

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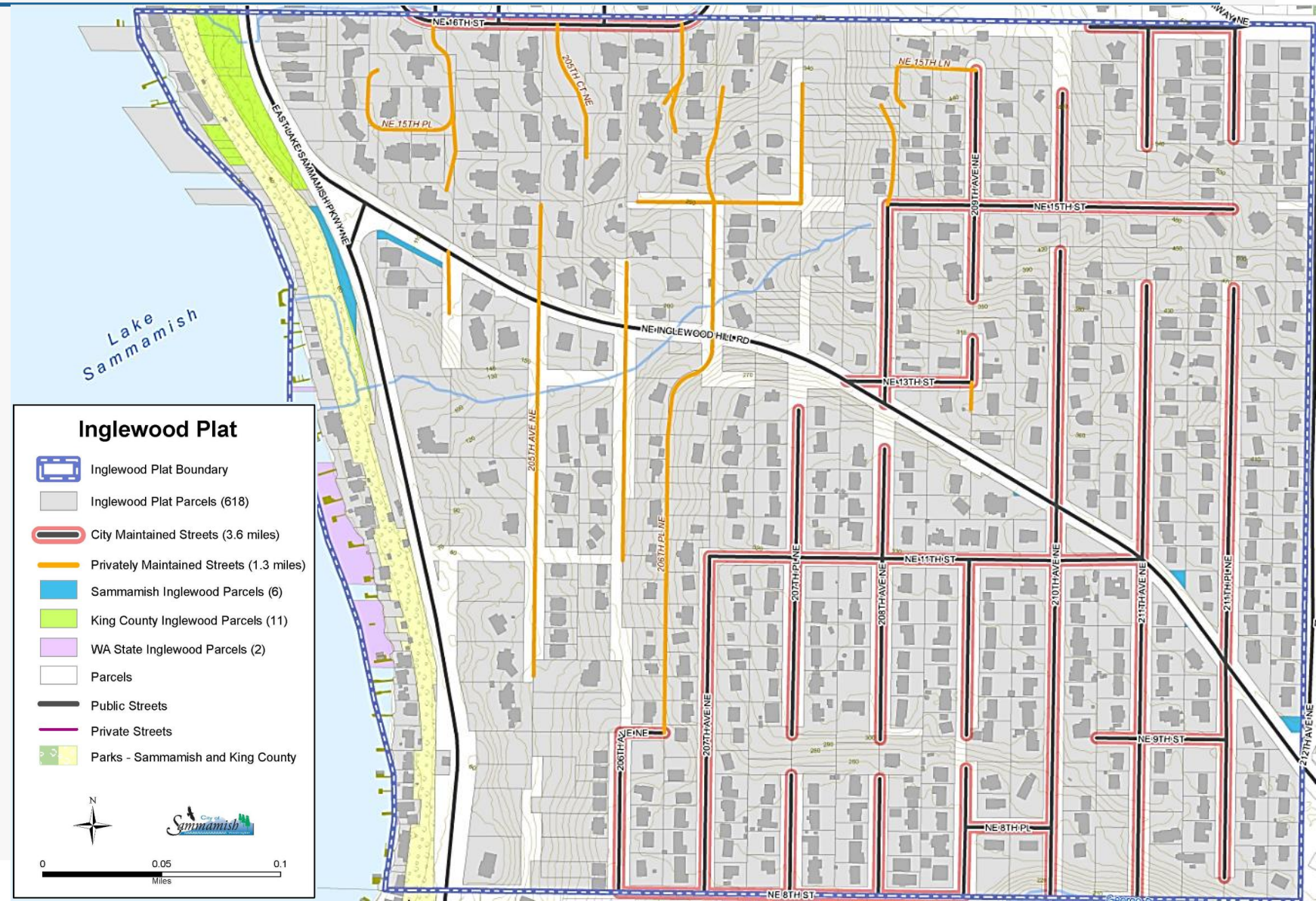
**A prescriptive easement is a legal right to maintain and regulate the right of way. It can only be asserted when a jurisdiction has maintained and regulated the right of way for 10 years of open, continuous, and uninterrupted use.**

- 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.

# Publicly vs Privately Maintained Streets

**Prescriptive easement rights can only be asserted on streets the City has historically served (10+ years).**

Some streets have always been considered private and have never been served. They will remain private because the City does not have the legal authority to assert easement rights on them.





# 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)