proposed subdivision will attend. LWSD indicated that children will not be walking to school. Bus stop

locations are adjacent to the subdivision on 214th Avenue SE and SE 5th Place for elementary and middle school students and on 214th Avenue SE and SE 3rd Place for high school students. (Exhibit 17).

P. An arborist report prepared by Washington Forestry Consultants, Inc., was submitted with the application. 222 healthy significant trees were assessed at the site, outside of critical areas and their buffers. The proposal retains 92 significant healthy trees within the proposed retention area for a total of 41% retention. The proposal also has 31 extra credits for saved heritage and landmark trees for total retention credits equaling 123. 310 replacement trees will need to be planted for the significant (healthy and otherwise), heritage, and landmark trees that will be removed. In accordance with the vesting date of this application, Ordinance O2015-395, which established Chapter 21A.37 SMC, applies. The arborist report is attached as Exhibit 21.

Q. The arborist measured and assessed all coniferous trees equal to or greater than 8-inches in diameter at breast height (DBH) and all deciduous trees equal to or greater than 12-inches in DBH. 435 of the trees were classified as sound, healthy, long-term trees in all crown classes. The other 99 trees are not long-term trees due to structural defects or poor health (dead, diseased, or hazardous). 178 of the 435 healthy trees are classified as 'heritage' trees (defined as trees 22 inches or greater in DBH). Additionally, 22 of the healthy trees are classified as 'landmark' trees (defined as trees 32 inches or greater in DBH). See Exhibit 21.

R. The tree composition on-site include western red cedar (*Thuja plicata*), Douglas-fir (*Pseudotsuga menziesii*), bigleaf maple (*Acer macrophyllum*), red alder (*Alnus rubra*), and western hemlock (*Tsuga heterophylla*). Minor species include Sitka spruce (*Picea sitchensis*), lodgepole pine (*Pinus contorta*), and cherry (*Prunus spp.*). The predominant understory species include sword fern (*Polystichummunitum*), salal (*Gaultheria shallon*), stinging nettles (*Urtica dioica*), salmonberry (*Rubusspectabilis*), and Himalayan blackberry (*Rubus armeniacus*).

S. A critical areas study and conceptual mitigation plan, including wetland and stream delineation, was provided by Wetland Resources, Inc (WRI). pursuant to SMC 21A.50.090 (Exhibit 22). All pertinent information has been disclosed to the City pursuant to SMC 21A.50.100. A utility easement will cross the northern portion of the site connecting the two development areas, which is further elaborated upon in the Conclusions section (see Conclusion #8).

T. WRI completed a site reconnaissance on February 25, 2015 and conducted formal field delineation on May 27, 2015 to locate and evaluate jurisdictional wetlands and streams on and in the vicinity of the site. Additional field data was collected on October 19, 2015 to address wetland and stream boundaries and ratings (Exhibit 22, Page 1). Wetland delineation boundaries were verified on-site by Paul Anderson of the Department of Ecology on September 21, 2016. The City retained the Watershed Company to provide peer review of the critical areas study and conceptual mitigation plan. The first peer review was completed on March 7, 2016 and the second peer review was completed on November 17, 2016 (Exhibit 23). The Watershed Company determined that the revised critical areas study and the preliminary plat plans sufficiently address all of the comments provided in the Peer Review conducted on March 7, 2016. No further revisions regarding compliance with City of Sammamish critical areas regulations were identified as required. Previous City review of the critical areas studies done in 2015 was also subject to peer review by the Watershed Company as noted in Exhibit 23.

U. The critical areas study and conceptual mitigation plan (Exhibit 22) found that there are two wetlands (Wetlands A and B) and two streams (Streams A and B) located on the subject site and one off-site wetland (Wetland C).

1. Wetland A is a Category III wetland with a habitat score of 15. Category III wetlands with habitat scores less than 20 require 50 foot buffers pursuant to SMC 21A.50.290(2).

2. Wetland B (formerly known as "Wetland B/C") is a Category III wetland with a habitat score of 22. Category III wetlands with habitat scores of 20 or greater require 75 foot buffers pursuant to SMC 21A.50.290(2).

3. Wetland C is a Category II wetland with a habitat score of 15. Category II wetlands with habitat scores less than 20 require 75 foot buffers pursuant to SMC 21A.50.290(2).

4. Stream A is a ditched outlet to Wetland A that terminates on-site. It flows only during heavy seasonal storm events. Stream A is classified as a Type Ns stream, which receives a 50 foot protective buffer from the flagged ordinary high water mark pursuant to SMC 21A.50.330(1).

5. Stream B flows south through the western parcel passing through Wetland B and a manmade pond on the site. This stream outflows from Wetland B into a roadside ditch on SE 8th Street. Off-site, it flows westerly through a culvert under 214th Ave SE, and then south through another culvert under SE 8th Street. It is less than 2 feet wide on average and does not support fish habitat. Stream B is a Type Ns stream. Type Ns streams receive 50 foot buffers pursuant to SMC 21A.50.330(1).

V. The proposed subdivision will require temporary and permanent wetland, stream, and buffer impacts, buffer averaging, and a stream relocation plan. A summary of the temporary and permanent impacts is included in the below (Exhibit 22):

Impact Types	Impact Area	Replacement Ratio	Proposed Mitigation
Buffer averaging	34,902 SF	>1:1 Area Replacement Ratio	Buffer Averaging Addition 37,864 SF
Temporary Wetland B impact for utility crossing	1,838 SF	1:1 Restoration Ratio	1,838 SF wetland restoration
Temporary Wetland B/Stream B/Wetland A buffer impact for utility crossing	5,226 SF	1:1 Restoration Ratio	5,226 SF buffer restoration
Permanent Wetland B impact for frontage improvements	616 SF	>2:1 Wetland Creation Ratio	1,300 SF Wetland Creation
Stream B relocation for frontage improvements	163 LF	1:1 Stream Creation Ratio	163 SF Stream restoration/enhancement
Permanent Wetland B/Stream B buffer impact for frontage improvements	5,137 SF	1:1 Area Replacement Ratio	5,137 SF Buffer Replacement
Permanent Stream A impacts for frontage improvements	142 SF	Wetland Enhancement	Wetland A Enhancement – Habitat Features (LWD)
Permanent Stream A buffer impact for frontage improvements	1,858 SF	1:1 Area Replacement Ratio	1,858 SF Buffer Replacement
Temporary Stream A buffer impact for frontage improvements	357 SF	1:1 Restoration Ratio	357 SF Buffer Restoration/Enhancement
Temporary buffer impact for Stream B mitigation access	3,370 SF	1:1 Restoration Ratio	3,370 SF Buffer Restoration/Enhancement
Temporary buffer impact for Wetland B mitigation access	2,300 SF	1:1 Restoration Ratio	2,300 SF Buffer Restoration/Enhancement
Permanent Wetland C buffer impact for new catch basin	13 SF	1:1 Area Replacement Ratio	13 SF Buffer Replacement
Temporary Wetland C buffer impact for new catch basin	99 SF	1:1 Restoration Ratio	99 SF Buffer Restoration/Enhancement

Table 1: Impacts and Mitigation Summary for Proposed Carrier Subdivision

W. The proposed buffer averaging plan (Exhibit 22, Page 16) calls for reducing a total of 34,915 square feet of buffer areas associated with Wetland A/Stream A and Wetland B/Stream B and adding buffer area on the site at a minimum 1:1 ratio. Buffer averaging will accommodate the proposed development plan and will improve buffer function. It will result in greater habitat connectivity between the critical areas on the site as compared with that provided by the standard buffers. Wetland buffer averaging is allowed if it meets the criteria of SMC 21A.50.290(7).

X. A cultural resources report prepared by Tierra Right of Way and dated June 29, 2016 was provided with the submittal and is attached as Exhibit 25. Tierra Right of Way's cultural resources assessment consisted of background review, field investigation, and production of a cultural resources assessment report. Based upon a review of environmental and cultural contexts and previously recorded historic properties, the project is considered to be located in an area of moderate probability for archaeological deposits or historic properties. The home of the Zacheus Family is depicted in the vicinity of the current project area. No evidence of this home was located on the property during field investigations, but due to the possibility that it may be located in this area, Tierra Right of Way is recommending monitoring for this project. In a letter on January 10, 2017, the Director of Archaeology & Historic Preservation of the Snoqualmie Tribe concurs with the findings and recommendations of the report (Exhibit 26).

Y. A geotechnical report prepared by Robinson Noble and dated November 16, 2015 was provided with the submittal and is attached as Exhibit 24. The geotechnical report concluded that the site is compatible with the planned development. The underlying medium dense to very dense glacial till deposits are capable of supporting the planned structures and pavements. The report recommends that the foundations for the structures extend through any fill, topsoil, loose or disturbed soils, and bear on the underlying medium dense or firmer native glacial till, or on structural fill extending to these soils. Based on the site explorations, it is anticipated that these soils will generally be encountered at typical footing depths.

Z. The geotechnical report (Exhibit 24) also concluded that infiltration does not appear to be feasible based on the cementation of the soil and the laboratory test results. A detention system should be designed for the stormwater.

AA. As related to Landslide hazard areas and erosion hazard areas, the geotechnical report (Exhibit 24)) found the following:

1. Landslide Hazards: The core of the site is inferred to be composed of glacially overridden soils. These soils are considered to be of high strength and considered to be stable with regard to deep-seated slope failures. No indications of surficial seepage were observed on the site, nor did were indications of shallow or deep-seated slope failures observed. Numerous mature evergreen trees are growing; the trunks of these trees were straight and did not exhibit curving that would indicate past slope movement.

2. Erosion Hazard: The erosion hazard criteria used for determination of affected areas includes soil type, slope gradient, vegetation cover, and groundwater conditions. The erosion sensitivity is related to vegetative cover and the specific surface soil types (group classification), which are related to the underlying geologic soil units. The report includes a review of the Web Soil Survey by the Natural Resources Conservation Service (NRCS) to determine the erosion hazard of the on-site soils. The site surface soils were classified using the Soil Classification System (SCS) classification system as Alderwood gravelly sandy loam. The report identified that only a small area in the northeast corner is an erosion hazard area pursuant to SMC 21A.15.415. Currently this area is about a 20 percent slope and covered with grass and trees. Since only a small portion slopes over 15 percent, it is the opinion of the geotechnical engineer that the erosion hazard classification could be removed for this project. The soil if stripped of vegetation would have only a slight erosion potential. It is expected that the BMPs will control site erosion.

BB. In response to City review, the Plattor provided a geotechnical response letter prepared by Robinson Nobel and dated September 28, 2016 (Exhibit 24), to clarify what design considerations were made in addressing the placement of sewer pipe within the wetland and the affects that trenching and placement of engineered fill around the pipe may have on wetland hydrology and lateral flow of groundwater. The letter concludes that the site explorations encountered only perched groundwater conditions and did not encounter a regional groundwater table at the site. The perched groundwater was disclosed as slight seepage from lenses in the highly impermeable till interpreted to underlie the site. Trenching for the proposed sewer line is likely to encounter seepage due to perched groundwater only. Trench dams as referenced on the project plans

(Exhibit 29; Preliminary Road Profiles, Sheet 8) are sufficient to prevent the migration of perched groundwater through the sewer pipe bedding.

CC. A Traffic Impact Analysis (TIA) prepared by TENW, LLC and dated December 13, 2016 was provided with the submittal and is attached as Exhibit 27. The TIA includes a project description, trip generation estimate, trip distribution and assignment, traffic volumes, Level of Service (LOS) analysis, sight distance assessment, collision history, left turn lane analysis and frontage improvements. The report concluded that all movements at the 3 study intersections and site accesses are expected to operate at LOS C or better in the future with project traffic during both AM Peak and PM Peak hours. Furthermore, the report noted that both SE 8th Street and 214th Avenue SE do not currently meet City standards. The proposed half-street improvements will meet City standards and provide better road access for bicyclists as well as provide a dedicated pathway for pedestrians separate from road travel lanes.

DD. A Certificate of Water Availability was issued on November 24, 2015 by the Sammamish Plateau Water and Sewer District (Exhibit 8). The Certificate of Water Availability identified that water service will require an improvement to the water system, including the construction of a distribution system on the site and the replacement of a 6" Asbestos-Cement (AC) main on SE 8th Street.

EE. A Certificate of Sewer Availability was issued November 24, 2015 by the Sammamish Plateau Water and Sewer District (Exhibit 9). The Certificate of Sewer Availability identified that sewer service will require an improvement to the sewer system, including the construction of a collection system on the site and the extension of the gravity system to the north edge and east edge of the property for future further extension while also extending low-pressure sewer to the south edge of the property.

FF. Traffic concurrency was issued for a 35 lot subdivision (with one existing home) on October 6, 2015. Upon issuance of traffic concurrency, a deposit of ten percent (10%) of the street impact fees was made on October 28, 2015, in the amount of $48,294.52. The Plattor has the option to pay the balance of the traffic impact fees at the time of final plat or at the time of building permit issuance, pursuant to SMC 14A.15.020(6).

GG. SE 8th Street along the frontage of this project includes challenging environmental conditions for constructing a full width collector arterial road. On the north side there are ground undulations that include two drainage routes from on-site wetlands to wetlands and streams on the south side of the road. On the south side there is a row of very large diameter trees that were identified by the City and citizens as important to save. The City retained Gilles Consulting to prepare a tree assessment of the trees along the south side of SE 8th Street. The report (Exhibit 15) determined that the majority of the 27 trees appear to have the current health, vigor, structural stability, and wind-firmness to be considered worthy of retention. They are decades old and contribute greatly to the neighborhood and the community as a whole. The City identified an array of options to provide the best possible collector arterial roadway improvement through this corridor while both protecting the trees on the south side and minimizing the disturbance to the critical area on the north side.

HH. The proposed Carrier Subdivision lies within the Thompson drainage subbasin and is tributary to Ebright Creek. Projects within the Thompson drainage subbasin are subject to Flood Area Flow Control (Level 3) and Sensitive Lake Water Quality Treatment.

II. The proposed Carrier Subdivision will meet stormwater flow control and water quality treatment with the use of a combined detention/water quality vault in Tract G and StormFilter vault located in Tract C. Discharge from this system will be to the southwest via an energy dissipating bubble up structure to the stream channel that flows to the south to Ebright Creek and eventually to Lake Sammamish.

JJ. The Notice of Public Hearing, DNS, and Staff Report Recommendation was issued on January 17, 2017 and subsequently mailed to property owners within 1,000 feet of the subject site, posted on the City of

Sammamish website, posted on a sign located on the subject site, and published within the newspaper of record (Exhibit 33).

III. CONCLUSIONS:

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

A. The proposed subdivision shall conform to Chapter 19A.08 SMC – Administration:

19A.08.060 - Review for conformity with other codes, plans and policies. A preliminary subdivision, short subdivision or binding site plan may be approved, approved with conditions or denied based on findings in accordance with City, special district and state rules, regulations, plans and policies including, but not limited to:

1. Chapter 43.21C RCW (SEPA).

Staff Analysis:

- Chapter 43.21C RCW states that an environmental impact statement is required for "legislation and other major actions having a probably significant, adverse environmental impact." The Carrier Subdivision will create an environmental impact, but will be mitigated through conformance with the SMC and other applicable regulations, therefore an environmental impact statement is not necessary.

- The SEPA checklist has been filled out and provided with application submittal (Exhibit 10).

- Project level State Environmental Policy Act (SEPA) analysis has been completed for this project and a Threshold Determination of Non-Significance (DNS) was issued on January 17, 2016 using the Optional SEPA DNS Process established in WAC 197-11-355. The DNS is provided on page one (1) of this report. The lead agency has determined that the requirements for environmental mitigation have been adequately addressed in the development regulations and comprehensive plans adopted under Chapter 36.70A RCW and in other applicable local, state or federal laws or rules, as provided by RCW 42.21C.240 and WAC 197-11-158. As identified in this staff report, the City's Comprehensive Plan and Municipal Code include provisions designed to avoid and minimize environmental impacts through design. When impacts are unavoidable, specific mitigation is prescribed by applicable codes and designed to offset impacts. Consequently, no specific SEPA mitigation measures are required for this Threshold Determination and issuance of a DNS is appropriate. Project specific conditions of approval may be applied in conjunction with the preliminary subdivision recommendation described herein.

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

Staff Analysis:

- The Carrier Subdivision shall comply with all requirements set forth in Chapter 58.17 RCW. All public health and safety requirements have been met with adequate road sizing and sight triangles. A TIA has been conducted, and water and sewer availability certificates have been granted. All legal descriptions provided are accurate.

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

Staff Analysis:

- RCW 36.70A ensures that all developments shall adhere to the City's Comprehensive Plan. The proposed subdivision follows the City of Sammamish's Comprehensive Plan requirements as appropriate measures have been made to ensure water and sanitary sewer services are adequate, public facilities are capable of additional capacity generated by the proposed subdivision, and traffic concurrency has been issued.

- RCW 36.70B, also known as the Local Project Review Act, outlines the requirements that the regulating body (City of Sammamish) must adhere to when accepting application materials for developments. These requirements have been met.

4. Title 14 SMC and Title 14A SMC (Public Works and Transportation, Public Facilities).

Staff Analysis:

- In accordance with SMC 14.10.030(1)(a), the proposed subdivision is subject to a review for concurrency and Mitigation Payment System (MPS) fees.

- A TIA, pursuant to SMC 14.10.020 has been provided and Traffic Concurrency has been approved (Exhibit 2).

- All intersections have been approved pursuant to the TIA (Exhibit 27).

- As defined in SMC 14.30.025, the Plattor will apply for Type B and C right-of-way permits. These permits will be applied for at the time of Final Plat and construction permitting. Street impact fees have been calculated by the City and are being paid per the fee schedule.

- Pursuant to Chapter 14A.20 SMC, park and recreational facilities impact fees will be paid pursuant to the fee schedule at the single-family residential rate.

5. Title 15 SMC (Environment).

Staff Analysis: The proposed subdivision is not located in a flood hazard area, therefore Title 15 SMC is not applicable to the Carrier Subdivision.

6. Title 16 SMC (Buildings and Construction).

Staff Analysis:

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

- Additionally, the International Building Code, International Residential Code, Mechanical Code, National Fuel Gas Code, Liquefied Petroleum Gas Code, International Fuel Gas Code, International Fire Code, Uniform Plumbing Code, and International Energy Conservation Code will all be adhered to as pursuant to SMC 16.05.070-150.

- Pursuant to SMC 16.05.160, upon application for a construction permit, "at least one copy of the codes, regulations, and standards adopted by reference in this chapter, in the form in which they were adopted, shall be filed in the office of the City clerk and shall be available for use and examination by the public pursuant to RCW 35A.12.140."

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

Staff Analysis:

- Pursuant to SMC 20.05.030, a pre-application conference was held "to review and discuss the application requirements with the Plattor and provide comments on the development proposal." The pre-application conference occurred on June 10, 2015.

- A neighborhood meeting was held on May 27, 2015. The purpose of this meeting was "to discuss the proposed development prior to submission of the development proposal to the City", as required by SMC 20.05.035 (Exhibit 3).

- On January 29, 2016, an application for a preliminary subdivision (Exhibit 4) was submitted by Toll Brothers. The application was deemed complete for the purpose of review on February 18, 2016 (Exhibit 11). The application is vested to the codes in place at the time of submittal of complete application, January 29, 2016 in accordance with RCW 58.17.033.

- On February 25, 2016, the City issued the Notice of Application/Intent to Issue SEPA DNS by the following means: mailed notice to property owners within 500 feet of the subject site, a sign posted on the subject site, and placement of a legal notice in the local newspaper (Exhibit #). The public comment period ran from February 25, 2016 through March 17, 2016, a total of 21 days.

- An environmental checklist has been prepared and provided with submittal (Exhibit 10). A Determination of Nonsignificance was issued for this project under the optional SEPA method on January 17, 2017, as the SEPA Official for the City of Sammamish has determined the development as proposed does not present a significant adverse effect on the environment. An Environmental Impact Statement is not required by the City of Sammamish (SMC 20.15.060 and WAC 197-11-400) for this proposal.

- Pursuant to SMC 20.05.100, the 120-day clock for this project is currently at day 256. The City has informed the Plattor that the project review has exceeded the 120-day clock and the Plattor has acknowledged this fact (Exhibit 32)

8. Title 21A SMC (Development Code).

Staff Analysis:

- The table from SMC 21A.020.030 notes that single detached homes in zones R-1 through R-8 are permitted. Note C9 denotes that conditional approval is required "prior to approving more than one dwelling on individual lots, except on lots in subdivisions, short subdivisions, or binding site plans approved from multiple unit lots, and except as provided for accessory dwelling units in subsection (B)(5) of this section." Carrier is a subdivision and will therefore not need conditional approval to build single-family dwellings.

- The site is zoned R-6 and therefore has a maximum density of six dwelling units per acre. As currently designed, the density is consistent with SMC 21A.25.030 ("Densities and dimensions – residential zones") and supported by the density worksheet (Exhibit 5).

- Sight distance triangles have been provided as required by SMC 21A.25.220. The provided sight distance analysis and diagram for the access road (Road A) from 214th Avenue SE indicated Stopping Sight Distance (SSD) met Public Works Standards. However, the Entering Sight Distance (ESD) does not meet Public Works Standards. The ESD indicated that the sight obstruction area will be re-graded as necessary to accommodate sight distance, following additional survey during engineering design of the final elevation of the intersection of Road A and 214th Avenue SE.

- The Carrier Subdivision complies with the recreational requirements of SMC 21A.30.140 through the provision of approximately 27,799 square feet (0.64 acres) of recreational space in Tracts C and G. There are no trails on the recreation tracts, there is gradual natural slope to the site, and recreation tracts will be graded. The tracts have a street roadway area frontage along more than 10% of the space perimeter. Tract C is located along the southwestern portion of the site and is easily accessible to those residents of the western lots (Lots 21 through 35); Tract G is located toward the southeastern portion of the site and is easily accessible to residents of the eastern lots (Lots 1 through 20). Both Tract C and Tract G are accessible via sidewalk from all areas of the site.

- Recreation Tracts C and G are encumbered by public storm drain easements and can be counted for no greater than 50% of the required recreational area, or 27,300 square feet for this proposal. The recreation tracts do not have side slopes that exceed 33%, a bypass system has been designed to handle flow exceeding the facility design (Exhibit 29; Storm Drainage Plan, Sheet 6), a landscaping plan has been provided (Exhibit 29; Replacement Trees, Sheet 11), fencing for the stormwater facilities is not required.

- Pursuant to SMC 21A.30.180, storage space and collection points for recyclables will be provided on the recreation tracts. Lighting will also be provided in accordance with SMC 21A.30.230.

- A landscaping plan has been provided (Exhibit 29; Replacement Trees, Sheet 11), which depicts the provision and location of street trees in accordance with SMC 21A.35.040(5), stormwater facilities landscaping in accordance with SMC 21A.35.055, and environmentally sensitive area buffer planting.

- Pursuant to SMC 21A.37.220, a certified arborist provided a tree protection plan, including a written evaluation, hazardous tree assessment, and notation of heritage trees and/or landmarks. A tree retention and replacement plan has also been provided as part of the project plans (Exhibit 29; Sheets 10 and 11, respectively). 43% of all significant trees will be retained. The significant trees being removed will be replaced by one new tree each on the project site (SMC 21A.37.280). Therefore, the requirements of the SMC will be met according to this plan. 310 replacement trees will be planted for the significant (healthy and otherwise), heritage, and landmark trees that will be removed.

- SMC 21A.40.030 states that single detached residences shall have 2.0 parking spaces per dwelling unit. Pedestrians have access to the site via sidewalks; bicyclists have access to the site via sidewalks and road (SMC 21A.40.100).

- Environmentally Critical Areas: A critical areas study and conceptual mitigation plan, including wetland and stream delineation, was provided by Wetland Resources, Inc. pursuant to SMC 21A.50.090. All pertinent information has been disclosed to the City pursuant to SMC 21A.50.100. The Plattor is proposing to build 35 single-family homes on the site. Twenty homes with an associated access road and stormwater management system are to be located along the eastern property boundary. Fifteen homes with an adequate access road and a stormwater management system will be located along the western property boundary. A utility easement will cross the northern portion of the site connecting the two development areas.

- The project will require temporary and permanent wetland, stream, and buffer impacts, buffer averaging, and a stream relocation plan, as outlined in Table 1 above. The Plattor is proposing the following:
  - Buffer average 34,902 square feet of buffer on Wetlands A and B to accommodate the lot configuration;
  - Temporarily impact 1,838 square feet of Wetland B and 5,226 square feet of associated buffer for the utility connection;
  - Permanently impact 616 square feet of Wetland B within the right-of-way of SE 8th Street for City-required frontage improvements;

- Permanently impact 142 square feet of Stream A and 6,995 square feet of buffer on Stream A and Wetland B/Stream B for City-required frontage improvements;
- Temporarily impact 357 square feet of buffer on Stream A for city required frontage improvements;
- Relocate 163 linear feet of Stream B for city-required frontage improvements;
- Temporarily impact approximately 3,370 square feet of buffer on Stream B for stream relocation;
- Temporarily impact approximately 2,300 square feet of buffer on Wetland B for wetland creation for mitigation;
- Permanently impact 13 square feet and temporarily impact 99 square feet of buffer on Wetland C for the new catch basin south of SE 8th Street.

The Plattor has designed this project to avoid and minimize impacts to critical areas and critical area buffers pursuant to SMC 21A.50.135. Buffer averaging and wetland and buffer restoration for mitigation have been designed to meet or exceed the current critical area functions of the site. Buffer averaging improves the continuity of wildlife habitat and results in a larger area of high quality mature forest than the standard buffers would provide. Buffer addition consists mainly of mature forested habitat similar to some reduced buffer areas and much higher in quality than reduced buffer areas in the grazed pasture portion of the eastern side of the site. Wetland and buffer restoration will improve the function and value of some degraded portions of the site. The stream relocation will not result in any negative impact to function or value of the stream. The new channel segment will provide the same water conveyance function as the existing channel segment. It is expected that water quality, hydrologic, and wildlife function will improve as the new channel will have a more natural condition with a gravel bed and a diverse native plant community as compared with the existing channel segment, which consists of a grass-lined ditch that is regularly mowed.

- The proposed buffer averaging plan calls for reducing a total of 34,915 square feet of buffer areas associated with Wetland A/Stream A and Wetland B/Stream B and adding buffer area on the site at a minimum 1:1 ratio. Buffer averaging will accommodate the proposed development plan and will improve buffer function. It will result in greater habitat connectivity between the critical areas on the site as compared with that provided by the standard buffers.

  Pursuant to SMC 21A.50.290(7) wetland buffer width averaging may be allowed by the City if:

  (a) It will provide additional protection to wetlands or enhance their functions, as long as the total area contained in the buffer on the development proposal site does not decrease (see also SMC 21A.30.210(5) for buffer compensation requirements for trails);

  The proposed buffer averaging will result in a minimum 1:1 buffer reduction to addition ratio and an improvement in buffer function from that provided by the standard buffers. A large contiguous area being designated as additional buffer is located between Wetland A/Stream A and Wetland B/Stream B, thereby creating a contiguous buffer area that better preserves the connectivity of habitat between these critical areas. This area is also contiguous with a proposed open space tract, which will further increase the protection of critical area functions. This buffer/open space area is comprised of a high-quality mature second growth forest community. The buffer area that will be reduced on the western portion of the site is comprised of native mature second growth forest similar to the area described above in the buffer addition. The portion of the buffer area being reduced on the eastern portion of the site is comprised of non-native pasture grass, which provides minimal buffer function. The area of additional buffer will, therefore, provide improved protection to the associated critical areas as compared with that provided by the standard buffers.

  (b) The wetland contains variations in sensitivity due to existing physical characteristics or the character of the buffer varies in slope, soils, or vegetation, and the wetland would benefit from a wider buffer in places and would not be adversely impacted by a narrower buffer in other places;

The area of additional designated buffer is of similar or higher quality than that being decreased. The pasture vegetation present in a portion of the buffer for Wetland A/Stream A provides a low level of buffer function, and decreasing the buffer width in this area will have little detriment to the protection allotted to the associated wetlands. The buffer reduction areas associated with Wetland B/Stream B will be replaced with a larger area of similar habitat. Overall, there will be a net gain of high-quality mature forested buffer area.

(c) The buffer width is not reduced to less than 50 percent of the standard buffer width at any location;

The proposal does not reduce the wetland buffer in any location to less than 50 percent of the standard width.

(d) The buffer width is decreased on one part of a wetland and increased on another part of the same wetland feature; and

Proposed buffer averaging will replace decreased buffer areas by designating additional buffer associated with the wetlands/streams affected.

(e) The buffer is associated with a development proposal and it will not further encumber a neighboring property not owned by the Plattor.

The proposed development plan will not further encumber any neighboring properties.

(f) Buffer averaging may be used in conjunction with buffer reduction options in this section, provided the total combined reduction does not reduce the buffer to less than 50 percent of standard buffer width at any location.

No other buffer reduction is proposed.

- In accordance with SMC 21A.60.020, Certificates of Water and Sewer Availability were issued on November 24, 2015 by the Sammamish Plateau Water and Sewer District (Exhibit 8 and Exhibit 9, respectively).
    - The Certificate of Water Availability identified that water service will require an improvement to the water system, including the construction of a distribution system on the site and the replacement of a 6" AC main on SE 8th Street.
    - The Certificate of Sewer Availability identified that sewer service will require an improvement to the sewer system, including the construction of a collection system on the site and the extension of the gravity system to the north edge and east edge of the property for future further extension while also extending low-pressure sewer to the south edge of the property.
    - The Sammamish Plateau Water and Sewer District (the District) does not recommend the installation of gravity sewer or a lift station within SE 8th Street due to terrain, wetlands in the area, and the limited development potential of the surrounding area (Exhibit 18).
    - Following review and evaluation of multiple alternatives for providing the required utilities, the Plattor is proposing a sewer and water utility crossing through Tract D to serve the site and attempt to minimize wetland, stream and buffer impacts.
        - Three primary options to fulfill the Plattor's requirement to provide sewer and water to the subdivision were evaluated.
            - A gravity sewer design that would result in no wetland or stream impacts was evaluated early in the process. The only existing sanitary sewer facilities in the vicinity of the project are controlled by the District and are located in 214th Avenue

SE at the northwest corner of the property. Areas to the south and east of the project currently lack sewer service, and lots to the north are uphill from the project site. Sewer cannot be extended within the existing roads in the frontage of the property (218th Avenue SE and SE 8th Street) to serve the eastern half of the site due to topography. The elevation of the road surface at the intersection of 218th Avenue SE and SE 8th Street is more than 15 feet below the invert elevation of the existing sewer line. Due to these factors, it is not possible to connect the eastern portion of the site to any feasible discharge point via gravity without crossing the site internally.

- A lift station was evaluated by the District as an alternative means of providing service to the lots in the eastern portion of the project site. Upon evaluation, the District determined that the construction of a lift station was not warranted as the cost of construction and maintenance would be too high and it would serve only a small number of customers. As only 20 homes in the eastern parcel are made feasible by construction of a lift station, costs to construct it, along with costs to improve SE 8th Street are only attributable to that parcel. Future lots in the area that are able to reach the property are insufficient to recoup the cost through latecomers agreements, and the proposed gravity sewer is able to provide connections beyond the project to the east and northeast without constructing this facility. Additionally, the lift station would need to be located in the southwest portion of the site and would require impacts to Stream B. In general, due to cost, maintenance, and reliability, gravity systems, if available, are preferred over the use of lift stations. In this case a gravity system is feasible, if installed through the subject property. In addition to the above mentioned concerns, use of a lift station would not satisfy the District's requirement to loop the water main for purposes of providing water for fire flow and for sufficient water quality.

- A gravity sewer line and water line loop connecting the parcels is proposed for the site. While a low pipe slope is necessary to accommodate grades from the eastern to western portions of the project, it is technically feasible to reach the discharge point by passing through portions of the on-site wetlands and stream. With appropriate site design and buffer averaging, a location representing the minimum variance from District standards which also minimizes impacts to the on-site critical areas is proposed. Pursuant to SMC 21A.50.300(4) through (6) and SMC 21A.50.340(7), utilities and sewer utility corridors may be allowed in wetlands, streams, and buffers.

  - The District limits gravity sewers to a maximum uninterrupted length of 300 feet between manholes under section 1.2(o) of the District Technical Specifications, and requires installation of an access road over the facilities pursuant to section 1.2(v). To avoid the significant, permanent impacts to the wetland posed by an access road, the District has agreed to a variance in the maximum allowed length between manholes and the requirement for road access. This variance is predicated on the pipe materials being upgraded from what would otherwise be required. The current site plan and profiles reflect these adjustments to the District's standards. Under this option, the majority of on-site and off-site lots will be served via gravity and a few outliers via low pressure main.

  - Open cut trench crossings for utilities are permitted in Type Ns Streams when dry under SMC 21A.50.340(7)(f). The time to excavate, place, and backfill the utilities in this location and prepare the area for mitigation plantings is anticipated to be approximately two weeks total for both lines, which would be completed using trench boxes to prevent further impacts associated with layback. This option therefore minimizes the length of time of the temporary impact. Due to the risk of encountering subsurface obstacles and technical concerns with length of bore, the

timing of the operation, cost, and the dangers associated with an open pit of that size for three months, the Plattor has determined open trenching is the preferred permitted technology to achieve the crossing of the on-site stream and wetland features. Following construction, the utility easement will be restored with an assemblage of native shrubs and small trees. Under the preferred option, unavoidable critical area impacts for the utility crossing have been temporally minimized and, following establishment of mitigation plantings, there will be no long-term impacts to wetland and stream hydrology, water quality, or wildlife habitat functions.

- Concerns with Directional Bore technology include depth, length, bore pit impact area, cost, and time. Due to the very low slope of the pipe, considerations regarding installation are critical. Directional boring consists of construction of an open pit for the boring machine, a receiving pit on the far side of the crossing, and pit access roads. In this case, pits averaging 23 feet in depth would be created at the edge of the wetlands on the east side and edge of the trees on the west side. The top of the sending pit would be approximately 65 feet in width depending on the exact placement. Both water and sewer borings would be required, and a minimum 10 feet of separation would be necessary between the lines. Because of the depth of the pits, and proximity to the wetlands, dewatering would be necessary for the duration of the boring operation. Depending on the exact length of bore, the median timeframe estimated to excavate the pits, complete the boring, and backfill and compact the area is estimated to be three months. Approximately 3,237 square feet of wetland buffer would be impacted for the three month duration of the work at the sending pit, and approximately 362 square feet at the receiving pit. Timeframes could be substantially lengthened if groundwater seepage or an obstruction is encountered during the boring process. If a boulder or similar obstruction is encountered, conventional trenching methods would be necessary to remove it from the wetland, stream or buffer, resulting in impacts similar to trenching. The technical difficulty of the bore is of considerable concern, as the multiple undulations of the substrate indicated by the wetland surface elevations bring the cutter head from as deep as 20 feet to as shallow as 12 feet below the surface. Undulations may cause the cutter head to follow the soil lenses involved creating a flat spot in the boring near the mid-point of the crossing. Seepage around the cutter head may cause similar problems. Project cost impacts for directional boring of the lines are substantial. Included in these impacts is the necessary delay, which would potentially delay the utility work to allow sufficient time to construct the pit, bore, and balance of the sewer system in the dry season.

- To accommodate a necessary sewer/water utility easement for the proposed development, 1,838 square feet of Wetland B and 5,226 square feet of buffer will be temporarily impacted. This area is currently forested. The trees will be removed and after construction these areas will be planted with native shrubs and small trees subject to concurrence by the District. Trees will be left on-site in the wetland/buffer area to provide large woody debris. Under SMC 21A.50.310(6)(ii), a ratio of 1:1 enhancement is required for temporary impacts to forested or shrub wetlands when the area is revegetated to a forest or shrub community.

- The surface water management on this proposed subdivision complies with Title 13 SMC, as adopted by Ordinance O2011-304.

- Pursuant to SMC 21A.105, school impact fees will be required to be paid as appropriate, at the single-family residential rate.

- Low Impact Development (LID): This project utilizes environmentally critical area buffers, tree retention and replacement, and appropriate clearing and grading measures in order to minimize overland stormwater runoff from the developed site.

9. Title 21B SMC (Town Center).

Staff Analysis: The Carrier Subdivision is not located within the designated Town Center and is not part of the Town Center plan. This criterion is not applicable.

10. Title 23 SMC (Code Compliance).

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

11. Applicable Shoreline Master Program, including Title 25 SMC.

Staff Analysis: The Carrier Subdivision is not located near a shoreline environment regulated by Title 25 SMC. This section is not applicable as the proposal is located outside shoreline jurisdiction.

12. City of Sammamish Public Works Standards.

Staff Analysis: By complying with all subdivision requirements as set forth by the City of Sammamish, the Carrier Subdivision complies with all Public Works Standards as listed in Ordinances 02000-60 and O2005-191.

All applicable permits will be required and no work shall begin until permitted to do so. Construction will be conducted pursuant to the requirements listed and as-builts will be provided post-construction.

13. Administrative rules adopted pursuant to Chapter 2.55 SMC.

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

14. King County Board of Public Health rules and regulations.

Staff Analysis: The Carrier Subdivision will require approval from the King County Department of Public Health. No septic systems or wells are proposed for this project. The Plattor has provided a copy of Sammamish Plateau Water and Sewer District-issued Certificate of Water Availability and Certificate of Sewer Availability (Exhibit 8 and Exhibit 9, respectively).

15. Applicable water/sewer district requirements.

Staff Analysis: The subject site has limited access to sewer and water and contains environmentally critical areas, which have necessitated a detailed analysis of alternatives for the provision of water and sewer to the site. The Plattor has evaluated potential wetland/stream impacts and mitigation, and confirmed the design parameters on which the final solution will be based with the Sammamish Plateau Sewer and Water District. As such, a memorandum of understanding (MOU) regarding the design was established and is included as Exhibit 30. As a result of the correspondence between the Plattor and the District, some redesign of water, sewer, and storm has occurred to improve the overall project design, including avoidance of wetland impacts. Final engineering of the subdivision will determine compliance with sewer and water requirements.

16. City of Sammamish Comprehensive Plan.

Staff Analysis: The City of Sammamish Comprehensive Plan is a forward-looking plan for the development of the City of Sammamish and also fulfills the Washington State Growth Management Act (GMA) requirements. It is focused on "land use capacity to meet project growth, compatibility, environmental protection, sense of community, community character." The Carrier Subdivision is zoned R-6 and the proposed subdivision density falls within the permitted maximum dwelling units per acre at approximately six dwelling units per acre. The subdivision meets all GMA requirements and will also have both a high aesthetic value and sense of place due to the provision of open space and recreational space.

Furthermore, the proposed subdivision increases the City's housing stock, which further achieves the City's goals and policies outlined in the Housing Element. A greater supply of housing will help address the City's high demand for housing. The Plattor has demonstrated the necessary delicate balance between provision of housing and environmental protection. Together, the City's Comprehensive Plan and regulations help balance competing objectives.

17. City of Sammamish Stormwater Comprehensive Plan.

Staff Analysis: All stormwater facilities proposed in the Carrier Subdivision will meet the specifications of the City of Sammamish Comprehensive Stormwater Management Plan and designed to meet the requirements of the 2009 KCSWDM with the City of Sammamish Surface Water Design Manual Addendum.

18. Title 27A SMC (Financial Guarantees).

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

Staff Conclusion: The proposed subdivision of land is consistent with the provisions of Chapter 19A.08 SMC and the aforementioned statutes.

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

1. Where the current six-year Transportation Improvement Program (TIP), or projects identified in the City's adopted comprehensive plan transportation element will require a new right-of-way or portion thereof for street purposes; or

Staff Analysis: The proposed dedication of 60-foot wide right-of-way for the proposed local roads and the varying width along the collector arterial (SE 8th Street) by approved variation are consistent per the requirements of the SMC.

2. Where necessary to extend or to complete the existing or future neighborhood street pattern, including connection to existing adjacent right-of-way stubs; or

Staff Analysis: There are no available opportunities to extend to adjacent right-of-way stubs for vehicular traffic, but the Plattor followed the requirement to provide for future pedestrian connection to the north, to eventually possibly connect as an easement to SE 5th Place via a public access easement (Tract F).

3. **Where necessary to provide additional or new right-of-way to existing City right-of-way network; or**

Staff Analysis: The project frontage along SE 8th Street includes a right-of-way dedication sufficient to match the collector arterial standard and otherwise as approved by a roadway variation, consistent with the collector arterial road standard as approved by the City Engineer.

The project frontage along 214th Avenue SE does not need to include any right-of-way dedication as there is an existing 60-foot wide right-of-way. The internal plat roads are all classified as local roads and the proposal includes a 60-foot wide right-of-way dedication for each. Therefore, the proposed dedication as noted for each of these roads is consistent per the requirements of the SMC.

4. **Where necessary to comply with the City's current public works standards; or**

Staff Analysis: All the design elements shown on the proposed preliminary plat (other than as noted for half-street roadway width on SE 8th Street, pursuant to a variation request) match the City's Interim public works standards, to which this application is vested.

5. **Where necessary to provide a public transportation system that supports future development of abutting property consistent with the City of Sammamish Comprehensive Plan or Title 21A SMC; provided, that the right-of-way shall:**

   a. **Provide for vehicular and pedestrian circulation within and between neighborhoods; or**

   b. **Provide local traffic alternatives to the use of arterial streets.**

Staff Analysis: This is addressed by improvements along the frontage of 214th Avenue SE and SE 8th Street to provide better safety for pedestrian and vehicular traffic around the subdivision. The proposed right-of-way dedication for the Carrier preliminary subdivision matches the required right-of-way dedication per City code, including all the subsections of SMC 19A.08.100.

C. **19A.08.130 Adequacy of access. Each lot within the subdivision, short subdivision, or binding site plan shall have acceptable access conforming to the current public works standards. In order to assure safe and adequate access, the City engineer:**

1. **May limit direct access to certain streets and require on-site public streets in lieu of private streets, individual driveways or access panhandles, in accordance with the City street standards as set forth in the current public works standards;**

2. **May require off-site improvements to public or private streets as necessary to provide access from the subdivision, short subdivision or binding site plan to a road acceptable to the City engineer;**

3. **May require off-site mitigation of identified significant impacts to neighborhood streets; and**

4. **May assure that the number of lots, units or commercial space to be served by the street system complies with the street standards as set forth in the current public works standards.**

Staff Analysis: The City of Sammamish Department of Public Works has reviewed the proposed site access and recommended conditional approval of the proposed preliminary plat.

D. **The proposed subdivision shall conform to Chapter 19A.12 SMC – Subdivisions and Short Subdivisions:**

19A.12.020 Preliminary approval of short subdivisions and subdivisions – Filing of final plat or final short plat.

1. **Preliminary short subdivision approval shall be effective for a period of 60 months. Preliminary subdivision approval shall be effective for a period of 84 months for any plats receiving preliminary approval between January 1, 2004, and December 31, 2014, and for 60 months thereafter. If any condition is not satisfied and/or the final plat or short plat is not recorded within the approval period the subdivision or short subdivision shall be null and void. If all conditions have been satisfied and all required documents have been submitted within the approval period, the department may grant a single extension of up to 90 days to obtain additional information or for the processing and recording of the final documents.**

2. **Preliminary subdivision or short subdivision approval shall be considered the basis upon which the Plattor may proceed toward development of the short subdivision or subdivision and preparation of the final short plat or plat subject to all the conditions of the preliminary approval.**

3. **If the final plat is being developed in divisions, and final plats for all of the divisions have not been recorded within the time limits provided in this section, preliminary subdivision approval for all unrecorded divisions shall become void. The preliminary subdivision for any unrecorded divisions must again be submitted to the department with a new application, subject to the fees and regulations applicable at the time of submittal.**

Staff Analysis: Upon approval by the City's Hearing Examiner, the Plattor will need to complete all necessary improvements and record the final plat within 60 months of the preliminary plat approval date. Phasing is not proposed for this project.

E. Hearing Examiner Approval. Pursuant to SMC 20.10.220, when the examiner makes a decision regarding an application for a proposed preliminary plat, the decision shall include additional findings as to whether:

1. **Appropriate provisions are made for the public health, safety, and general welfare and for such open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds and all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school; and**

2. **The public use and interest will be served by the platting of such subdivision and dedication.**

Staff Analysis: The above findings and conclusions provide the basis for the Hearing Examiner to conclude that appropriate provisions have been made for public health, safety, and general welfare. As recommended for approval with conditions, the proposed preliminary plat will provide for required open spaces, drainage, streets, potable water, sewer, schools, and safe walking for students to walk to school. Based upon the foregoing, the Hearing Examiner should conclude that the proposed preliminary plat is in the public interest and should be approved.

IV. RECOMMENDATION

The City of Sammamish Department of Community Development recommends the Hearing Examiner **Approves with Conditions** the Carrier Preliminary Subdivision, PSUB2016-00026, as the Plattor has demonstrated that the criteria enumerated within Conclusions have been met. Pursuant to SMC 20.05.090, proper notice was provided on January 17, 2017 for a public hearing to be held on March 1, 2017. Recommended approval of this application is based upon, in part, submittal of the attached exhibits and case file.

V. RECOMMENDED CONDITIONS OF APPROVAL:

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

General Conditions:

1. The plat configuration shall be developed in substantial conformance with the development plan set prepared by the Plattor and attached hereto as Exhibit 29 and subject to applicable conditions of approval specified by the Hearing Examiner.
2. The Plattor or subsequent owner(s) shall comply with the payment of street impact fees, impact fees for park and recreational facilities, and school impact fees in accordance to SMC Chapters 14A.15, 14A.20, and 21A.105, respectively.

Site Development Permit Special Conditions:

3. A Public Works variation request shall be approved as described in the variation request submitted by the Plattor (Exhibit 28).
4. SE 8th Street is classified as a collector arterial with 60 feet of existing right-of-way. Half street frontage improvements and 3.5 foot of right-of-way dedication shall be provided along the development frontage with SE 8th Street.
5. 214th Avenue SE is classified as a local road with 60 feet of existing right-of-way. Half street frontage improvements shall be provided on 214th Ave SE consistent with the local road standard. No right-of-way dedication is required along 214th Avenue SE.
6. 214th Avenue SE shall be re-graded as required to accommodate entering sight distance as shown in the Entering Sight Distance (ESD) diagram exhibit. A variation request may be submitted by the Plattor to address compliance with entering sight distance requirements.
7. Illumination shall be provided on SE 8th Street consistent with the PWS standards for average foot candle and uniformity for a collector road. The pole shall be powder coated black steel with full cut off luminaire consistent with WSDOT standard J-28.10-01 Type 1 Davit Mast Arm with fixed base.
8. Illumination shall be provided on 214th Avenue SE and within the internal plat roads consistent with the City's standards for average foot candles and uniformity for a local road. Luminaires shall be full cut off. Pole type and style shall be approved by Public Works.
9. Individual lot flow control BMPs shall be required consistent with the *2009 King County Surface Water Design Manual* (KCSWDM).
10. Drainage plans, Technical Information Reports, and analysis shall comply with the 2009 King County Surface Water Design Manual (KCSWDM), the City of Sammamish Surface Water Design Manual Addendum, the City of Sammamish Stormwater Management Comprehensive Plan, and the East Lake Sammamish Basin Plan.

Prior to or Concurrent with Final Plat:

11. Right-of-way dedication on SE 8th Street shall be 3.5 feet along the plat frontage except as approved by variation to the Public Works Standards.
12. The plat internal local roads shall be dedicated as right-of-way.
13. Off-site improvements, including all frontage improvements on SE 8th Street and 214th Avenue SE, shall be fully installed and approved.
14. Private roads shall be constructed under the site development permit.
15. Driveways shall be completed prior to final plat. Any joint use driveways shall be bonded for or constructed under the Site Development permit.

16. A public stormwater easement shall be provided for access, inspection, maintenance, repair, and replacement of the detention and water quality facilities within Tract C and Tract G.

17. Off-site stormwater easements required by the stormwater design shall be recorded.

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

18. Trees retained in accordance with SMC 21A.37 shall be identified on the face of the final plat for retention. Trees shall be tagged in the field and referenced on the face of the final plat with the applicable tag number.

19. *"Trees identified on the face of this plat have been retained pursuant to the provisions of Chapter 21A.37 SMC. Retained trees are subject to the tree protection standards of Chapter 21A.37 SMC. Removal of these trees is prohibited unless the tree is removed to prevent imminent danger or hazard to persons or property, and may be subject to a clearing and grading permit approved by the City of Sammamish. Trees removed subject to this provision shall be replaced in compliance with Chapter 21A.37 SMC."*

20. Covenant and easement language pertaining to individual lot and tracts with flow control BMPs shall be shown on the face of the final plat. Public Works shall approve the specific language prior to final plat.

21. Unless located within a recreation tract and public easements provided, all Surface Water Management Facilities required for this subdivision shall be contained within a separate tract of land and shall be dedicated to the City of Sammamish for inspection, maintenance, operation, repair, and replacement. Language to this effect shall be shown on the face of the final plat.

22. *"Maintenance of all landscape strips along the plat roads shall be the responsibility of the Homeowners Association or adjacent property owners. Under no circumstances shall the City bear any maintenance responsibilities for landscaping strips created by the plat."*

23. *"Maintenance of landscaping atop the stormwater vaults shall be the responsibility of the Homeowners Association."*

24. *"Individual lot flow control BMP's in accordance to the 2009 King County Surface Water Design Manual shall be provided with each single family residential building permit unless otherwise incorporated into the subdivision site development plans."*

25. *"Maintenance of illumination along all local and private roads shall be the responsibility of the Homeowners Association or jointly shared by the owners of the development."*

26. *"All building permits shall be subject to 2009 King County Surface Water Design Manual Appendix C to determine the best management practices for all surface water runoff. All connections of roof drains shall be constructed and approved prior to final building inspection approval."*

Prior to City Acceptance of Improvements:

27. Prior to acceptance into the Maintenance and Defect period, project close-out documents including the final acceptance construction punch list, as-builts, and final corrected Technical Information Report shall be submitted to Public Works for approval.

Exhibit List:

1. Staff Report
2. Traffic Concurrency Certificate
3. Neighborhood Meeting Package
4. Application
5. Density Calculation Worksheet
6. Project Zoning Map Vignette
7. Project Land Use Map Vignette
8. Water Certificate of Availability
9. Sewer Certificate of Availability
10. SEPA Checklist
11. Determination of Complete Application
12. Notice of Application/SEPA
13. Public/Project Comments
    - 13.1. Friend
    - 13.2. Sloan
    - 13.3. Taylor
    - 13.4. Tyzzer
    - 13.5. Booher
    - 13.6. LeSueur
    - 13.7. Snoqualmie Tribe
    - 13.8. Stockman
    - 13.9. Dinkelman
    - 13.10. Leitis
    - 13.11. Riley
    - 13.12. Williams
    - 13.13. Weedman
    - 13.14. Snoqualmie Tribe
14. Applicant Response to Public Comments
15. SE 8th Street Tree Report and Correspondence
16. Eastside Fire and Rescue Review
17. Lake Washington School District Review
18. Sammamish Plateau Water and Sewer District Review and Correspondence
19. City of Sammamish Review Letter
20. Technical Information Report, Blueline Group
21. Arborist Report, Washington Forestry Consultants, Inc.
22. Critical Areas Report and Conceptual Wetland Mitigation Plan prepared by Wetland Resources, Inc.
23. Critical Areas City and Peer Review Comments and Correspondence
24. Geotechnical Engineering Study and Response Letter prepared by Robinson Noble
25. Cultural Resources Assessment prepared by Tierra Right of Way
26. Cultural Resources Response Letter from Snoqualmie Tribe
27. Traffic Impact Analysis, TENW, LLC
28. Roadway Variation Request
29. Preliminary Plat Plans
30. Memorandum of Understanding with Sammamish Plateau Water and Sewer District
31. Standard Plan Notes
32. Correspondence with Plattor regarding 120-day clock
33. Notice of Public Hearing, Notice of SEPA Threshold Determination, Notice of Staff Recommendation.