

# Inglewood Community Meeting

June 12, 2025

# Why We Are Here

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- Share the City's proposed long-term solution for the historically maintained streets.
- Respond to the common themes in the questions we've heard from the community.
- Opportunities for Inglewood residents to meet with staff to provide more detail.



# Interim and Permanent Solutions

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## Interim solution

On June 3, City Council voted to continue serving the streets that the City has historically maintained while working on a long-term solution.

- Allows City services to continue without interruption – you will see no changes to your services while we work on this solution.

## Permanent solution

**The permanent solution is a prescriptive easement** that will allow the City to continue to serve and regulate the right of way.

- City Council has the authority to take this action – anticipated by the end of July.

# What is the problem?

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- Streets in Inglewood are not public.
- City does not currently have the authority to regulate the right of way.
- City has been regulating and maintaining some streets in Inglewood.
- City cannot spend taxpayer dollars on private infrastructure, including streets.



# Major Themes in Questions Received from Inglewood

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- How and when did the City learn that all streets in Inglewood are private?
- How is it possible for the streets in Inglewood to be private?
- Why is the City required to take action?
- With both the interim and permanent solutions, what does that mean for the Inglewood neighborhood?

# How and when did the City learn that all streets in Inglewood are private?

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**We first learned in late 2024, following review of permit applications for single family home construction.**

- There was a question of access to the property.
  - Unclear whether road was public and whether the City had authority to regulate.
- Led to further research requiring assessment of the entire plat that identified all the streets in the plat may be private.
- In 2025, confirmed by previously-identified case law that all streets in Inglewood are private.

# How is it possible for the streets in Inglewood to be private?

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The streets are private due to an arcane law known as the nonuser statute.

## Nonuser statute

*“Any county road, or part thereof, which remains unopen for public use for a period of five years after the order is made or authority granted for opening it, shall be thereby vacated”*

- The City has not found records showing Inglewood’s roads were opened to or used by the general public during the five-year period between 1889 and 1895.
- The Inglewood Plat includes language dedicating the streets to the public; however, **the nonuser statute is the law and supersedes this language.**
- 1909 revisions were not retroactive (does not reverse what had already occurred).

# History and Timeline

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- **July 1889** - Inglewood platted (streets dedicated as public)
- **November 1889** - Washington granted statehood
- **Laws of 1889** are added (new nonuser statute five-year clause added)
- **1889-1895** - Inglewood streets appear unopened (no record of street improvements)
- **July 1894** - Streets considered vacated (self executing vacation through operation of law under five-year nonuser statute)
- **1909** - Revision to nonuser laws (not retroactive -did not reverse nonuser street vacation)
- **Improvements are made** to select streets over time (unsure of who/how/when improvements made)
- **Maintenance of select** streets begins by King County (unclear on when and how streets selected by County)
- **August 1999** - Maintenance of select streets continued by City following incorporation

# Why is the City required to take action?

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## **Due to the streets being private:**

- The City must take action to legally serve and regulate the historically maintained streets.
- Prescriptive easement ensures the City is following Article 8, Section 7 of the Washington Constitution prohibiting the gift of public funds.

# What does the interim solution mean for the Inglewood neighborhood?

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**On June 3, City Council voted to continue serving the streets that the City has historically maintained while working on a permanent solution.**

- Allows City services to continue without interruption – you will see no changes to your services while we work on the permanent solution.
- Directs City staff to identify a permanent solution.
- This interim solution will remain in effect until the permanent solution is adopted. You will see no changes to your services.

# What does the permanent solution mean for the Inglewood neighborhood?

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**A prescriptive easement is a legal right to maintain and regulate the right of way. It can only be asserted when a jurisdiction has maintained and regulated the right of way for 10 years of open, continuous, and uninterrupted use.**

- In other words, the City has acted as the caretaker for some of Inglewood's streets for so long that there is a legal path forward to continue providing services.
- The City is developing legislation to assert its prescriptive easement rights on the streets in Inglewood that the City has historically maintained.
- This will permanently declare the historically maintained streets as public rights-of-way, allowing services to continue without interruption.
- Requires Council action – anticipated by the end of July 2025.



# Easement Ensures Continued Service Delivery

All services will continue as normal under the prescriptive easement, including:



## City Maintenance

- Snow and ice removal
- Vegetation management
- Street sweeping
- Ditch maintenance
- Parking enforcement
- Neighborhood street lights
- Etc.



## City Regulation

- Right-of-way management
- Permitting
- Etc.



## Utilities

- Electric
- Water and sewer
- Garbage service
- Communications
- Etc.



## Other Services

- Postal services
- School buses
- Deliveries
- Etc.

# Timeline & Next Steps

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- The City continues to serve the streets in Inglewood that it has historically maintained while legislation is being drafted.
- Legal counsel is drafting legislation to assert the City's easement rights on historically maintained streets for adoption at an upcoming meeting.
  - The City's goal is for the Council to deliberate and adopt the prescriptive easement legislation by the end of July.
- The City is developing citywide Public Works Standards in 2025-2026 and will collaborate with the Inglewood neighborhood to recognize the unique nature of your streets.
- The interim solution will remain in effect until the permanent solution is adopted. You will see no changes to your services.

# Tonight

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Please ask questions and engage with the City's leadership team at the information stations set up around the room:

- Historical Background of the Inglewood Plat and Nonuser Statute
- Maintenance and Permitting
- City Finances and Street Funding
- The Proposed Solution – Prescriptive Easements

# Resources

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- City website: [www.Sammamish.us/Inglewood](http://www.Sammamish.us/Inglewood)
  - › *Copy of tonight's presentation*
  - › *Link to tonight's video recording*
  - › *Links to historic sources of information*
  - › *Maps and letters to the community*
  - › *Updated FAQs*
- MySammamish: [www.Sammamish.us/mysammamish](http://www.Sammamish.us/mysammamish)
  - › *Report requests or concerns about City infrastructure*
- Permit Center: [www.Sammamish.us/permitcenter](http://www.Sammamish.us/permitcenter)