



March 13, 2018

Aliasgar Haveliwala  
20521 NE 22<sup>nd</sup> CT  
Sammamish WA 98074

**SUBJECT: Expansion to Access Easement Request: Letter to AEB Applicant and Owner**

Dear Mr. Haveliwala,

This letter is in response to the request by the Anjumann E Burhani for the City to grant an expanded easement for the purpose of ingress and egress to your proposed redevelopment. The expanded easement will be required to meet legal ingress and egress standards for the proposed use as a “Religious Facility” and is associated with land use permit application LAND-2013-00171. The current 14’ access easement is not sufficient for redevelopment of the property for this purpose. A 20’ easement will be required. Prior to the City approving or conveying an expansion to the current 14’ access easement, the value of the expanded 20’ easement needed to be determined. When the City is requested to convey an easement, the method of identifying the purchase price of the easement is by evaluating the increased value it will have on the land it is conveyed to. That amount of the increased value is what is assigned as the purchase price of the easement. The City contracted for an independent evaluation of the easement and the value it added to the parcel. The Appraiser determined that the expansion area of the easement has an increased value to the requestor’s property of 67,000.00. There will be additional costs associated with the transfer of the easement in addition to outstanding hourly/ processing review costs and the cost of the appraisal that will need to be reimbursed by the applicant.

Should the City grant an easement to the applicant, it will include conditions and restrictions that would limit the development to be a Religious Facility only. It would not allow further subdivision of the site for residential uses should the Religious use be discontinued in the future.

Below outlines the “Next Steps” to proceed forward with the easement expansion:

1. Complete draft easement and review with the parties – City legal staff is completing the draft by next week.
2. Real Property Department will prepare easement request and take before City Council for final authorization to sell the easement area. This is anticipated to take 14 days. This is not a Land Use Permit application review step, it is a land transaction and therefore Planning does not lead this process.

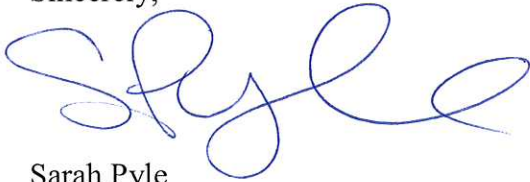
3. All outstanding fees and charges are paid to the City. You will receive an invoice for all charges related to the Land Use Permit Application and project review and a second invoice for the charges, time and reimbursements associated to the real-estate/ easement request.
4. Following Council direction on the easement and payment in full of all charges, the project will proceed to the Technical Committee for final decision.
  - a. Final Decision Determination of Site Plan Entitlement:

Following Council direction on the easement and payment in full of all charges, the Project will go before the Technical Committee for final decision within 14 days. A recommendation for approval would include the condition that *the project provide 20' of ingress and egress access as shown within the plans as well as a recorded easement for the access, prior to any building permits being issued.* This must occur prior to Civil Construction Review Permit being signed. No exceptions to issuance of any related project permits may be granted. Should the Site Plan Entitlement approach or reach expiration, failure to gain any necessary easements for ingress and egress would not constitute reasoning to grant an extension on the entitlement.

5. Should you chose not to proceed with the easement, outstanding charges related to the Land Use Permit application review and appraisal costs will need to be paid in full.

We hope this summary provides the level of detail you require to decide to move forward with this project. We look forward to working with you to address any additional questions along the way.

Sincerely,



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